

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 2 February 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)

One member of the public.

The Committee AGREED to bring forward planning application, EPF/0086/25, after agenda item 3, Confirmation of Minutes, as a member of the public present at the meeting had an interest in this proposal.

PL391 Apologies for Absence

No apologies had been received for this meeting.

PL392 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications, EPF/2116/25 – New Oak Lodge, Englands Lane, EPF/0086/26 – Land at Whitakers Way, rear of 47- 49 Baldwins Hill, and EPF/0118/26 – 21 The Crescent, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

PL393 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 19 January 2026 were CONFIRMED as a correct record and signed by the Chairman.

PL394 Planning Applications

The following planning application was CONSIDERED, and the plans inspected.

394.1 Full Planning Permission:

Application No: EPF/0086/26

Officer: Nathaniel Raimi

Location: Land at Whitakers Way to the rear of the rear of 47 - 49 Baldwins Hill Loughton IG10 1SF

Proposal: Erection of 2 storey 3 bedroom self-build detached dwelling.

The Committee NOTED the contents of 6 letters of objection.
A member of the public addressed the meeting.

The Committee OBJECTED to this application. Members noted that the submitted plans failed to provide clear measurements, offering only an ambiguous scale bar. Clear drawings with full measurements should be provided to enable proper scrutiny of the actual proposal, including dimensioned drawings (site plan, plans and elevations, distances from the

boundaries) with accurate scale bars to avoid any doubt on the size of the development.

Although the proposal had been slightly reduced in size from the previous refused application, it remained too large by reason of its bulk and mass. This would create a negative impact on the neighbouring historic 'Monkwood Cottage' and the Baldwins Hill Conservation Area.

It was also noted that whilst the applicant had moved the proposal away from the Oak tree, to try and mitigate that earlier refusal reason, it had actually moved closer to the historic cottage, causing further detrimental impact to that building and its occupants, this cottage being of great significance to the character and appearance of the Conservation Area.

The change of position of the proposed dwelling would also impact neighbouring residents in Baldwins Hill caused by a loss of view, with a flank wall facing the gardens and a loss of sunlight, resulting in shading on those neighbouring properties.

The Committee also considered the proposal would detrimentally impact further on the current parking/traffic stress experienced in Whitakers Way and Baldwins Hill due to the location of Woodcroft School and the Loughton Potato Ground allotments at the end of Whitakers Way, which this application had failed to take into consideration.

The application was considered a totally inappropriate garden grabbing development, which due to its siting would negatively impact the Epping Forest SAC, the Baldwins Hill Conservation Area and the amenity of neighbours. It was contrary to Policies T1, DM2, DM3, DM7, DM9 and DM10 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, should that be considered appropriate for this matter.

PL395 Matters for Report

395.1 Notices of Appeal

395.1.1 EPF/1595/25 – The Warren, Epping Forest, Loughton, IG10 4AA. Proposal: Installation of an Air Source Heat Pump (ASHP) system and associated infrastructure. (Appeal ref no: APP/J1535/ W/25/6002773 – Min no PL306.1)

Having considered the comments of the Planning Officer, the Committee believed the reasons for refusal of this application had some merit, and therefore WAIVED its previous NO OBJECTION to this proposal, in support of those refusal reasons.

395.1.2 EPF/1432/25 – 22, Crossfields, Loughton, IG10 3PY. Proposal: Erection of new dwelling. (Appeal ref no: APP/J1535/ W/25/6002649 – Min no PL297.1)

The Committee supported the refusal reasons of the local planning authority for this application and reiterated its previous comments, min no PL297.1, which were:

“The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it would result in urbanisation. The amenity of the neighbours at the rear of the proposal site in Jones Close, and of the existing dwelling, 22 Crossfields, would be negatively impacted by this proposal, which is right up against the front and side of the house in Jones Close. 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.”

