

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 31 March 2025 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court**

**Committee Members:**

**Councillors:** J Riley (in the Chair)  
W Dodd K-W Lee C Ubah  
D Wixley (as substitute for Cllr Davies)  
M Stubbings (as substitute for Cllr Murphy)

**Also present:**

**Officers:** Debra Paris (Planning Committee Clerk)

7 Members of the public.

**PL203 Apologies for Absence**

Apologies for absence were received from Cllrs Davies, Minhas and Murphy. In the absence of Cllr Davies, Cllr Riley would therefore chair this meeting. The Planning Committee Clerk reported that Cllrs Wixley and Stubbings had been nominated as respective substitutes for Cllrs Davies and Murphy for this meeting.

**PL204 Declarations of Interest**

The Committee declared a non-pecuniary interest in planning applications: EPF/0323/25 – The Lodge, Goldings Hill and EPF/0489/25 – 69 Church Hill, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association (LRA).

Cllr Wixley declared a non-pecuniary interest in the following:

- Planning application EPF/0323/25 – The Lodge, Goldings Hill, the speaker, present at the meeting, for this proposal is known to him, having previously been a fellow District Councillor for Loughton Fairmead Ward.
- Planning application EPF/0489/25 – 69 Church Hill. Neighbours present for this application were known to him, having attended an EFDC Planning site visit for a previous planning application, at which they were also present.
- Planning applications EPF/0476/25, EPF/0514/25 and EPF/0475/25 (Others) - all applications in respect of 25 Upper Park. Cllr Wixley knows the architect attending this meeting, who had made previous presentations to Area Plans South Committee, on which he sat, during his time as a District Councillor.

The Committee also declared a non-pecuniary interest in planning application: EPF/0323/25 – The Lodge, as they were acquainted with the speaker for this matter, who was also a member of the LRA.

**PL205 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 17 March 2025 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward the following planning applications, as members of the public present at the meeting, were interested in these matters: EPF/0323/25 – The Lodge, Goldings Hill, EPF/0489/25 – 69 Church Hill and EPF/0476/25. EPF/0514/25 and EPF/0475/25 – all for 25 Upper Park.

## **PL206 Planning Applications**

The following planning applications were CONSIDERED, and the plans inspected.

### **206.1 Full Planning Permission:**

**Application No:** EPF/0323/25

**Officer:** Samuel Finnis

**Location:** The Lodge, Goldings Hill, Loughton, IG10 2RY

**Proposal:** Extensions to existing lodge and erection of two new detached houses fronting Goldings Road.

The Committee NOTED the contents of 5 letters of objection.

A member of the public addressed the meeting.

The Committee OBJECTED to this application. The Lodge is a well-known landmark building, included on EFDC's list of locally listed buildings for Loughton (no 41). It is located on a prominent corner, just across from the Special Area of Conservation. This proposal would have a deleterious effect on the street scene, caused by loss of character. The proposed extension to The Lodge, a modern box stuck on the side of a heritage property, would be totally out of keeping.

The proposed two further dwellings fronting Goldings Road represent an overdevelopment of the site. There was concern for the negative impact these new dwellings would have on the amenity of neighbours, through loss of light. They are large family homes of 4 bedrooms, with gardens that are too small for the property sizes and would result in a lack of amenity space for the residents of the new dwellings. They are of poor design, and their height and bulk would be out of keeping. The design of any new development should complement the existing building. The proposed frontage is of poor design and unsympathetic to the existing (The Lodge). It would not add to or enhance the street scene. If this was a new development it might be acceptable, but it is inappropriate for this heritage site.

The proposal would be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023) which requires a high-quality design, and for developments to relate to the local character of the area and make a positive contribution to a place.

The proposed additional properties would create highway safety issues on Goldings Road. The two additional parking spaces and their layout would lead to reversing off the drive onto what is a very busy road, which attracts vehicles travelling at high speeds. Existing parking problems would be exacerbated on this rather narrow road.

The proposal would impact on the trees and hedgerows at this site, which the application fails to properly address. The plans reiterate rules and guidelines which they say they have met but fail to provide any evidence on this aspect of the proposal. Removal of hedges is mentioned, but the reports do not state how their removal would enhance environmental conditions. There is a very prominent Oak and Pine tree that are both

important assets to the site and require protection, again this has not been sufficiently demonstrated. This would be contrary to Policy DM5 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The application site is close to the Forest and would have a deleterious effect on the SAC, contrary to the Local Plan (Policy DM2). Any additional dwelling that leads to more traffic in the SAC is unacceptable. The additional dwellings would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. No S106 planning obligation agreement has been provided for this proposal to mitigate these effects.

Overall, this application is an overdevelopment. A single medium-sized, two-storey dwelling, with ample distance from the neighbours, an adequate garden and parking provision, to prevent any highway issues and create proper amenity space for the residents of the new property, would be more acceptable. It would also allow the retention of the open green space at this site.

The Committee confirmed its intention for a representative to attend and speak at a meeting of the District Council Planning Committee to decide this application.

