

THESE MINUTES NOT YET CONFIRMED

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 16 March 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 J Riley  
C Ubah D Wixley (as substitute for R Minhas)  
M Stubbings (as substitute for S Murphy)

**Also present:** Cllr S Fontenelle

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

2 Members of the public.

The Planning Committee Clerk advised members that the registered speaker for planning application, EPF/0090/26 – 2-4 Central Stores, Roding Road had been unable to attend the meeting. Instead a letter of support would be read to the Committee.

The Committee AGREED to bring forward the above planning application, following agenda item 3, Confirmation of Minutes, as members of the public present at the meeting had an interest in this application.

**PL418 Apologies for Absence**

Apologies had been received from Cllrs Minhas and Murphy. Cllrs Wixley and Stubbings had been nominated as their respective substitutes for this meeting.

**PL419 Declarations of Interest**

The Committee declared a non-pecuniary interest in the following planning applications, EPF/0090/26 – 2-4 Central Stores, Roding Road; EPF/0364/26 – 5 Hampton Mead; EPF/0388/26 – Alandale Scaffolding, Langston Road; EPF/0461/26 – BMW Sytner Chigwell, Langston Road; EPF/0383/26 – 70 The Crescent; and EPF/0433/26 – 83 Colson Road, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

**PL420 Confirmation of Minutes**

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

**PL421 Planning Applications**

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

**424.1 Full Planning Permission:**

**Application No:** EPF/0090/26

**Officer:** Hannah Collins

**Location:** 2-4 Central Stores, Roding Road, Loughton, IG10 3EN

**Proposal:** Proposed single storey 1 bedroom, self-contained residential unit.

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

The Committee OBJECTED to this application stating it was an overdevelopment of the site, of poor design, representing unacceptable backland development.

The proposal was building onto the boundary, with the gap between the corner units and the first residential property being partially filled, creating a terracing effect, which along with the proposed aesthetics would negatively affect the street scene. It would be far too close to the residence at 1A South View Road; impacting on the side window and increasing the sense of enclosure to the occupiers of that property.

The main living room of the proposed residential unit would face directly onto a tall garden fence. The bedroom would unacceptably face onto the main road, a fence and side of 1A South View Road. The unit also offered insufficient, poor quality, amenity space.

The proposal would create a loss of car parking for the commercial units, resulting in extra pressure on the already stressed street parking. A telegraph pole is located outside the front of the proposed accommodation which had not been included in the drawings, but which would make the parking space unusable.

Further, the proposal would create a loss of commercial temporary refuse storage at the rear, whilst failing to provide space for the residential bins.

Members noted the application referenced the London Plan, which was irrelevant, this site not being a town centre development or in London. The local planning authority being Epping Forest District, covered by the Epping Forest adopted Local Plan 2023.

The application was 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, should that be considered appropriate for this matter.

## **PL422 Matters for Report**

### **422.1 Notice of Appeal**

**EPF/2508/25 – Corner Garth, Nursery Road, Loughton, IG10 4EF.  
Proposal: Proposed improvements and extensions. (Appeal ref no: 6005441 – Min no PL379.5)**

Members NOTED that the appeal statement failed to address the flagrant disregard the applicant had for the planning process, building exactly what they liked, then attempting to gain retrospective approval following Enforcement intervention. All the previous refusal reasons have not been properly addressed.

The Committee strongly supported the refusal reasons of the local planning authority, Epping Forest District Council, and reiterated its previous comments which were:

*The Committee OBJECTED to this application stating it was yet another attempt for approval by stealth, for what they have already built. The Committee reiterated its previous comments, min no PL331.1:*

*“The applicant was advised by the Enforcement Officer to resubmit an application representing what they have built, which bears no resemblance to the approved planning application EPF/1780/23. The Committee believes this application does not reflect what has been built nor what was approved. These are not minor amendments. The applicant has completely disregarded the approved plans and built what they like, showing a flagrant disregard for the planning process and attempting to gain retrospective permission through enforcement. The Committee NOTED that a similar application to this, EPF/0019/24 had previously been refused by Epping Forest District Council. To allow this application would set a dangerous precedent undermining the integrity of the planning process.*

