PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee

are summoned to attend a Meeting at 7.30pm on

Monday 2 November 2026

at Loughton Town Council Chamber, 1 Buckingham Court, Rectory Lane, Loughton, IG10 2QZ

to transact the business shown in the agenda.

Liz Petyt Start
Town Clerk
27 October 2026

Membership:
Councillor C Davies (Chairman)
Councillor J Riley (Vice Chairman)

Councillors

W Dodd	K W Lee	R Minhas
C Ubah	Vacancy	

Note to Councillors:
If you are unable to attend the meeting,
please phone your apologies to the office on 020 8508 4200.

*Members of the public are welcome to appear in person at the meeting to make the case for or against a particular application. However, they **must have pre-registered to speak** by contacting the Council on 020 8508 4200 **no later than 3pm on the day of the meeting**. Speakers whether for or against will each have a maximum of 3 minutes to address the Committee. Under the Council's rules only those registered may speak during the meeting. (See also Appendix B of the Standing Orders for more information)*

AGENDA

1 Apologies
To RECEIVE any apologies for absence.

2 Declarations of interest
For Councillors to DECLARE any pecuniary or non-pecuniary interest in any item on the Agenda.

3 Confirmation of Minutes
To CONFIRM the minutes of the meeting of the Planning and Licensing Committee held on 19 October 2026.

4 Public Representations
To hear any representations from members of the public who have registered a request to address the Committee in accordance with no 5, Appendix B, of the Standing Orders.

5 Matters for Report
To REPORT any further significant information on matters which have been previously discussed, in addition to those which may already be included on the Agenda.

6 Planning Applications
To CONSIDER the planning applications received for the weeks 16 October and 23 October 2026.
Members are reminded that when raising an objection to an application, they should also consider whether to confirm in writing their intention to attend and speak at the Area Planning Committee A or B where the proposal was to be considered.

6.1 Full Planning Permission:
There are no applications listed under this permission.

6.2 Removal/variation of conditions - Section 73 TCPA
There are no applications listed under this permission.

6.3 Consent to display an advertisement Permission:
There are no applications listed under this permission.

6.4 Householder Planning Permission:
Application No: EPF/1898/26
Officer: Loredana Ciavucco
Location: 1 Woodbury Hollow Cottage, Woodbury Hill, Loughton, IG10 1JD
Proposal: Proposed conversion of the existing boiler housing into WC/utility room and alternations to existing house with glazed link for disability access.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000JsNhR

Application No: EPF/1916/26
Officer: Klajdi Koci
Location: 8 Roundmead Close, Loughton, IG10 1QD
Proposal: Single storey rear and side extension, first floor front extension over garage, conversion of garage into habitable space.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000JwqbD

Application No: EPF/1942/26
Officer: Suleman Uddin
Location: 43 Spring Grove, Loughton, IG10 4QD
Proposal: Proposed ancillary single storey outbuilding incorporating Gym, store, Entertaining area and wc.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000K1Uq9

Application No: EPF/1970/26
Officer: Klajdi Koci
Location: 28 Albion Hill, Loughton, IG10 4RD
Proposal: Proposed extensions to front, side, rear and roof.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000K5stu

6.5 Listed building consent (Alt/Ext)

Application No: EPF/1899/26
Officer: Loredana Ciavucco
Location: 1 Woodbury Hollow Cottage, Woodbury Hill, Loughton, IG10 1JD
Proposal: Grade II Listed Building Consent for proposed conversion of the existing boiler housing into WC/utility room and alternations to existing house with glazed link for disability access.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000JsQc5

6.6 Consent under Tree Preservation Orders

Application No: EPF/1768/26
Officer: Robin Hellier
Location: 1 Academy Way, Loughton, IG10 3GS
Proposal: TPO/EPF/09/08
T2, T36 & T37: Oak - Crown lift by up to 5m from ground, as specified.
NB: The permitted specification of works is detailed in the conditions.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000JQ3vN

Application No: EPF/1909/26
Officer: Thomas Peppiatt
Location: 39 Hillcrest Road, Loughton, IG10 4QH
Proposal: TPO/EPF/06/25
T1: Magnolia - Crown reduce height by up to 1.5m and spread by up to 2m, as specified.
NB: The permitted specification of works is detailed in the conditions.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000Jv6KH

Application No: EPF/1931/26
Officer: Thomas Peppiatt
Location: 1 Swiss Cottage Place, High Road, Loughton, IG10 4RG
Proposal: TPO/EPF/15/12 (Ref: T2 & T3)
T1 & T2: Horse Chestnuts - Reduce lateral growth away from building by up to 2.5m, as specified.
NB: The permitted specification of works is detailed in the conditions.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000JyQvx