Should the local planning authority be mindful to approve this application, the following conditions would be requested:

This development would give rise to a lot of deliveries, times would have to be curtailed to mitigate tailbacks on this very busy thoroughfare (the A121 Epping to London road), it would need to go far beyond "Working Time Conditions" to mitigate this.

There would be heavy land excavation, so it would require a wheel-washing condition, to maintain highway safety on this busy road.

**Application No:** EPF/0489/25

**Officer:** Sukhvinder Dhadwar

**Location:** 69 Church Hill, Loughton, IG10 1QP

**Proposal:** 4no 3 bedroom houses in total, in a terrace configuration.

The Committee NOTED the contents of 2 letters of objection.

A member of the public addressed the meeting.

The Committee OBJECTED to this application. This is the eleventh application submitted for development at this site. Members are disappointed that the applicant persists in attempting to add more bulk to this proposal.

The increase in bulk to the rear is unacceptable, projecting too far into the garden for the three new properties. The rear bulk would dominate the other adjacent homes and would prevent residents in those properties from proposing similar extensions.

The monolithic side walls would dominate the neighbouring properties to the detriment of their amenity.

The Committee confirmed its intention for a representative to attend and speak at a meeting of the District Council Planning Committee to decide this application.

The Committee AGREED to consider the following three applications for 25 Upper Park, in order, dealing with each separately.

**Householder Planning Permission:**

**Application No:** EPF/0476/25

**Officer:** Suleman Uddin

**Location:** 25 Upper Park, Loughton, IG10 4EY

**Proposal:** Proposed single storey rear extension and minor alterations to the first floor rear window.

A member of the public addressed the meeting.

The Committee OBJECTED to this application on the grounds that as the roof is lower, a green/sedum roof would improve the view from the neighbour's first floor windows as well the applicants' windows. Members confirmed that they would waive their objection if the applicant agreed to this amendment.

**Application No:** EPF/0514/25

**Officer:** Suleman Uddin

**Location:** 25 Upper Park, Loughton, IG10 4EY

**Proposal:** Proposed two storey side extension.

A member of the public addressed the meeting.

The Committee OBJECTED to this application stating this was an attractive characterful house. The roof style was out of keeping and contrary to policy DM9. It would be preferable for the roof to be either hip end, or a slight gable end, or mansard style to complement the existing frontage. The proposed garage glazing was also too modern and out of keeping. It this could be improved to match the existing it would be better. The Committee would waive its objection if the applicant agreed to these amendments.

The architect was also advised that drawing no.2024.042.PA 15, showing existing and proposed section FF was incorrect. The architect agreed, confirming this was an error and would be removed from the drawings.

**Deemed Permission and Others – provided for information only:  
(Members are reminded that comments are not normally accepted on these applications).**

**Application No:** EPF/0475/25

**Officer:** Suleman Uddin

**Location:** 25 Upper Park, Loughton, IG10 4EY

**Proposal:** Certificate of Lawful Development for a proposed hip to gable and rear dormer.

A member of the public addressed the meeting.

The Committee had NO COMMENT on this proposal.

**PL207 Matters for Report**

**207.1 Notice of Appeal**

**207.1.1 EPF/2468/24 – 26 Ladyfields, Loughton, IG10 3RP. Proposal: Erection of new one bedroom, two person, two storey self-build dwelling attached to the existing house (Revised scheme to EPF/2398/22 dismissed at Appeal). (Appeal ref no: APP/J1535/W/25/3361237– Min no PL149.1)**

The Committee strongly supported the refusal reasons of the local planning authority, Epping Forest District Council for this application, and reiterated its previous comments – Min no PL149.1, which were:

*“The Committee OBJECTED to this application stating it was an overdevelopment of the site. The site could suitably accommodate an extension to the existing dwelling, but not a whole new property. The proposal extended beyond the existing building line and provided no amenity space. It would create a negative impact on the neighbour’s amenity at no.9 Colson Road. It would also create a terracing effect resulting in a negative impact to the street scene, setting a dangerous precedent. The Committee confirmed its intention for a representative to attend and speak at a meeting of the District Council Planning Committee to decide this application.”*

**207.2 Planning Re-Consultation**

**207.2.1 Householder Planning Permission**

**EPF/0070/25 – 69 Roundmead Avenue, Loughton, IG10 1PZ. Proposal: New two and single storey extensions to the rear, rear dormer, two front rooflights, new porch and internal alterations. Min no PL174.2**

Members considered the proposed amendments, but believed they failed to address the issue of overlooking. The Committee OBJECTED to this application, supporting EFDC's refusal reasons for the previous application, EPF/1781/24, for this site and reiterating its previous comments, min no PL174.2, which were:

*“The Committee OBJECTED to this application. The rear extension would impact the amenity of the neighbour. The proposed entrance lobby being wide and protruding further forward has covered the cantilever support and timber beam of the main gable. This would be detrimental to the street scene. The proposed entrance lobby should be separate and similarly glazed on all three sides as existing but could be slightly forward. The installation of insulation on the street elevation should be avoided as it would affect the window reveals, existing timber and the cantilever, altering the character. This was contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023) relating to good design. The Committee confirmed its intention for a representative to attend and speak at a meeting of the District Council Planning Committee to decide this application.”*

**PL208 Planning Applications**

The following planning applications were CONSIDERED, and the plans inspected.