395.2 Planning Application – Re-consultation: EPF/2198/25 – TPO/EPF/26/11 - Lombardy Poplars x 3 – Fell and replace at 26 and 28 Upper Park – Min no PL355.5

Following further information regarding these trees from Robin Hellier, the Tree & Landscaping Officer at Epping Forest District Council, the Committee was not prepared to waive its OBJECTION to this application, based on that information and current proposal. Members requested sight of the full tree report.

On the basis that these were statement trees, which formed part of the old Victorian estate, the Committee would prefer a renewed proposal for selective tree management, with perhaps pollarding to reduce the bulk of the trees. Members also considered the choice of lime trees would not be a suitable replacement species.

395.3 Epping Forest District Council – Planning Committee Notification

395.3.1 EPF/0323/25 (Full Planning Permission) – The Lodge, Goldings Hill, Loughton, IG10 2RY. Proposal: Extensions to existing lodge and erection of two new detached houses fronting Goldings Road – Min no PL206.1

Cllr Davies, Chairman of the Planning & Licensing Committee confirmed that she would check with Cllr Wixley, who it was believed had a previous interest in this matter, to see if he wished to make representations, otherwise she would attend EFDC to represent the Committee on this application.

395.3.2 EPF/2035/25 (Removal or variation of conditions) – Corner Garth, Nursery Road, Loughton, IG10 4EF. Proposal: Retrospective Variation of Condition 2 Plan numbers of EPF/1780/23 (Proposed improvements and extensions) – Min no PL331.1

Cllr Riley, Vice Chairman of the Planning & Licensing Committee confirmed that he would attend EFDC to make representations on this application.

395.4 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 information received from the Licensing Officer at EFDC in respect of this application, specifically, that “the applicant had now agreed a terminal hour of 22:30 for the sale of alcohol and that the premises would close at 23:00”.

PL396 Planning Applications

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

396.1 Full Planning Permission:

Application No: EPF/2116/25

Officer: Yee Cheung

Location: New Oak Lodge, England's Lane, Loughton, IG10 2NZ

Proposal: Erection of new dwellinghouse in replacement of previously approved dwelling under planning application: EPF/2969/15 with associated works to provide access, parking, and landscaping. The proposal will also include the refurbishment and repair of Grade II listed gates and piers.

The Committee NOTED the contents of a letter in respect of this application.

The Committee OBJECTED to this application on the grounds that the proposal was inappropriate development of Green Belt land. Members expressed disappointment that planning permission was granted for a dwelling on this site within the protected Green Belt. However, the previous consent, EPF/2969/15, was for a passable copy of an 1820's house, similar to what had been there before and maintaining the heritage value.

Whilst this application had reduced the height of the proposed development from previous similar applications (EPF/2216/24 and EPF/0757/24), the previous refusal reason of the Local Planning Authority (LPA) remained that, the proposed dwelling, due to its position, scale, bulk, width, depth, and massing would fail to preserve the openness of the Green Belt. The development, through the intensification use of the site and associated domestic paraphernalia and activities, would result in further encroachment in the countryside thus would be contrary to Policies SP5, DM4 and DM9 of the Epping Forest District Local Plan (2023) and Chapter 13 of the National Planning Policy Framework (2024).

Members noted that the application failed to satisfy the previous Archaeology Report's concerns that there were potential archaeological artifacts on site. Should the LPA be mindful to approve this application, members requested the following conditions be included:

- Better replacement trees, for those illegally felled, should be introduced on the boundary to provide suitable screening for the residents of Grosvenor Drive which lies behind the site, to protect their amenity.
- Suitable Construction Management scheme be implemented to carry out proper ground investigation works as they proceed re: archaeological artifacts on site. The Desk Top Study undertaken does not amount to real research.

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 that be considered appropriate for this matter.

Application No: EPF/0003/26

Officer: Klajdi Koci

Location: Rectory Court, Goldings Hill, Loughton, IG10 1LN

Proposal: New Parking spaces for the existing block of flats.