*The Committee OBJECTED to the larger dormer windows in this part of the proposal, stating they would create a loss of amenity through overlooking and loss of privacy for the neighbours. Contrary to policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).*

*The Committee considered this application, due to its ambiguity, should be withdrawn and a fresh application submitted with drawings clearly outlining what the proposed building form is – having already been completed, as existing. Failure to do so should result in Enforcement action being enacted.*

**422.2 Planning Re-consultation:  
Full Planning Permission: EPF/2525/25 – Garage at 4 Church Hill,  
Loughton, IG10 1LA. Proposal: Minor external alterations including  
fenestration works, installation of rooflights and removal of side door  
access to Use Class E unit.**

The Planning Committee considered the amended plans for the above proposal. Members AGREED to waive their OBJECTION following the applicant addressing the Committee’s previous comments in respect of this application.

**422.3 Draft North Weald Bassett Neighbourhood Plan – Min no PL413**

This item was deferred from the previous Planning & Licensing Committee meeting to allow members further time to consider the draft plan. As the consultation period ends on Monday 30 March 2026, members agreed to forward any comments to the Planning Committee Clerk before that date, for a Committee submission to be made, if warranted.

**422.4 Epping Forest District Council Planning Committee Notification –  
EPF/2069/25 – 32, Alderton Hill, Loughton, IG10 3JB – Min no PL343.1**  
Epping Forest District Council (EFDC) Planning Committee A will consider this application on 18 March, following an objection from this Planning & Licensing Committee at its meeting on 3 November 2025.

This meeting coincides with Loughton Town Council’s Annual Town Meeting. EFDC were therefore contacted, but advised written representations cannot be accepted. Members will consider the Case Officer’s recommendation for this proposal, which is now available, and advise of their intention accordingly before the deadline.

**PL423 The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) Civil Enforcement Area) (Amendment No.59) Order 202\***

**Notice is hereby given that** the Essex County Council proposes to make the above Order under Sections 1(1), 2(1) to (3), 3(2), 4(1), 4(2), 32(1), 35(1), 45, 46, 49, 53 and Parts III and IV of Schedule 9 of the Road Traffic Regulation Act 1984 (as amended).

Loughton Town Council's Planning & Licensing Committee strongly supported this proposal, concurring that it covers a dangerous junction which is an accident hotspot, and narrow popular thoroughfare leading to the forest, which would benefit from the proposed restrictions.

**PL424 EPF/2501/24 – Guru Gobind Singh Khalsa College, Roding Lane, Chigwell. Proposal: Proposed new special educational needs and disabilities (SEND) school including playing fields alongside a landscape led enabling residential development including conversion of existing college building to residential, partial demolition of existing outbuildings, provision of flexible Class F2 floorspace and associated works.**

The Committee OBJECTED to this proposal strongly supporting the comments of Chigwell Parish Council (CPC) and Buckhurst Hill Parish Council (BHPC). In particular, regarding this proposal being inappropriate development in the Green Belt and the unwelcome dangerous precedent that will set. The site was not an allocated site in the Local Plan.

Members believed insufficient evidence had been provided to mitigate the provision of the proposed SEND school at the site, although they did not object to this part of the proposal in principle.

The proposed development would certainly have a detrimental effect on the Epping Forest Special Area of Conservation. Members strongly supported the comments of BHPC, regarding this issue:

***“The EFSAC is currently experiencing chronic exceedance of its **“Critical Levels”** for atmospheric nitrogen. EFDC’s proposed mitigation measures - the Air Pollution Mitigation Strategy (APMS) exists as a policy, however, the physical measures – such as the Clean Air Zone (CAZ) or tangible roadside barriers – are not implemented. **We are also unaware of any concrete plans to implement the strategy, which was established in 2020/2021.**”***

The Committee supported the concern of CPC regarding building on the “Middle River Roding flood alert area”, and the resultant knock-on effect it would have for properties within the Loughton boundary already affected by flooding from the River Roding.

