

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 17 August 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 PL520)
J Riley C Ubah (from min no PL521)
S Murphy (as substitute)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

2 members of the public.

PL516 Apologies for Absence

No apologies for absence had been received for this meeting. Cllr Murphy had been nominated as substitute for the Committee vacancy.

PL517 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/1500/26 – 69 Church Hill and EPF/1507/26 - 50 Pyrles Lane, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

Cllr Dodd declared a non-pecuniary interest in planning application EPF/1485/26 – 104 The Drive, as she knows the owner.

PL518 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 3 August 2026 were CONFIRMED as a correct record and signed by the Chairman.

PL519 Public Representations

None were received.

The Committee AGREED to bring forward planning application, EPF/1500/26 – 69 Church Hill, as members of the public present at the meeting had an interest in this item.

Cllr Minhas arrived at the meeting.

PL520 Planning Applications:

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

520.1 Planning Applications:

Removal/variation of conditions - Section 73 TCPA:

Application No: EPF/1500/26

Officer: Sukhvinder Dhadwar

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: Variation of Condition 2 Plan Numbers of EPF/1209/26 (no 3 bedroom houses in total, in a terrace configuration).

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application, stating this was yet another application to develop this site, the fifteenth in total, which represented an example of planning creep, and was an attempt to gain what has previously been refused by both the local planning authority and on appeal.

The planning approval for this site under application EPF/1014/24 (varied under EPF/1209/26) represents the maximum bulk of what is acceptable without impacting the amenity of the neighbours.

The extra depth to the proposed rear of property four would create a detrimental effect on the amenity of the neighbours at no 73 by increasing the sense of enclosure and contravening the 45° rule.

Members reiterated their concern that the flat roof should be conditioned not to be used as a terrace, to prevent overlooking, and that no mansard roof to be implemented in the future.

This proposal was contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members of the public with an interest in this application left the meeting.

Cllr Ubah arrived at the meeting.

PL521 Matters for Report

521.1 Notice of Appeal – Decision

EPF/614/25 – 8 Ollards Grove, Loughton, IG10 4DW. Proposal: demolition of existing site property for replacement with a three-storey residential development, plus basement car parking (Appeal ref no: 6004590 – Min no PL412.1)

The Committee NOTED the decision of the Appeal Inspector, but expressed regret that the above appeal had been allowed, considering the refusal reasons to be strong, legitimate planning objections.

521.2 Planning Committee Notification - EPF/2020/20 - Garage Site at Ladyfields, Loughton, IG10 3RP

The Planning Committee Clerk informed members that Epping Forest District Council had notified us that the above application would be considered by a meeting of EFDC's Committee A on 2nd September 2026. The Committee had previously objected to this application and advised that a member would attend to make representations.

The Committee Chairman, Cllr Davies, confirmed she should be able to attend, providing an earlier appointment on that date did not impede her from doing so. Vice Chairman, Cllr Riley noted that the Officer Recommendation was not available to consider as yet, and it may be that the Committee's objections have been addressed through conditions, therefore a decision to attend should be delayed until the Officer Report is available to peruse. The Planning Committee Clerk would forward this report as soon as it becomes available.

PL522 Planning Applications

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

522.1 Full Planning Permission:

Application No: EPF/1507/26

Officer: Hannah Collins

Location: 50 Pyrles Lane, Loughton, IG10 2NN

Proposal: Installation of New Kitchen Extraction System & Single-storey Rear Extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating insufficient information had been provided to properly consider the proposal. The application failed to indicate the type of business that would operate from this outlet.

If it was planned to be just a café operating during daytime hours only, it would likely be acceptable, however if it was to be a food outlet operating into the evening it could create a problem for neighbour amenity. Members referred the Planning Officer to the Environmental Health Officer's report, regarding sufficient filtration in this instance.

Members requested a more detailed application be submitted to properly consider, and also raised concerns that no details had been provided in respect of the shop frontage and signage proposals.

522.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1484/26

Officer: Loredana Ciavucco

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Variation of Condition 2 Plan numbers of EPF/1083/26 (Replacement Single Dwelling House).

The Committee OBJECTED to this application stating the applicant had failed to address its previous concerns (min no PL379.3), in particular, regarding *"the removal of all the natural existing screening, without providing any replacement mixed native planting to soften the impact of the proposed on the street scene and create biodiversity gain, contrary to Policy DM5 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).*

An application for the Front Boundary Treatment should be made."

522.3 Consent to display an advertisement

No applications had been listed under this permission.

512.4 Householder Planning Permission:

Application No: EPF/1445/26

Officer: Yee Cheung

Location: 15 Dunmow Close, Loughton, IG10 3AS

Proposal: Construction of ancillary outbuilding/garage and permeable hardstanding to front drive.

The Committee had NO OBJECTION to this application.

Application No: EPF/1485/26

Officer: Loredana Ciavucco

Location: 104 The Drive, Loughton, IG10 1HL

Proposal: Part one storey, part two storey, front. side and rear extensions (Amended application to EPF/2123/25).

The Committee had NO OBJECTION to this application.

522.5 Listed building consent (Alt/Ext)

No applications had been listed under this permission.

522.6 Consent under Tree Preservation Orders

Application No: EPF/1444/26

Officer: Robin Hellier

Location: 43 York Hill, Loughton, IG10 1HZ

Proposal: TPO/EPF/03/87

T8: Western Red 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 objected to this application.

Application No: EPF/1453/26

Officer: Thomas Peppiatt

Location: Warren Hall, Manor Road, Loughton, IG10 4RP

Proposal: TPO/EPF/04/74

T1: Pine - Selective prune of lower branches over driveway, as specified.

T2: Cedar - Selective prune of branch overhanging garage, as specified.

