

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16 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 (from min no PL404)
S Murphy J Riley C Ubah

Also present: Cllr D Wixley

Officers: Debra Paris (Planning Committee Clerk)

PL400 Apologies for Absence

The Planning Committee Clerk reported that Cllr Minhas had sent his apologies that he would be approximately twenty minutes late for this meeting, having been unexpectedly delayed at work.

PL401 Declarations of Interest

No declarations of interest were made in respect of this agenda.

PL402 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 2 February 2026 were CONFIRMED as a correct record and signed by the Chairman.

PL403 Matters for Report

No matters for report had come to the attention of officers.

Cllr Minhas arrived during the following item.

PL404 Chigwell Parish Council: Planning Application – Full Planning Permission: EPF/2567/25: Land South of Chigwell Rise, Chigwell, IG7 6AQ. Proposal: Development of residential units (Class C3) and Flexible Class F2(b/E(e)) use with provision of access, landscaping, vehicle and cycle parking, sustainable urban drainage systems, and other associated works.

The Committee NOTED the contents of a letter of objection.

The Committee had been requested to submit comments on this application, as it was in a neighbouring parish with potential to impact Loughton Town and its residents.

The Committee OBJECTED to this application strongly supporting the comments of Chigwell Parish Council at its meeting of 22 January 2026. In particular, that the proposal would represent major, permanent urbanising development on open land within the Metropolitan Green Belt and would conflict with the adopted development plan and national Green Belt policy. The Committee refuted the applicant's attempt to re-characterise this site as "grey belt" for the purposes of NPPF paragraph 155.

The proposal would not just negatively impact the Parish of Chigwell and its residents, it would further impact the residents of Loughton Town through loss of

outlook, whilst creating further stress on already over-capacity schools, health care, roads, public transport, utilities and flooding within the area.

The Biodiversity Net Gain evidence and Habitats Regulations position is not adequate and should be treated as a fundamental constraint rather than a matter capable of being dealt with by a standard financial contribution. EFDC, as competent authority, must be able to conclude that there will be no adverse effect on the integrity of the Epping Forest SAC, alone and in combination, before permission can be granted.

PL405 Planning Applications

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

405.1 Full Planning Permission:

No applications were listed under this permission.

405.2 Removal/variation of conditions - Section 73 TCPA

No applications were listed under this permission.

405.3 Consent to display an advertisement

Application No: EPF/0202/26

Officer: Suleman Uddin

Location: 26 The Broadway, Loughton, IG10 3ST

Proposal: Advertisement consent for internally illuminated fascia sign.

The Committee had NO OBJECTION to this application. However, members requested that the size of the street number in the righthand corner of the sign be increased for greater clarity/identification purposes.

Cllr Wixley left the meeting.

405.4 Householder Planning Permission:

Application No: EPF/2418/25

Officer: Klajdi Koci

Location: 3 Aragon Close, Loughton, IG10 3NP

Proposal: Partial gable end roof loft extensions and conversion, including a dormer window extension to the front elevation, a shed dormer extension to the rear elevation and a small internal corner roof extension over the existing staircase, with an associated reorganisation of the internal accommodation layout at first floor level.

The Committee OBJECTED to this application on the grounds that the proposal was an over-intensification of the plot. It would result in a negative impact on the row of terraced houses in Howard Close to the rear, creating a loss of amenity for the residents of those properties.

Application No: EPF/0152/26

Officer: Suleman Uddin

Location: 53 Valley Hill, Loughton, IG10 3AL

Proposal: Single storey part two storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0162/26

Officer: Hannah Collins

Location: 17 Park Hill, Loughton, IG10 4ES

Proposal: Ground floor front extension and garage conversion, render to first floor and fenestration changes including Juliet balconies to rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/0180/26

Officer: Mohinder Bagry

Location: 69 Valley Hill, Loughton, IG10 3AL

Proposal: Single storey side extension.

The Committee OBJECTED to this application stating whilst it did not object to the extension in principle, the proposal offered a lack of authentic styling, creating a loss of symmetry to this matching pair of 1930s semi-detached properties, negatively impacting the street scene. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members considered the proposal would be more acceptable if the finish was entirely rendered and set back one metre from the boundary.