The Committee had NO OBJECTION to this application.

Application No: EPF/0142/26
Officer: Mohinder Bagry
Location: 16 Danbury Road, Loughton, IG10 3AP
Proposal: Outbuilding in garden.

The Committee OBJECTED to this application, stating it would have a detrimental impact on the resident's amenity. The outbuilding should be sited away from the mature tree. (Although a Building Regulations issue, members questioned how the applicant planned to instal drainage.)

If the local planning authority was minded to approve this application, members requested a condition be imposed that the outbuilding remained ancillary to the main dwelling and for the use stated – it should not be used as a habitable space.

396.2 Removal/variation of conditions - Section 73 TCPA
No applications were listed under this permission.

396.3 Consent to display an advertisement

Application No: EPF/2431/25
Officer: Klajdi Koci
Location: Loughton Underground Station, Station Approach, Loughton, IG10 4PD
Proposal: Advertisement consent for non-illuminated fascia sign to front and side of building.

The Committee OBJECTED to this application stating the proposed finish of the signage would be out of character with the grade II listed station building. It would be more appropriate if it was a black sign with white lettering.

396.4 Householder Planning Permission:

Application No: EPF/0026/26
Officer: Nathaniel Raimi
Location: 73 Tycehurst Hill, Loughton, IG10 1BZ
Proposal: Rear and front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0118/26
Officer: Suleman Uddin
Location: 21 The Crescent, Loughton, IG10 4PY
Proposal: Loft conversion including a hip-to-gable roof extension, construction of side dormer windows and a front dormer window, and alterations to the existing front porch.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed loss of this bungalow would reduce housing choice, particularly for people with disability needs, including the current and future needs of older people, which would be at odds with the Council's objective of achieving mixed and balanced communities, contrary to policy H1 of the Epping Forest District Local Plan adopted 2023.

The extra height and bulk would have a negative impact on the street scene. It would sit as an incongruous feature in its setting and would be detrimental to the visual amenity of this part of The Crescent, contrary to policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members drew the attention of the Planning Officer to a previous appeal for this site (Appeal Ref: APP/J1535/D/19/3234980) for a similar proposal that was refused on appeal.

**396.5 Consent under Tree Preservation Orders
No applications were listed under this permission.**

396.6 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications – commenting on EPF/0045/26:

Application No: EPF/0045/26

Officer: James Rogers

Location: 30 Chandler Road, Loughton, IG10 2LQ

Proposal: Proposed single-storey 4m rear extension with an eaves height of 2.868m and a maximum overall height of 2.981m.

The Committee OBJECTED to this proposal. Proper drawings had not been submitted; there were no elevations, making it difficult to consider the proposal. Fresh drawings should be submitted with greater detail.

Application No: EPF/0055/26

Officer: Marie-Claire Tovey

Location: 13 Habgood Road, Loughton, IG10 1HF

Proposal: Single storey rear extension with flat roof.

Application No: EPF/0075/26

Officer: Yee Cheung

Location: Davenant Foundation School, Chester Road, Loughton, IG10 2LD

Proposal: Part Approval of Details Reserved by Condition 5 Demolition plan of EPF/1305/25 (Demolish existing sixth form and library block and replace with new partial two storey sixth form including library and SEN classrooms).

Application No: EPF/0121/26

Officer: Yee Cheung

Location: Land and garages at Whitehills Road, Loughton, IG10 1TS

Proposal: Approval of Details Reserved by Conditions 3 Materials, 4 Gates, 5 Surface Water Drainage and 7 Levels of EPF/0145/25 Allowed on Appeal (Existing garages enlarged, extended and reduced from 27no. garages to 21no. garages).

PL397 Decisions

397.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL398 Licensing Applications

No Licensing Applications had come to the attention of officers.

PL399 Enforcement and Compliance

No Enforcement notices had been received.

Signed:

Date: 16 February 2026