Application No: EPF/1973/26
Officer: Thomas Peppiatt
Location: 43 York Hill, Loughton, IG10 1HZ
Proposal: TPO/EPF/03/87
T9: Lime - Crown reduce to previous points, as specified.
NB: The permitted specification of works is detailed in the conditions.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000K7DRd

Application No: EPF/2004/26
Officer: Thomas Peppiatt
Location: 7 Cleves Close, Loughton, IG10 3NN
Proposal: TPO/EPF/02/93 (Ref: T18, T19)
T1: Field Maple - Crown reduce by up to 2.5m, as specified.
T2: Oak - Crown reduce by up to 2.5m, as specified.
NB: The permitted specification of works is detailed in the conditions.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000K9QhJ

Application No: EPF/2011/26
Officer: Robin Hellier
Location: 1 Academy Way, Loughton, IG10 3GS
Proposal: TPO/EPF/09/08 (Ref: A5)
G1: Mixed - Fell Cypress and Ash within group and replace, as specified.
NB: The permitted specification of works is detailed in the conditions.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000KAHQh

6.7 Deemed Permission and Others – provided for information only: (Members are reminded that comments are not normally accepted on these applications).
Lawful Development Certificate Proposed:
Application No: EPF/1392/26
Officer: Klajdi Koci
Location: 26 Station Road, Loughton, IG10 4NX
Proposal: Certificate of Lawful Development to demonstrate implementation of consents previously granted - EPF/1224/03 - EPF/0011/25 - EPF/1478/25.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000IEzm2

Application No: EPF/1752/26
Officer: Klajdi Koci

Location: 180 The Broadway, Loughton, IG10 3SS
Proposal: Certificate of Lawful Development for proposed garden room.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000JN1wX

Application No: EPF/1910/26
Officer: Loredana Ciavucco
Location: Prospect Business Park, Unit 8, Langston Road, Loughton, IG10 3TR
Proposal: Certificate of Lawful Development for change of use from Use Class E(g)(i) Office to Indoor Sport and Recreation (Use Class E(d)) Padel Court.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000JvRrl

Application No: EPF/1957/26
Officer: Suleman Uddin
Location: 78 Sedley Rise, Loughton, IG10 1LT
Proposal: Certificate of Lawful Development for proposed fenestration changes including rooflights to existing extension.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000K3xRR

Prior approval Part 1 Class A.1(ea): Larger home extension
Application No: EPF/1877/26
Officer: Marie-Claire Tovey
Location: 50 Queens Road, Loughton, IG10 1RS
Proposal: Erection of a single-storey rear extension following the demolition of existing rear elements.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000JmM6X

Application No: EPF/1971/26
Officer: Marie-Claire Tovey
Location: 52 Hilltop, Loughton, IG10 1PX
Proposal: Demolition of existing rear addition and construction of new single storey rear extension with mono-pitch roof and two roof windows.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000K7DOP

Approval of details reserved by a condition:
Application No: EPF/1925/26
Officer: Loredana Ciavucco
Location: Now known as no 8 Highgrove Close, Loughton IG10 2FD (formerly land to the rear of 33-37 Hillyfields, Loughton, IG10 2PT)
Proposal: Approval of Details Reserved by Conditions 6 Surface Water Drainage, 9 Contaminated Land, 11 Hard and Soft Landscaping and 12 Ecology of EPF/0053/25 (Construction of a 4-bedroom two storey dwelling with associated parking and landscaping).
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000JxdnB

Application No: EPF/1936/26
Officer: Suleman Uddin
Location: 47 Clovelly, York Hill, Loughton, IG10 1HZ
Proposal: Approval of Detail Reserved by Condition 3 (external finished) of EPF/2147/25 (Single storey rear extension at lower ground level).
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000K09iv

7 Decisions

7.1 Decisions by Epping Forest District Council

No decision notices have been received.

8 Licensing Applications

To CONSIDER any licensing applications which have come to the officers' attention since the last meeting of the Committee. Members are reminded that reference must be made to at least one of the four licensing objectives to validate any objections, as detailed below:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

8.1 Application for Renewal of Pavement Licence – New Breed Bottle Shop, 287 High Road, Loughton, IG10 1AH

The application is for 2 tables and 2 chairs at the following times:
Monday - Saturday 12:00 to 21:00
Sunday 12:00 to 18:00

8.2 Application for Renewal of Pavement Licence – Greggs Bakers, 45 The Broadway, Loughton, IG10 3SP

The application is for 2 tables and 4 chairs at the following times:
Monday - Sunday 06:00 to 19:00

9 Enforcement and Compliance

9.1 To ADVISE the Committee of any updates to the reports previously received.

Liz Petyt Start
TOWN CLERK
27 October 2026