Application No: EPF/0192/26

Officer: Klajdi Koci

Location: 18 Regents Place, Loughton, IG10 4PP

Proposal: Proposed loft conversion/extension with rear dormer and rooflights to front roof slope.

The Committee had NO OBJECTION to this application.

Application No: EPF/0212/26

Officer: Loredana Ciavucco

Location: 2 Clays Lane, Loughton, IG10 2RZ

Proposal: Extension to rear and side of property, and associated landscape works.

The Committee had NO OBJECTION to this application.

However, members requested enforcement of condition 1 of planning approval EPF/0911/25, for this site, which reads as follows:

“A replacement tree of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place. Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the existing tree or trees is maintained by the provision of adequate replacement, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF”

Application No: EPF/0228/26

Officer: Mohinder Bagry

Location: 2 Forest View Road, Loughton, IG10 4DX

Proposal: Two storey side extension, front bay window with tile roof and open porch.

The Committee had NO OBJECTION to this application.

405.5 Consent under Tree Preservation Orders

Application No: EPF/0136/26

Officer: Robin Hellier

Location: 7 Warren Hill, Loughton, IG10 4RL

Proposal: TPO/EPF/07/79 (Ref: T75, T76)

T1: Oak - Crown reduce to previous points, as specified.

T2: Hornbeam - Crown reduce to previous points, 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/0137/26

Officer: Robin Hellier

Location: The Mount, Debden Road, Loughton, IG10 2NY

Proposal: TPO/EPF/12/02

T6: Hornbeam - Prune overhanging branches back to boundary, as specified.

T7, T9, T14: Holm Oak - Prune overhanging branches back to boundary, 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/0191/26

Officer: Robin Hellier

Location: Loughton Lodge, Steeds Way, Loughton, IG10 1HX

Proposal: TPO/EPF/11/90 (Ref: T2)

T1: Cedar - 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 **STRONGLY OBJECTED** to this application.

The preliminary report provided was not conclusive and did not completely justify the felling of this statement tree. It did not provide the support of a structural engineer, only claiming the tree was contributory to the problem and would need continued monitoring.

Members believed the affected foundation should have remedial works undertaken before any consideration to fell this tree. The financial

evaluation between cutting down the tree and monitoring would not be £3.5k.

405.6 Prior Approval Part 14 Renewable Energy

Application No: EPF/0151/26

Officer: Nathaniel Raimi

Location: Thomas Willingale School and Nursery, The Broadway, Loughton, IG10 3SR.

Proposal: Prior approval for installation of solar panels.

The Committee had NO OBJECTION to this application. Members commended this proposed installation of solar panels and its subsequent positive environmental impact.

405.7 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications, commenting that applications EPF/0169/26 – 53 Pyrles Lane, and EPF/0170/26 – 23 Brooklyn Avenue, should be Householder Applications due to the front elevation proposals therein:

Application No: EPF/0169/26

Officer: Suleman Uddin

Location: 53 Pyrles Lane, Loughton, IG10 2NL

Proposal: Certificate of Lawful Development for proposed hip to gable loft extension, rear dormer and 2 front rooflights.

Application No: EPF/0170/26

Officer: Loredana Ciavucco

Location: 23 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Certificate of Lawful Development for proposed hip to gable roof extension, insertion of rooflights, addition of two rear dormer extensions and associated minor alterations to rear roof.

Application No: EPF/0175/26

Officer: Mohinder Bagry

Location: 97 Lushes Road, Loughton, IG10 3QD

Proposal: Certificate of Lawful Development for proposed single storey rear extension.

PL406 Decisions

406.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions for January 2026.

PL407 Licensing Applications

407.1 Application for a Pavement Licence – Costa Coffee, 230 High Road, Loughton, IG10 1EZ

The Committee OBJECTED to this application, but agreed to waive its objection if the proposal was restricted to 2 tables with 2 chairs either side, with no barrier. The proposed barriers and further 2 chairs in front of the tables extending onto the pavement would create an obstruction to pedestrians at this site, it being so close to the pedestrian crossing.

PL408 Enforcement and Compliance

No Enforcement notices had been received.

Signed:
Date: 2 March 2026