

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 19 January 2026 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  
S Murphy J Riley C Ubah

**Also present:**

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

**PL383 Apologies for Absence**

No apologies had been received for this meeting.

**PL384 Declarations of Interest**

The Committee declared a non-pecuniary interest in planning application, EPF/2575/25 – 86 Southern Drive, and agenda item 4.2 – Licensing Application for Wo Fat Restaurant, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

**PL385 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 5 January 2026 were CONFIRMED as a correct record and signed by the Chairman.

**PL386 Matters for Report**

**386.1 Loughton Building Design Award 2026**

The Committee NOTED that the closing date for nominations for this competition was 30 January 2026.

**386.2 Panel Invitation – Licensing Act 2003: New Premises Licence Application in respect of Wo Fat Restaurant, 270-272 High Road, Loughton, Essex, IG10 1RB – Min no PL381.1**

The Committee NOTED the contents of a letter regarding this application.

The Planning Committee Clerk informed members that the following information had been provided by the Licensing Officer at Epping Forest District Council, regarding this application:

*"The applicant is willing to accept 23:00 as the terminal hour for all licensable activities. The provision of late-night refreshment only comes into effect after 23:00 and will therefore not be included on the Premises Licence, if the terminal hour is changed to 23:00 Monday to Sunday."*

*Members were asked "to confirm if the above is acceptable to Loughton Town Council and if they wish to withdraw their representation."*

The Committee AGREED to waive its previous OBJECTION, based on this proposed change of licensing hours.

**386.3 Planning Application – Re-consultation: EPF/2201/25 – Proposal to fell four trees: T2, 4 and 5, Sycamore and T3, Ash, preserved by TPO/EPF/09/82 – Min no PL355.5**

Following further background information on the health of the trees in this proposal from Robin Hellier, the Tree & Landscaping Officer at Epping Forest District Council, the Committee AGREED to withdraw its previous OBJECTION to this application and support the proposals of Mr Hellier.

**PL387 Planning Applications**

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

**387.1 Full Planning Permission:**

**Application No:** EPF/2598/25

**Officer:** Nathaniel Raimi

**Location:** Garages 201,202,203 Valley Close, Loughton, IG10 3AB

**Proposal:** Proposed increasing of roof level of 3 x existing garages.

The Committee had NO OBJECTION to this application. However, if this application is approved, members requested that a condition be imposed, that the garages be used for storage purposes only, and not be used to facilitate business premises, to protect the amenity of neighbours.

**387.2 Removal/variation of conditions - Section 73 TCPA**

**Application No:** EPF/0041/26

**Officer:** Mohinder Bagry

**Location:** 14 Eleven Acre Rise, Loughton, IG10 1AN

**Proposal:** Variation of Condition 2 Plan numbers of EPF/1425/25 (First floor side extension with alterations to tiled roof and repositioning of existing dormer).

The Committee had NO OBJECTION to this application.

**387.3 Consent to display an advertisement**

**No applications were listed under this permission.**

**387.4 Householder Planning Permission:**

**Application No:** EPF/2575/25

**Officer:** Suleman Uddin

**Location:** 86 Southern Drive, Loughton, IG10 3BX

**Proposal:** Single storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed extended rear terrace would cause overlooking into the gardens of the neighbouring residents. Any attempt to alleviate overlooking by conditioning screening, would further negatively impact the neighbours' amenity by creating a loss of outlook. The proposal was therefore contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

**Application No:** EPF/2613/25

**Officer:** Mohinder Bagry

**Location:** 23 Hillyfields, Loughton, IG10 2JT

**Proposal:** Partial first floor rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0029/26

**Officer:** Klajdi Koci

**Location:** 35 Algers Road, Loughton, IG10 4NG

**Proposal:** Construction of Dormer Loft Extension.

The Committee had NO OBJECTION to this application.

**387.5 Consent under Tree Preservation Orders**

**Application No:** EPF/0046/26

**Officer:** Robin Hellier

**Location:** 1 Brancaster Place, Church Hill, Loughton, IG10 1QN

**Proposal:** TPO/EPF/02/16

T1: Ash - Crown reduce height and sides by up to 2.5m, as specified.

Crown thin by up to 10%, as specified. Crown lift by up to 3m from ground, 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.

