

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 21 September 2026 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: J Riley (in the Chair)
W Dodd K-W Lee C Ubah
S Murphy (as substitute for Cllr Davies)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL535 Apologies for Absence

Apologies for absence were received from Cllrs Davies and Minhas (Cllr Minhas having been caught in traffic on the M25, and unlikely to arrive before the meeting concludes, due to the limited agenda).

Cllr Murphy had been nominated as substitute for Cllr Davies. Cllr Riley would therefore take the Chair for this meeting.

PL536 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application: EPF/1510/26 – 5 Firs Drive, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

PL537 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 7 September 2026 were CONFIRMED as a correct record and signed by the Chairman.

PL538 Public Representations

None were received for this meeting.

PL539 Matters for Report

539.1 Notice of Appeal

EPF/1593/25 – Land to the rear of 71 Stonards Hill, Loughton, IG10 3EH. Proposal: New Custom and Self-Build Dwelling. (Appeal ref no: 6015293 – Min no PL334.1)

The Committee strongly supported the refusal reasons of the local planning authority regarding this application, and reiterated its previous comments on this proposal, min no PL334.1, which were:

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

The Committee OBJECTED to this application stating the proposal was garden grabbing and out of character with the street scene. It was an overdevelopment for such a small plot, and would result in a significant reduction in the garden for 71 Stonards Hill and also leave inadequate private amenity space for the residents of the proposed additional dwelling.

The living room was very small, less than the minimum standard for a new build. The proposed was forward of the building line of the street. Contrary to policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Granting permission would set a dangerous precedent.

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."

539.2 Notice of Appeal – Decision

EPF/2305/25 – Mulberry Interiors, 8, Church Hill, Loughton, Essex IG10 1LA (Appeal ref no: 6007526)

The Committee NOTED the information received from Epping Forest District Council that this appeal had been dismissed.

539.3 Epping Forest District Council Planning Committee B Notification – EPF/2020/20 - Garage Site at Ladyfields, Loughton, IG10 3RP – Min no PL521.2

Cllr Riley informed the Committee that he had attended the Civic Offices, Epping, for the Planning Committee A meeting on 2 September when this matter was originally listed for consideration, to discover the meeting had been cancelled without notification having been received.

The Planning Committee Clerk reported that the Committee Chairman, Cllr Davies, had confirmed that she was available to attend this meeting and had been registered to speak against the above application, following this Committee's objection.

539.4 Licensing Act 2003: Premises Licence Application in respect of Loughton Travelodge, Langston Road, Loughton, IG10 3SD (Min no PL530.3) – Panel Invite

Cllr Riley confirmed that he was available to attend the above meeting to represent the Planning & Licensing Committee, outlining its objection to this proposal. The Planning Committee Clerk would register him to speak.

PL540 Planning Applications

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

540.1 Full Planning Permission:

No applications had been listed under this permission.

540.2 Removal/variation of conditions - Section 73 TCPA

No applications had been listed under this permission.

540.3 Consent to display an advertisement

No applications had been listed under this permission.

540.4 Householder Planning Permission:

Application No: EPF/1510/26

Officer: Mohinder Bagry

Location: 5 Firs Drive, Loughton, IG10 2SL

Proposal: Alteration of existing roof to a raised, primary gable end roof. Proposed chalet bungalow to provide loft accommodation, rear extension, rear flat roof dormer, new openings and rooflights and an inset balcony.

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. Members considered this would set an unwelcome precedent.

Members supported the comments of the Conservation Officer regarding the design quality of this proposal:

"..., some elements of the scheme appear to be of poor-quality design that fail to positively reflect the character of its built environment and erode the existing neutral contribution of the site to its setting. This is contrary to local conservation (DM7) and design (DM9) policies and national guidance.

We recommend the current proposal be amended to either omit or redesign the proposed large rear dormer and front rooflight in order to suitably minimise any adverse impact."

The Committee requested the applicant fine-tuned the proposed form and materials of the proposal, confirming it would reconsider the application if this was taken on board.

540.5 Listed building consent (Alt/Ext)

No applications had been listed under this permission.

540.6 Consent under Tree Preservation Orders

Application No: EPF/1687/26

Officer: Thomas Peppiatt

Location: 15 Ollards Grove, Loughton, IG10 4DW

Proposal: TPO/EPF/17/04

T1: Liquidambar - Crown reduce by up to 2m, as specified.

T2: Cedar - Crown reduce by up to 2m, as specified. Reduce laterals towards building by up to 2m, as specified.

NB: The permitted specification of works is detailed in the condition.

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.

540.7 Deemed Permission and Others – provided for information only:

Lawful Development Certificate Proposed:

Application No: EPF/1694/26

Officer: Nicola Bickerstaff

Location: 51 Church Hill, Loughton, IG10 1QP

Proposal: Certificate of Lawful Development Proposed Single storey rear extension.

The Committee NOTED this application.

Application No: EPF/1703/26

Officer: Nicola Bickerstaff

Location: 1 The Gables, Church Lane, Loughton, IG10 1PD

Proposal: Certificate of Lawful Development Proposed Removal of garage door. Construct a wall with a window and door to replace the garage door. Minor alterations to the inside of the garage to create a home office and storeroom.

The Committee NOTED this application.

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

Application No: EPF/1689/26

Officer: James Rogers

Location: 7 Barncroft Green, Loughton, IG10 3ET

Proposal: Demolish existing structures and construct single storey rear extension.

The Committee confirmed it would support any neighbour objection to this proposed extension due to its excessive length/depth.

Approval of details reserved by a condition:

Application No: EPF/1706/26

Officer: Loredana Ciavucco

Location: 2 Clays Lane, Loughton, IG10 2RZ

Proposal: Approval of Detail Reserved by Condition 6 Trees and Landscaping (Extension to rear and side of property, and associated landscape works).

The Committee NOTED this application, but drew the Planning Officer's attention to the extent of solid paving at the rear stating it should be permeable.

Application No: EPF/1713/26

Officer: Yee Cheung

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

Proposal: Approval of Detail Reserved by Condition 13 Lighting 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).

The Committee NOTED this application.

PL541 Decisions

The Committee NOTED the decisions for August 2026.

PL542 Licensing Applications

542.1 Application for a New Premises Licence - Palm Bay Caribbean, 17-19 The Broadway, Loughton, IG10 3SP

The Committee had NO OBJECTION to this application.

542.2 Application for local promotional activity on Loughton High Street – Kaani Kaana, an award winning Bangladeshi & Indian takeaway.

Having NOTED that the Local Licensing Authority had advised that no licensing permission was required for this proposal, the Committee recommended the proposed display gazebo be sited on Centric Parade, preferably either side of the Art Stall (outside The Card Factory, 214 High Road), or at the end outside drYP, (184 High Road), where the pavement was wider, causing less of an obstruction for pedestrians.

PL543 Enforcement and Compliance

No Enforcement notices had been received.

Signed:

Date: 5 October 2026