

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

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

Committee Members:

Councillors: C Davies (in the Chair)
W Dodd K-W Lee R Minhas (from min no 363.2)
S Murphy J Riley C Ubah

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL359 Apologies for Absence

The Planning Committee Clerk reported Cllr Minhas had sent apologies that he had been delayed in traffic and would therefore arrive late for this meeting.

PL360 Declarations of Interest

The Committee declared a non-pecuniary interest in the following agenda items:

1. Matters for Report – Notice of Appeal: EPF/1646/25 – 69 Church Hill; Planning Application – Re-consultation: EPF/2020/20 – Garage Site at Ladyfields; and
2. Planning applications: EPF/1598/25 – 27 Carroll Hill; and EPF/2305/25 – 8, Mulberry Interiors, Church Hill,

owing to comments received from the Loughton Residents Association Plans Group (LRAPG), and from a member of the Loughton Residents Association, all Committee members being members of the Loughton Residents Association.

PL361 Confirmation of Minutes

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

PL362 Matters for Report

362.1 Notice of Appeal

362.1.1 EPF/1646/25 – 69 Church Hill, Loughton, IG10 1QP.

Proposal: Demolition of existing dwelling house and construction of 4 no. 4 bedroom houses, in a terrace configuration. (Amended application to EPF/1014/24). (Appeal ref no: APP/J1535/ W/25/3374784 – Min no PL306.1)

The Committee NOTED the contents of a letter of objection.

The Committee strongly supported the refusal reasons of the local planning authority, Epping Forest District Council, for this application, and reiterated its previous grounds for objection (Min no PL306.1), which were:

“The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application. This new proposal, the twelfth application for this site, was excessive in height, depth and bulk, all grounds for previous refusal at this site (EPF/2053/22). The rear of all the new dwellings projected too far into the garden, with the rear bulk dominating the other adjacent homes. The monolithic side walls would dominate the neighbouring properties to the detriment of their amenity.

The proposed parking arrangement would create a highway safety issue, with at least eight vehicles reversing out onto a dangerous hill.

The Daylight and Sunlight report was not based on the outline of the building that has been applied for, so should be resubmitted.

Members consider the applicant to be attempting another bite at the cherry to get through a previously refused permission. They should be told to build what they have permission for. The Committee hopes Epping Forest embraces the Government's proposed changes to the planning system where they will be given the power to turn down future proposals from applicants like this who don't build out what they have consent for.

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."

362.2 Planning Application: Revised Committee Comments – following further information:

362.2.1 Application No: EPF/2169/25

Officer: Suleman Uddin

Location: 89 Oakwood Hill, Loughton, IG10 3ER

Proposal: Proposed single storey side/rear extension with raised patio – Min no PL355.4

The Planning Committee Clerk advised Members that following the Committee's previous comments on the expired application, (EPF/0803/22 for this site, Min no PL234.1), revised plans had been submitted to the local planning authority which the Committee had not been made aware of.

Members were therefore asked if they wished to re-consider this application, following their comments at the last meeting.

The Committee AGREED to waive its objection, Min no PL355.4, as the revised drawings took the Committee's previous comments into account, and submit NO OBJECTION to this application.

362.3 Planning Application: Re-consultation

362.3.1 Full Planning Permission: EPF/2020/20 – Garage Site at Ladyfields, Loughton, IG10 3RP. Proposal: Demolition of existing garages and construction of 16 affordable homes targeting Passivhaus standards, with associated landscaping and works (Revised scheme to EPF/1758/16). *REVISED DESCRIPTION AND PLANS* – Min no PL1.1 (19/10/2020)

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application

Although members considered this to be an improvement on the original submission, this part of Loughton is characterised by two storey homes. The proposed building, at three storeys incorporating a sawtooth roof capable of hosting another fourth storey room later on, would be too high, negatively impacting on the amenity of neighbours and the street scene. Ten floor-to-ceiling windows on the third storey, would look down into eight two storey houses and gardens opposite. Properties overlooked would be 32, 35, 37, 39, 41, 43 and 45 Ladyfields. Also overlooked would be 24 Chigwell Lane which has six windows facing the proposal. Ladyfields is a narrow road, and plans show only 15 metres from the ten third storey windows proposed and the bedroom windows of 39, 41, 43 and 45 Ladyfields.

