

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6 July 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

Also present:

Officers: Debra Paris (Planning Committee Clerk)

2 members of the public.

PL490 Apologies for Absence

Apologies for absence had been received from Cllr Minhas for this meeting. No substitute had been nominated.

PL491 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning application EPF/1209/26 – 69 Church Hill, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

The LRAPG had also submitted comments for EPF/1153/26 – 56 Tycehurst Hill, however this item had been considered at the previous Planning Committee meeting on 22 July 2026 (min no PL486.4).

PL492 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 22 June 2026 were CONFIRMED as a correct record and signed by the Chairman.

PL493 Matters for Report

493.1 Formal Objection from Buckhurst Hill PC to Planning Application EPF/2501/24 - Guru Gobind Singh Khalsa College site.

Following this Committee's OBJECTION submitted to Epping Forest District Council (EFDC), the local planning authority, in respect of the above planning application, members NOTED the objection of Buckhurst Hill Parish Council to this proposal, remarking that it included some good comments.

PL494 Planning Applications

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

494.1 Full Planning Permission:

No applications had been listed under this permission.

494.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1209/26

Officer: Sukhvinder Dhadwar

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: Variation of Condition 2 of EPF/0489/25 (4no 3 bedroom houses in total, in a terrace configuration).

Members of the public with an interest in this application observed the proceedings.

The Committee NOTED the comments of a letter of objection.

The Committee OBJECTED to this application, stating even though the proposal was minimal, in addition to what had been approved, the proposed would unacceptably increase the bulk resulting in a negative impact on the amenity of the neighbours at no.73. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members noted that this was the 14th application for this site, and appeared to be an attempt to circumvent the planning process. Applications for development of increased size at this site had already been dismissed on appeal on the basis of protecting the street scene and amenity of neighbours.

The applicant should build to the approved drawings of Planning Application EPF/0489/25.

The Committee requested that should the local planning authority be mindful to approve this application, a condition that the flat roofs should not be used for terraces, to prevent overlooking, or for the placing of plant to protect visual amenity, should be included. It was also requested that permitted development rights be removed from these properties, to prevent overdevelopment of the site.

494.3 Consent to display an advertisement

No applications had been listed under this permission.

494.4 Householder Planning Permission:

Application No: EPF/1037/26

Officer: Suleman Uddin

Location: 41 Smarts Lane, Loughton, IG10 4BU

Proposal: Proposed loft conversion.

The Committee OBJECTED to this application on the grounds that the plans failed to include a rainwater catchment discharge – unless done properly this could create a street scene issue (under DM9 of the Local Plan). There was also insufficient headroom in the proposed mansard roof. Although this was ultimately a building control issue, it would become a planning issue if it required raising the roof height.

Application No: EPF/1184/26

Officer: Mohinder Bagry

Location: 16 St Johns Road, Loughton, IG10 1RZ

Proposal: Consolidation of existing ad hoc rear extensions into a coherent single-storey rear extension spanning the full width of the dwelling. First Floor Side and Rear Extension. Extension of the existing front dormer toward the boundary with No. 14. New rear dormer subservient to the overall roofscape. External Alterations New rendered walls, red plain clay tile roof to match existing, dark grey aluminium-framed double-glazed

windows and bi-fold doors, cladding details to dormers, and photovoltaic panels to the rear roof slope.

The Committee OBJECTED to this application, stating it was overbearing and the proposed first floor extension was building on the boundary. This should be stepped back by 1m from the boundary to avoid a terracing effect, and prevent it from negatively impacting the street scene. The proposed would dwarf the downhill neighbour, creating a negative impact on their amenity. The proposal would be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/1187/26

Officer: Mohinder Bagry

Location: 96 Jessel Drive, Loughton, IG10 2EQ

Proposal: Demolition of existing single storey rear extension. Erection of single storey rear extension extended front porch and two storey side extension.

The Committee OBJECTED to this application, stating there should be no windows, gas flue or ventilation discharge on the elevation against the grass area, due to the elevation being almost on the boundary, these issues constituted a Building Regulation and legal matter.

Amended drawings should be submitted for scrutiny. However, members confirmed they would be minded to withdraw their objection if these requests were met.

Application No: EPF/1202/26

Officer: Kelly Sweeney

Location: 5 The Chase, Loughton, IG10 4RE

Proposal: Demolition of unsafe single storey garden room and construction of proposed new single storey flat roof extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1230/26

Officer: Nathaniel Raimi

Location: 15 Spareleaze Hill, Loughton, IG10 1BS

Proposal: Proposed extensions, roofing works including solar panels and dormers, boundary treatments and creation of therapy space.

The Committee OBJECTED to this application, stating the proposed boundary wall was too high and out of keeping with the street scene. Police recommendations are that boundary walls should not be too high or enclosed to prevent security risks.

Members also noted the proposed boundary treatment had no value on the street scene, was out of keeping and its harsh character was more suited to an industrial site than a residential street, with the open character of this part of Spareleaze Hill, which has a variety of natural green planted boundaries and low walls or fences. The existing low red brick wall and beech hedge added seasonal interest and colour. The open aspect of the green boundary with native planting, also enhanced the street scene, supporting biodiversity and natural habitats and increased much needed natural shade which lowers the temperature in the vicinity.