**208.1 Full Planning Permission:**

See applications listed under Min no PL206.1 above.

**208.2 Householder Planning Permission:**

**Application No:** EPF/0545/25

**Officer:** Mohinder Bagry

**Location:** 64 Roding Road, Loughton, IG10 3EF

**Proposal:** Retrospective application for part single storey full width rear extension part double storey extension.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application stating the drawings do not reflect what has been built. Approval for a single storey rear extension was granted (EPF/0096/24), however, the applicant has included the rear double storey extension, which negatively impacts the amenity of the neighbours.

**Application No:** EPF/0547/25

**Officer:** Mohinder Bagry

**Location:** 62 Forest Road, Loughton, IG10 1EQ

**Proposal:** Ground Floor Rear Extension with two sky lights.

The Committee had NO OBJECTION to this application. However, members brought to the attention of the Planning Officer that the boiler flue (and maybe cooker extractor) is still discharging into the neighbour's plot.

**208.3 Consent to Display an Advertisement**

**Application No:** EPF/0448/25

**Officer:** Caroline Brown

**Location:** Hawke House, Old Station Road, Loughton, IG10 4PL

**Proposal:** Replacement sign on the building of Haslers at first floor level.

The Committee had NO OBJECTION to this application.

**208.4 Consent under Tree Preservation Orders:**

**Application No:** EPF/0481/25

**Officer:** Robin Hellier

**Location:** 1 Stony Path, Loughton, IG10 1SJ

**Proposal:** TPO/EPF/04/79

T24: Oak - Crown reduce by up to 2m, as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

**Application No:** EPF/0492/25

**Officer:** Robin Hellier

**Location:** 4 Oakend House, Connaught Hill, Loughton, IG10 4DU

**Proposal:** TPO/EPF/28/89

T3: Oak - Crown reduce, as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree and also objects to any application to fell such a protected tree. It therefore objected to this application.

Members commented that part of the reason given in the application for the proposed works was due to disease, however, no evidence of this had been provided.

**208.5 Deemed Permission and Others– provided for information only:**

The Committee NOTED the following applications adding comments, where applicable, as below:

**Application No:** EPF/0456/25

**Officer:** Klajdi Koci

**Location:** 98 Colebrook Lane, Loughton, IG10 2HN

**Proposal:** Certificate of Lawful Development for the proposed demolition of existing dress dormers and construction of proposed full-width dormer to the rear of the property.

**\*\* The dormer is too wide. It should be set back from the side elevation and moved away from the party wall to avoid future terracing of dormers. Members believed there was inadequate headroom in the proposed loft.**

**Application No:** EPF/0460/25

**Officer:** Suleman Uddin

**Location:** 11 Roydon Close, Loughton, IG10 3DN

**Proposal:** Certificate of lawful development for a proposed loft conversion with rear box dormer including three roof lights.

**\*\* The dormer is too wide. It should be set back from the side elevation and moved away from the party wall to avoid future terracing of dormers. Members believed there was inadequate headroom in the proposed loft.**

**Application No:** EPF/0469/25

**Officer:** James Rogers

**Location:** 53 Colson Road, Loughton, IG10 3RL

**Proposal:** Prior approval for a 6.0m deep single storey rear extension, height to eaves 3.0m And maximum height 3.0m with materials to match that of the existing dwelling.

**\*\* The 6m deep extension would negatively impact the neighbour's amenity. It should match the extension at no.55 and if allowed would set a dangerous precedent.**

**Application No:** EPF/0496/25

**Officer:** Mohinder Bagry

**Location:** 18B York House, York Hill, Loughton, IG10 1RL

**Proposal:** Application for approval of details reserved by Condition 4 'Foundation Details' on EPF/2161/24 (Ground Floor Side Extension).

**Application No:** EPF/0522/25

**Officer:** James Rogers

**Location:** 140 Grosvenor Drive, Loughton, IG10 2LE

**Proposal:** Prior approval for a 4.0m deep single storey rear extension, with height to eaves 2.30m and maximum height 2.70m. Knock through living room wall to create open plan living space and kitchen.

**Application No:** EPF/0527/25

**Officer:** Muhammad Rahman

**Location:** St Thomas More RC Church site, Willingale Road, Loughton, IG10 2DD

**Proposal:** Application for approval of details reserved by Condition 11 'Verification Report' on planning permission EPF/0304/19. (Redevelopment of site to provide 16 houses and 10 flats, including a new community hall (class D1/D2), associated parking, access, hard and soft landscaping and all ancillary works.

**PL209 Decisions**

**209.1 Decisions by Epping Forest District Council**

No decision notices have been received.

**PL210 Licensing Applications**

No Licensing Applications had come to the attention of officers.

**PL211 Enforcement and Compliance**

No reports had been received.

**Signed:** .....

**Date:** 14 April 2025