Members agreed the proposal offered accommodation of poor design, with cramped conditions, failing to meet National Minimum Standards. There was also a lack of affordable housing, failing to meet housing needs and failing to properly address parking issues. Further the development would exacerbate the already stressed congestion within this area (including the parishes of Chigwell, Buckhurst Hill and Loughton), and adversely impact on the amenity of the local area due to the extra stress on the public transport service, namely the Central Line underground and limited bus routes.

The Committee was also concerned that the proposal failed to address the conservation, ecological and archaeological issues raised.

**PL425 Planning Applications**

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

**425.1 Full Planning Permission:**

**Application No:** EPF/0302/26

**Officer:** Alex Sadowsky

**Location:** 121 Roding Road, Loughton, IG10 3BS

**Proposal:** Extensions and alterations to existing ground floor commercial unit and first floor to provide 3x new residential apartment and associated amenity space and 1x new retail premises.

The Committee OBJECTED to this application. Members noted this proposal was an improvement on the previous application, being reduced in size. However, the proposed design was out of character with the existing and would result in a detrimental impact on the street scene. Members considered this could be overcome if the design of the proposed Valley Hill elevation matched the character of the existing authentic Roding Road elevation, thus enhancing the street scene, as recommended by Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The Committee further objected to the poor living area of Flat 1. Although, members would be willing to waive this objection if the layout was modified. This could be easily achieved by taking space from Flat 2 up to its shower room to enable the Flat 2 entrance to be closer to its bedroom thus creating a larger living seating area. The cupboard should be moved next to the shower room. The windows to the kitchen and the seating room to be relocated accordingly. The dining area of Flat 2 is lacking daylight. The kitchen and the dining area should swap places.

Based on the Parking Report there is spare capacity in the vicinity. However, the report does not state the time of the survey (ie there may have been fewer cars during the day as the residents may have driven off to work). In the absence of the time of the survey the 2 available car spaces within the site should be allocated to the residents.

Members noted the following procedural oversights with this application: There was a discrepancy in the floor plans – the proposed Ground floor showed the rear access corridor was internal, yet the Upper floor failed to show any roof (apart from the Flat 2 balcony). This should be corrected and the revised plans should be resubmitted for further comment.

The neighbourhood letters also appear to have been sent out to properties that no longer exist or have no relevance to this proposal:

*Petrol Filling Station, Valley Hill, LOUGHTON, IG10 3AA*

*Land To The Rear Of 61, Traps Hill, LOUGHTON, IG10 1TD*

*Roding Road Post Office, 2 Central Stores, Roding Road, LOUGHTON, IG10 3EN*

(whilst neighbours previously affected by earlier proposals have not been contacted).

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/0364/26

**Officer:** Alex Sadowsky

**Location:** 5 Hampton Mead, Loughton, IG10 1TX

**Proposal:** Erection of single storey 2 bed custom build dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating the revised scheme had failed to overcome the reasons for refusal at the planning appeal.

The new dwelling by reason of its detailed design and materials would be out of character with the area. The design failed to overcome the cramped appearance identified by the inspector and remained out of keeping with the locally distinct uniform pattern of development in the area. The proposal would still have an imposing effect on the garden areas and views from rear windows. Hampton Mead is wholly uniform, and the proposal is completely alien to this.

Members also noted that the garden of the host dwelling now failed to comply with Epping Forest guidelines, providing inappropriate resident amenity. The amenity space of the proposed new dwelling would also be insufficient.

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.

#### **425.2 Removal/variation of conditions - Section 73 TCPA**

**Application No:** EPF/0371/26

**Officer:** Caroline Brown

**Location:** Forest Rise, Debden Road, Loughton, IG10 2NY

**Proposal:** Variation of Condition 2 Plan numbers of EPF/3476/17 (Total refurbishment and extensions with outbuilding for guest and swimming pool/ gym).

The Committee OBJECTED to this application. Members commented that Planning Application EPF/3476/17 would now have expired and therefore a new application should be submitted.

**Application No:** EPF/0388/26

**Officer:** Muhammad Rahman

**Location:** Alandale Scaffolding, Langston Road, Loughton IG10 3SL

**Proposal:** S73 Application to vary Condition 3 (Plan Numbers) attached to EPF/1165/22 (Outline application for a New Data Centre with some matters reserved (Except Access, Layout & Scale)).