G3: Redwood - Selective prune of lowest two branches, as specified. Sever protruding surface roots that are lifting the tarmac, as specified.

The Committee commented in respect of the following two trees T1 and T2:

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.

The Committee commented in respect of the tree G3: Redwood

The Committee objected to this application. Members expressed concern for this particular tree with the proposed works to the roots, which could potentially irrevocably harm the tree.

522.7 Deemed Permission and Others – provided for information only:

Lawful Development Certificate Proposed:

Application No: EPF/1450/26

Officer: Suleman Uddin

Location: 21 Goldings Rise, Loughton, IG10 2QP

Proposal: Certificate of Lawful Development for proposed conversion of garage to habitable space.

The Committee NOTED this application.

Approval of details reserved by a condition:

Application No: EPF/1487/26

Officer: Suleman Uddin

Location: 47, Clovelly, York Hill, Loughton, IG10 1HZ

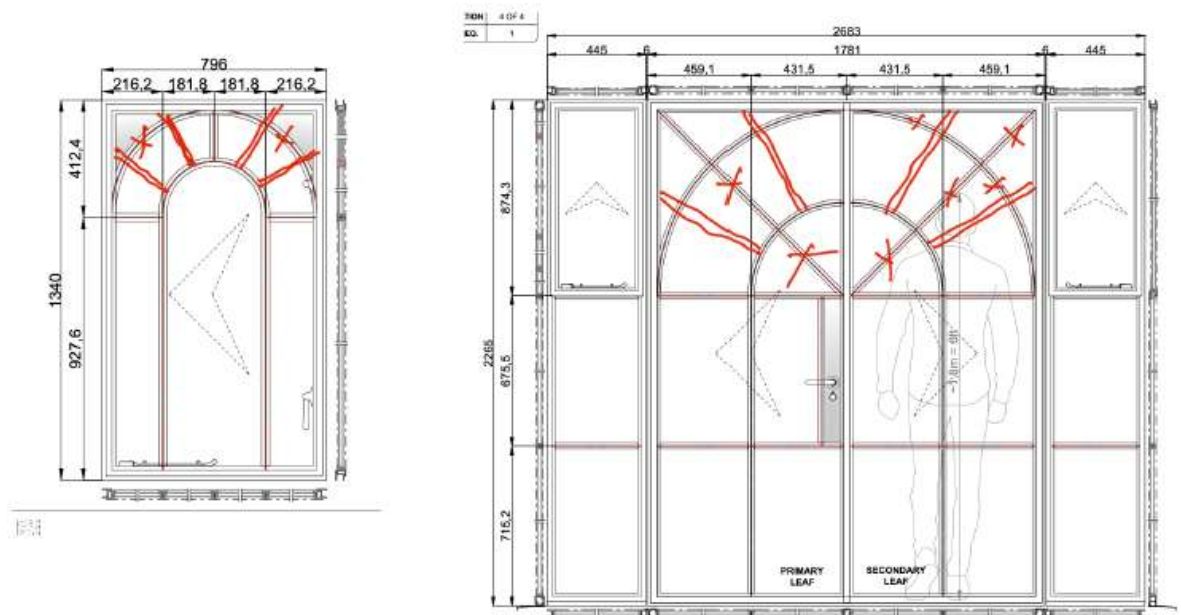
Proposal: Approval of Details Reserved by Conditions 3 and 4 Details of External Finishes of EPF/2147/25 (Single storey rear extension at lower ground level).

Normally, an arched frame should fit into an arched opening. The proposed designs are the results of attempting to integrate arched details into rectangular openings and hence, look odd (alien to the Georgian language).

The proposed designs also have inherent problems that stem from the outer arches and the converging radial segments creating acute corners which make it impossible to fabricate the double glazed units and simultaneously accumulate large amount of putty at the sharp points. It would be better to remove the outer arches and the segments adjusted to 30/60 degrees to radiate from the inner arch. This would avoid the solid panels to Items 1, 2 and 3 and also increase the see through area generally (view from the inside).

Although the glass spec is not within our remit, we would suggest that the glass for inner and outer panes is specified to proper security and safety standards. Similarly, we would advise the inclusion of top and bottom bolts to the doors plus window stay locks as required by the insurance company.

Note that trickle ventilation/ adjustable air vents would be necessary to substitute for the existing leaky timber windows that had provided some airflow.



PL523 Decisions

The Committee NOTED the decisions for July 2026.

PL524 Licensing Applications

**524.1 Application for a new Premises Licence for Travelodge Hotel
Langston Road Loughton IG10 3SD.**

The following licensing application was received after the issue of the agenda for this meeting. Comments are required by 8 September 2026 (the next Planning & Licensing Committee meeting to be held on 7 September 2026).

The applicant is requesting the following licensable activities:

- **Sale of Alcohol (on and off sales)**
Monday to Sunday – 00:00- 00:00
- **Late Night Refreshment (indoors)**
Monday to Sunday 23:00- 05:00
- **Hours Premises are open to the Public**
Monday to Sunday – 00:00-00:00

The Committee OBJECTED to this application on the grounds that there should be no off sales at this premises. Sale and consumption of alcohol should only be permitted on site, in order to comply with the following licensing conditions:

- 1 The prevention of crime and disorder
- 2 Public safety
- 3 The prevention of public nuisance

PL525 Enforcement and Compliance

The Planning Committee Clerk informed members that following a reported breach of an advertisement sign attempting to be erected on the grass verge outside 10 Rectory Lane for RTS Roofing Supplies on 13 August, the works were quickly stopped, with no planning permission having been sought, and the matter being a criminal offence. The EFDC Enforcement Officer thanked the Town Clerk and Vice Chairman of the Planning Committee for intervening in this breach and for bringing this matter to the attention of the Enforcement Team.

Signed:
Date: 17 August 2026