**387.6 Deemed Permission and Others- provided for information only:**

The Committee NOTED the following applications – commenting on EPF/0010/26, EPF/0012/26, EPF/0013/26, EPF/0014/26, EPF/0015/26 and EPF/0024/26:

**Application No:** EPF/2611/25

**Officer:** Mohinder Bagry

**Location:** The Ridings, Manor Road, Loughton, IG10 4RP

**Proposal:** Approval of Details Reserved by Conditions 3 Surface Water Drainage and 4 Tree Protection Plan and Arboricultural Method Statement of EPF/0055/21 (Replacement of existing dwelling plus one additional infill dwelling (Revised application to EPF/2767/19)).

The Committee NOTED this application.

**Application No:** EPF/0010/26

**Officer:** James Rogers

**Location:** 11 Westall Road, Loughton, IG10 2AF

**Proposal:** Prior approval for a single storey rear extension extending 5.50 metres beyond the rear wall of the original dwelling, with a maximum height of 2.49 metres and an eaves height of 2.50 metres, in accordance with Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this proposal, supporting the refusal reasons of the local planning authority and the comments of the Planning Inspector to previous application, EPF/0322/24. The proposal would result in a loss of light and outlook for the neighbour at no.13, who had already been negatively impacted by an extension at no.15. Members NOTED that the drawings submitted for this application were the same as those submitted for the previous refused application, EPF/0322/24. The proposal would therefore be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

**Application No:** EPF/0012/26

**Officer:** Klajdi Koci

**Location:** 67 York Hill, Loughton, IG10 1HZ

**Proposal:** Certificate of Lawful Development for proposed outbuilding.

The Committee OBJECTED to this proposal on the grounds that the dwelling lies within the York Hill Conservation Area. Members also expressed concern for the impact the proposed outbuilding would have on trees at the site. Contrary to Policies DM5 & DM7 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

**Application No:** EPF/0013/26

**Officer:** James Rogers

**Location:** 152 Borders Lane, Loughton, IG10 3SB

**Proposal:** Prior approval for a 4m rear extension and internal alterations, height to eaves 2.70m and maximum height 3m.

The Committee OBJECTED to this proposal stating it was an overdevelopment. The existing garden is 14m long with an outbuilding of 5m deep. Resultant length of garden would be 4m, creating a loss amenity space. The proposal would negatively impact the amenity of the neighbour caused by intersecting the 45 degree sightline and mass. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

**Application No:** EPF/0014/26

**Officer:** Marie-Claire Tovey

**Location:** 152 Borders Lane, Loughton, IG10 3SB

**Proposal:** The proposal is for a 5m rear extension and internal alterations.

The Committee OBJECTED to this proposal stating it was an overdevelopment. The existing garden is 14m long with an outbuilding of 5m deep. Resultant length of garden would be 3m, creating a loss amenity space. The proposal would negatively impact the amenity of the neighbour caused by intersecting the 45 degree sightline and mass. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

**Application No:** EPF/0015/26

**Officer:** Marie-Claire Tovey

**Location:** 152 Borders Lane, Loughton, IG10 3SB

**Proposal:** The proposal is for a 6m rear extension and internal alterations.

The Committee OBJECTED to this proposal stating it was an overdevelopment. The existing garden is 14m long with an outbuilding of 5m deep. Resultant length of garden would be 2m, creating a loss amenity space. The proposal would create a severe negative impact on the amenity of the neighbour caused by intersecting the 45 degree sightline and mass. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

**Application No:** EPF/0016/26

**Officer:** James Rogers

**Location:** 6 Queens Road, Loughton, IG10 1RS

**Proposal:** Prior notification for proposed single storey rear extension.

The Committee NOTED this application.

**Application No:** EPF/0024/26

**Officer:** Muhammad Rahman

**Location:** 1 Langston Road, Loughton, IG10 3SD

**Proposal:** Application for approval of details reserved by condition 16 (Secured by Design) on planning permission EPF/0035/24 (Redevelopment of the site to provide a new self-storage facility (Use Class B8), new light Industrial workspace / incubator units (Use Class E(g)(iii)) and a new hotel (Use Class C1) with associated car and cycle parking, landscaping and other works ancillary to the development (Revised Scheme to EPF/1204/22).

The Committee NOTED this application.

**PL388 Decisions**

**388.1 Decisions by Epping Forest District Council**

The Committee NOTED the decision notices for December 2025.

Members expressed their appreciation that Planning Officers at EFDC had taken on board the Committee's comments with regards planning applications, EPF/2236/25 – 81 Tycehurst Hill (regarding planting conditions), EPF/2065/25 – 25 Carroll Hill and EPF/2321/25 – 21 Wellfields.

**PL389 Licensing Applications**

No Licensing Applications had come to the attention of officers.

**PL390 Enforcement and Compliance**

No Enforcement notices had been received.

**Signed:** .....

**Date:** 2 February 2026