The Committee NOTED the contents of two letters of objection.

While the principle of a data centre on this site may previously have been established, **the significant increase in the scale and intensity of this proposal requires careful renewed scrutiny.**

The footprint has increased by 8%; the height by 50% (this increase in height means it will be more than one and a half times higher than the Higgins building at 1 Langston Road); and the volume by 55%. The capacity has increased by 50%, so the proposal would require more cooling and increased energy to facilitate this application. Extra tree screening has also been removed from the proposal. This application should be a new full planning application.

The Committee requires **clear, independently verified evidence** that the development's substantial **energy demand will not strain local grid capacity, or increase costs for residents**, together with firm commitments on **renewable energy sourcing and decarbonisation**.

It also needs reassurance that **cooling systems will not place pressure on local water supplies**, and that the development will **not harm local biodiversity, wildlife habitats, or the surrounding environment**. In addition, **robust and enforceable mitigation** must be in place to address the other known impacts of Data Centres such as **noise and light impacts on nearby residents**.

**Until these matters are fully addressed, the Committee cannot be satisfied that the proposal complies with relevant planning and environmental policies, and therefore it OBJECTED to this application.**

Members also NOTED there are two further separate applications for this site (for which comments will be submitted):

EPF/0365/26 – Approval of details reserved by a condition and

EPF/0404/26 – Approval of reserved matters

**Application No:** EPF/0430/26

**Officer:** Klajdi Koci

**Location:** 14 Broadstrood, Loughton, IG10 2SB

**Proposal:** Variation of Condition 2 Plan numbers of EPF/0166/24 (Proposed part demolition of existing & erection of a new rear, front & roof extension, with internal remodelling & associated landscaping (Resubmission of previously approved scheme EPF/0934/20)).

The Committee had NO OBJECTION to this application. However, members requested that a condition be imposed for varied planting at the front of the property to soften the street scene.

#### **425.3 Consent to display an advertisement**

**Application No:** EPF/0337/26

**Officer:** Muhammad Rahman

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

**Proposal:** Advertisement consent for installation of 2x illuminated vertical fascia signs, 3x illuminated fascia sign, 10x uprights and 4x panels to existing totem signs.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0461/26

**Officer:** Suleman Uddin

**Location:** BMW Sytner Chigwell, Langston Road, Loughton, IG10 3UE

**Proposal:** Advertisement consent for static LED-illuminated lightbox at car deck level and internally illuminated rectangular sign fitted with a vinyl-faced display panel.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would be visual litter, the illumination making the signage stand out. Signage for other businesses on the retail park, facing the motorway, have been required to be non-illuminated for safety reasons.

#### **425.4 Householder Planning Permission:**

**Application No:** EPF/0282/26

**Officer:** Klajdi Koci

**Location:** 21 Parkmead, Loughton, IG10 3JW

**Proposal:** Single storey extension and loft conversion with rear dormer.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0295/26

**Officer:** Suleman Uddin

**Location:** Chestnuts, Nursery Road, Loughton, IG10 4EF

**Proposal:** Demolition of existing single storey rear extension and construction of replacement orangery style rear extension. Front elevation enhancements including fenestration changes and new front dormer to existing loft space.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0357/26

**Officer:** Suleman Uddin

**Location:** 1 Malvern Gardens, Loughton, IG10 3AD

**Proposal:** Loft conversion with hip to gable roof extension, rear dormer and two front roof windows.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0383/26

**Officer:** Klajdi Koci

**Location:** 70 The Crescent, Loughton, IG10 4PU

**Proposal:** Loft conversion with hip to gable both sides & rear dormer with Juliet balcony.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal would result in the loss of this bungalow, thus reducing housing choice, particularly for people with disabilities, which is contrary to the council's policy on mixed and balanced communities, under policy H1 of the Epping Forest Local adopted Plan 2023.

By reason of its height and bulk, the first floor addition would be detrimental to the visual amenity of this part of the street scene which is characterised by bungalows. Any further loss of bungalows would be harmful to the area.

Members drew the attention of the Planning Officer, to 21 The Crescent, IG10 4PY (Appeal Ref: APP/J1535/D/19/3234980) whereby a similar proposal was refused consent on appeal.