The boundary wall should maintain an open aspect with soft landscaping to soften the street scene. The wall should not be above 1.2m in height. It was noted that the entire garden had been removed, which was in contravention of Policy DM5 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The triangular fixed glazing served no purpose and was incongruous to the general character of the design. The windows would be dark both during day and night. Opaque glazing would make it even more out of place. The triangular windows were also incongruous with the overall design. It would be better to omit the triangular glazing with a feature pattern design. The design could be modern and not mock Tudor.

The roof plan was not drawn correctly. The slope of the roof facing the road should be the same as for the front gables. The front flat roof should be either lead or zinc to give a better quality appearance (than a GRP finish) for the street scene.

This proposal would be contrary to the authority's good design principles outlined in Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The Committee requested that should the local planning authority be mindful to approve this application; a condition is imposed for the outbuilding (therapy space) to remain ancillary to the main dwelling.

494.5 Listed building consent (Alt/Ext)

Application No: EPF/1259/26

Officer: Klajdi Koci

Location: Loughton Underground Station, Station Approach, Loughton, IG10 4PD

Proposal: Grade II Listed Building consent for installation of new cameras, relocation of passenger information display and associated works.

The Committee OBJECTED to this application, stating that whilst it did not object to the installation required for the modern safety and security standards, members considered the proposed end column appeared of a more Victorian engineering design that would be incongruous with the Central Line architecture, and appeared to be over-structured. A design based on the existing Tannoy towers on the station platform which do not compete with the original concrete lighting columns would be more acceptable (see photo taken at Loughton Station below):



494.6 Consent under Tree Preservation Orders

No applications had been listed under this permission.

494.7 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications: EPF/1177/26, EPF/1178/26, EPF/1189/26, EPF/1222/26, EPF/1224/26, EPF/1236/26 and EPF/1193/26. Commenting on the following:

Prior approval Part 1 Class A.1(ea): Larger home extension

Application No: EPF/1135/26

Officer: James Rogers

Location: 31 Roding Gardens, Loughton, IG10 3NH

Proposal: Prior notification for a larger home extension for a single storey rear extension.

The Committee OBJECTED to this application. An accurate dimension check was carried out, and the residue garden area was less than 50% of the plot. The length has to be reduced to 4m (same as the existing conservatory) in order to be within permitted development 50% parameter (which must be followed). The roof sloping to both sides (neighbours) will require gutters on the boundary, which would require access from the neighbouring properties for maintenance (an inherent problem with the current conservatory). A roof sloping from the main house or a flat roof would be more acceptable.

Approval of details reserved by a condition:

Application No: EPF/1082/26

Officer: Caroline Brown **Application No:** EPF/1136/26

Officer: Marie-Claire Tovey

Location: 15 Dunmow Close, Loughton, IG10 3AS

Proposal: Prior notification for larger home extension for the following:

1. The proposed rear extension projects by 5225mm from the original rear wall.
2. The eave height to the No. 16 Dunmow Close side is 2.4m. The opposite side eave height is 3.0m.
3. Overall height (ridge height) is 3610mm.
4. The materials used on the external surfaces of the proposed extension will match those on the existing building.

The Committee OBJECTED to this application. The previous comments of this Committee and the EFDC refusal reasons have not been addressed.

Application No: EPF/1148/26

Officer: James Rogers

Location: 11 Westall Road, Loughton, IG10 2AF

Proposal: Single storey rear extension.

The Planning Committee Clerk confirmed that the neighbour at no.13 had contacted the office, prior to this application coming to the attention of Loughton Town Council, maintaining her objection to this proposal.

The Committee OBJECTED to this application supporting the previous refusal reasons of the local planning authority and the Planning Inspector, who dismissed the appeal for this site on the following grounds:

“The proposed development would have an adverse impact on the amenity of the adjoining premises at 13 Westall Road with regard to a loss of outlook. It would therefore not comply with the conditions set out in Schedule 2, Part 1, Class A of the GPDO.”

Application No: EPF/1168/26

Officer: Marie-Claire Tovey

Location: 7 Eversley Close, Loughton, IG10 3GT

Proposal: Single-storey rear extension extending 4.5 meters beyond the rear wall of the original dwellinghouse, with a flat roof and a maximum height of 3 meters. External materials to match the existing dwelling.

The Committee OBJECTED to this application, stating the maximum length should be 4m. The Committee would support objections from the neighbour to protect their amenity. Note the rear garden would be 7m deep which is just within the parameter of permitted development.

Application No: EPF/1207/26

Officer: Marie-Claire Tovey

Location: 50 Hillcroft, Loughton, IG10 2PS

Proposal: The extension is to be built to a depth of 5250mm.

The roof design is flat with an eaves height of 2980mm

The roof will not exceed 3000mm at any point along the boundaries

The height of the roof as it connects to the property will be 2825mm

The materials to be used will match the existing.

The Committee OBJECTED to this application, stating the maximum length should be 4m. The Committee would support objections from the neighbour to protect their amenity.

PL495 Decisions

No decision notices had been received.

PL496 Licensing Applications

No applications had come to the attention of officers.

PL497 Enforcement and Compliance

No Enforcement notices had been received.

Signed:

Date: 20 July 2026