The sawtooth roof should therefore be omitted to lower the bulk and include brick or render finish to complement existing properties in the vicinity and improve the visual amenity of the estate.

According to the Tree Location Plans by MWA, the canopies of the trees outside the plot, near the proposed, would clash with the buildings (although the plot owner has the right to trim overhanging branches). Trees on the sections and elevations contradict the sizes on the tree plans.

The gardens for the three-bedroom houses are substandard and very close to the rail tracks. Living rooms, balconies and gardens facing the tracks would be subjected to unacceptable noise due to trains running 24 hours. There was no space for screening to help reduce the impact of train noise.

The proposal offers inadequate refuse storage for the flats and insufficient parking spaces, which would replicate the disastrous parking problems experienced at the recent College Field developments in Borders Lane, which had been highlighted by this Committee during the planning process for that site.

However many people will live on site, they will exacerbate traffic, congestion and harm Epping Forest SAC Recreation and Pollution issues.

The proposal would be unacceptable for a private development. EFDC, as the applicant, should be setting examples of good design to developers. Instead they are maximising profit at the expense of residents' quality of life and amenity. This proposal would be a serious overdevelopment, offering residents sub-standard, small, cramped living conditions, contrary to Policies DM2, DM5, DM9, DM10, DM11 and DM22 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

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.

PL363 Planning Applications

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

363.1 Full Planning Permission:

Application No: EPF/1598/25

Officer: Caroline Brown

Location: 27 Carroll Hill, Loughton, IG10 1NL

Proposal: Demolition of existing dwelling to create new 6 bedroom detached dwelling with dormers in roof to front and rear elevations.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposed front and rear third floor dormers would be out of keeping, creating a negative impact on the street scene, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

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.

However, if the local planning authority was minded to approve the application, members requested that the following conditions be imposed:

To adopt the findings of the Ecological Report, in particular the need to establish whether bats were on site (which has not been disproved).

To include soft landscaping for native planting to the front of the property to soften the visual impact of the proposal.

Application No: EPF/2274/25

Officer: Suleman Uddin

Location: 56 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Demolition of the existing 1.5 storey dwelling. Erection of replacement six bedroom dwellinghouse with a basement, integrated garage, and rear patio.

The Committee OBJECTED to this application on the grounds that the existing was further away from no.54, the addition (to the consented, EPF/0034/24) should be further away from the side fence of no.54 to reduce/break up the side wall and to allow inserting green screening, to protect the amenity of the neighbour. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

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.

However, if the applicant was willing to step back the extension by 1.5m from no.54, to allow room for planting to protect the neighbour's amenity, the Committee would be willing to waive its objection.

Application No: EPF/2298/25

Officer: Mohinder Bagry

Location: 154 High Road, Loughton, IG10 4BE

Proposal: Resubmission of refused application (ref: EPF/0787/25) for retrospective permission to install exterior extraction and ducting work.

Members NOTED that there was no evidence on the planning portal that neighbours had been notified by the local planning authority of this application and given the opportunity to object to the proposal.

The Committee OBJECTED to this application on the grounds that it would negatively impact on the amenity of the neighbours' outlook, in relation to the 45° rule. Nothing had been incorporated into the proposal to reduce the impact on the street scene. This would be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

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.

Application No: EPF/2305/25

Officer: Alex Sadowsky

Location: 8 Mulberry Interiors, Church Hill, Loughton, IG10 1LA

Proposal: Erection of new dwelling within rear garden of 8 Church Hill, alterations to front elevation of main building, internal alterations to existing first floor flat and combining of two commercial units to form one commercial unit.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was a very poor development providing substandard residential accommodation due to its siting with no parking provision.

The proposal was unacceptable backland development, out of character with the York Hill Conservation Area. This part of the conservation area being characterised by triangular green spaces that would be lost should such rear garden housing development be permitted.

Situated at the rear of a commercial ground floor property, facing onto unregulated parking to the back of 10 Church Hill, it would provide undesirable living conditions for the residents, creating a negative impact to their amenity late into the evening.

The parking survey, undertaken at 1am for two days in middle of the week, was based on Lambeth Council planning policy, irrelevant for Epping Forest, which is a very different area with different commuting and parking issues. Members know there are rarely empty spaces on Church Hill and the surrounding area during the daytime. The parking survey should be carried out during the day and weekends.

The rooflights when lit in the evenings would be visible to neighbouring properties and, by the nature of the residential use, the rear would need to be illuminated when people were accessing the dwelling in the evening, thus disturbing neighbouring residents.