**Application No:** EPF/0424/26

**Officer:** Nathaniel Raimi

**Location:** 34 The Avenue, Loughton, IG10 4PX

**Proposal:** Loft conversion with side dormers.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0433/26

**Officer:** Nathaniel Raimi

**Location:** 83 Colson Road, Loughton, IG10 3RF

**Proposal:** Reconstruction of the existing roof structure to create first-floor accommodation (including an increase in ridge height), together with the erection of a new front porch extension and associated external alterations.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposal would result in the loss of this bungalow, thus reducing housing choice, particularly for people with disabilities, which is contrary to the council's policy on mixed and balanced communities, under policy H1 of the Epping Forest Local adopted Plan 2023.

This was a symmetrically formed bungalow, that added character to the street scene, its loss would result in a negative impact on the street scene and set an unwelcome precedent.

**425.5 Consent under Tree Preservation Orders  
No applications had been listed under this permission.**

**425.6 Deemed Permission and Others– provided for information only:  
Application No: EPF/0365/26  
Officer: Muhammad Rahman  
Location: Alandale Scaffolding, Langston Road, Loughton IG10 3SL  
Proposal: Approval of Details reserved by Condition 7 (Surface Water Drainage) of EPF/1165/22 (Outline application for a New Data Centre with some matters reserved (Except Access, Layout & Scale).**

The Committee OBJECTED to this application, referring to EFDC's Environmental and Drainage Officer's holding objection, dated 14 March 2023. The proposal has now increased in size by 50% and would therefore require further power and water cooling and further response from the officer.

Members considered a new full planning application should be submitted.

**Application No: EPF/0400/26  
Officer: Klajdi Koci  
Location: 21 Barrington Green, Loughton, IG10 2BA  
Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.**

The Committee OBJECTED to this application, stating a householder application should be submitted. Members expressed a concern that no proper representation of front elevations and headroom were included in the application. It was over height and included rooflights to the front elevation – better details were required to properly consider the proposal.

**Application No: EPF/0401/26  
Officer: Suleman Uddin  
Location: 67 Southern Drive, Loughton, IG10 3BX  
Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.**

The Committee OBJECTED to this application, stating a householder application should be submitted. Members expressed a concern that no proper representation of front elevations and headroom were included in the application. It included rooflights to the front elevation – better details were required to properly consider the proposal.

**Application No: EPF/0404/26  
Officer: Muhammad Rahman  
Location: Alandale Scaffolding, Langston Road, Loughton IG10 3SL**

**Proposal:** Reserved matters application following Outline Application EPF/1165/22 - (Outline application for a New Data Centre with some matters reserved) - Reserved matters are for appearance and landscaping.

The Committee OBJECTED to this application, referring to Planning Application EPF/0388/26 - **Proposal:** S73 Application to vary Condition 3 (Plan Numbers) attached to EPF/1165/22 (Outline application for a New Data Centre with some matters reserved (Except Access, Layout & Scale)).

The proposal has now increased in size by 50% and therefore would require a new full planning application being submitted.

**Application No:** EPF/0425/26  
**Officer:** Marie-Claire Tovey  
**Location:** 47 Hilltop, Loughton, IG10 1PX  
**Proposal:** Single Storey Rear Extension

The Committee stated this application was an extension to an extension. Members would be minded to support an objection if submitted by a neighbour, as the proposal would likely negatively impact the neighbour's amenity. The Committee considered this could perhaps be a full planning application.

**Application No:** EPF/0438/26  
**Officer:** Caroline Brown  
**Location:** 16 Station Road, Loughton, IG10 4NX  
**Proposal:** Approval of Details Reserved by Condition no. 3B Contamination of EPF/1478/22 Proposed replacement dwelling.

The Committee NOTED this application.

**PL426 Decisions**

**426.1 Decisions by Epping Forest District Council**

The decision notices for February 2026 were NOTED.

**PL427 Licensing Applications**

No applications had come to the attention of officers.

**PL428 Enforcement and Compliance**

No Enforcement notices had been received.

**Signed:** .....  
**Date:** 30 March 2026