Members also supported the conservation officer's serious concerns regarding the poor design of the shopfronts.

The proposal would be contrary to Policies DM7 and DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

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.

Cllr Minhas arrived at the meeting.

363.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/2276/25

Officer: Muhammad Rahman

Location: Land adj. 2 The Uplands, Loughton, IG10 1NH

Proposal: s73 Variation of Condition 2 Plan Numbers of EPF/0064/25 (Proposed new self-build dwelling (Re submission of EPF/2928/20)).

The Committee had NO OBJECTION to this application.

363.3 Consent to display an advertisement

No applications were listed under this permission.

363.4 Householder Planning Permission:

Application No: EPF/2283/25

Officer: Klajdi Koci

Location: 27 Conyers Way, Loughton, IG10 2AB

Proposal: Rear extension for disabled person.

The Committee OBJECTED to this application on the grounds that the proposal was too large, setting a worrying precedent for an unattractive rear extension, and creating too great a loss of garden amenity space for the residents. It would also negatively impact the neighbours' amenity. The proposal should try to maintain light into the kitchen and its open aspect, to benefit the amenity of the residents.

The bathroom layout should be redesigned to be smaller but still functional. This would allow the wall against the bedhead to be straight to provide an uninterrupted view into the garden. It would also reduce the impact on the neighbour. The bathroom would be better with a roof light rather than a window partially behind the existing store building.

Members appreciated the efforts of the applicant in attempting to address its previous objections, but considered this proposal failed to sufficiently tackle those. However, it was also noted that works had been carried out to the front parking area, without planning permission, including paving over the council owned grass verge to facilitate access to the property. This should be brought to the attention of Enforcement Officers.

Application No: EPF/2286/25

Officer: Klajdi Koci

Location: 3 Hillcrest Road, Loughton, IG10 4QH

Proposal: Proposed ground floor wraparound extension, internal alterations, and associated works.

The Committee had NO OBJECTION to this application.

Application No: EPF/2302/25

Officer: Suleman Uddin

Location: 137 Greensted Road, Loughton, IG10 3DJ

Proposal: Erection of a single-storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2332/25

Officer: Suleman Uddin

Location: 3 The Greens Close, Loughton, IG10 1QE

Proposal: Proposed first floor extension to provide additional living accommodation.

The Committee OBJECTED to this application, stating it would create a detrimental effect on the street scene, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

However, members would be prepared to waive its objection if the outside was rendered, with brick quoin detail and the roof was hipped to match the more traditional ornate neighbours.

363.5 Consent under Tree Preservation Orders

Application No: EPF/2275/25

Officer: Robin Hellier

Location: 201 High Road, Loughton, IG10 1BB

Proposal: TPO/EPF/09/99 (Ref: T14)

T1: Sycamore - Fell and replace, 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/2297/25

Officer: Robin Hellier

Location: 2 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/41/99 (Ref: T5, T6)

T1: Cedar - Selective prune lower branches by up to 4m, as specified.

T2: Yew - Crown reduce height by up to 2.5m, 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.

363.6 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2266/25

Officer: Loredana Ciavucco

Location: 46 The Avenue, Loughton, IG10 4PX

Proposal: Certificate of Lawful Development for proposed garage conversion and changes to fenestration.

Application No: EPF/2287/25

Officer: Klajdi Koci

Location: 3 Hillcrest Road, Loughton, IG10 4QH

Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer.

Application No: EPF/2334/25

Officer: James Rogers

Location: 53 Valley Hill, Loughton, IG10 3AL

Proposal: Prior Approval for a demolition of the existing extension.

Erection of a single-storey rear extension with a depth of 5.00 metres, a maximum height of 3.00 metres, and an eaves height of 3.00 metres.

Application No: EPF/2341/25

Officer: Mohinder Bagry

Location: 15 Drayton Avenue, Loughton, IG10 3DF

Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer and front roof lights.

PL364 Decisions

364.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL365 Licensing Applications

No applications had come to the attention of officers.

PL366 Enforcement and Compliance

No Enforcement Notices had been received.

The Chairman requested that the Planning Committee Clerk check the front boundary treatment conditions imposed in the planning approval for EPF/0894/23 – 61 Traps Hill and to follow up with Enforcement if appropriate.

Signed:

Date: 15 December 2025