# LOUGHTON TOWN COUNCIL

## PLANNING AND LICENSING COMMITTEE

**MINUTES of the Meeting held on Monday 5 October 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
S Murphy (as substitute for Cllr Minhas)

**Also present:**

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

**PL544 Apologies for Absence**
Apologies for absence were received from Cllr Minhas. Cllr Murphy had been nominated as substitute for Cllr Minhas. Cllr Ubah had sent his apologies electronically; these were not recorded at the meeting.

**PL545 Declarations of Interest**
No declarations of interest were declared for this meeting.

**PL546 Confirmation of Minutes**
The Minutes of the meeting of the Planning and Licensing Committee held on 21 September 2026 were CONFIRMED as a correct record and signed by the Chairman.

**PL547 Public Representations**
None were received for this meeting.

**PL548 Matters for Report**

**548.1 Notices of Appeal**

**548.1.1 EPF/0086/26 – Land at Whitakers Way to the rear of the rear of 47 - 49 Baldwins Hill Loughton IG10 1SF. Proposal: Erection of 2 storey 3 bedroom self-build detached dwelling. (Appeal ref no: 6015555 – Min no PL394.1)**

The Committee strongly supported the objections of the Conservation Officer, received by the Planning Officer, after the meeting of this Committee when commenting on this application. It also draws the attention of the Planning Officer to the comments of the Environment Officer regarding flood risk.

Members reiterated their previous comments to this application which were (min no PL394.1):
*"The Committee NOTED the contents of 6 letters of objection. A member of the public addressed the meeting.*

*The Committee OBJECTED to this application. Members noted that the submitted plans failed to provide clear measurements, offering only an ambiguous scale bar. Clear drawings with full measurements should be provided to enable proper scrutiny of*

*the actual proposal, including dimensioned drawings (site plan, plans and elevations, distances from the boundaries) with accurate scale bars to avoid any doubt on the size of the development.*

*Although the proposal had been slightly reduced in size from the previous refused application, it remained too large by reason of its bulk and mass. This would create a negative impact on the neighbouring historic 'Monkwood Cottage' and the Baldwins Hill Conservation Area.*

*It was also noted that whilst the applicant had moved the proposal away from the Oak tree, to try and mitigate that earlier refusal reason, it had actually moved closer to the historic cottage, causing further detrimental impact to that building and its occupants, this cottage being of great significance to the character and appearance of the Conservation Area.*

*The change of position of the proposed dwelling would also impact neighbouring residents in Baldwins Hill caused by a loss of view, with a flank wall facing the gardens and a loss of sunlight, resulting in shading on those neighbouring properties.*

*The Committee also considered the proposal would detrimentally impact further on the current parking/traffic stress experienced in Whitakers Way and Baldwins Hill due to the location of Woodcroft School and the Loughton Potato Ground allotments at the end of Whitakers Way, which this application had failed to take into consideration.*

*The application was considered a totally inappropriate garden grabbing development, which due to its siting would negatively impact the Epping Forest SAC, the Baldwins Hill Conservation Area and the amenity of neighbours. It was contrary to Policies T1, DM2, DM3, DM7, DM9 and DM10 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."*

**548.1.2 EPF/0692/26 – 28 Albion Hill, Loughton, IG10 4RD. Proposal: Proposed extensions to front, side, rear and roof to enlarge and update the existing detached house including basement. (Appeal ref no: 6016094 – Min no PL454.4)**

The Committee NOTED the information received from Epping Forest District Council.

**548.2 Planning Application Re-consultation Householder Planning Permission: EPF/0712/26 – 61 Traps Hill, Loughton, IG10 1TD. Proposal: Erection of replacement front boundary wall and soft landscaping – Min no PL452.4.**

The Committee OBJECTED to this application stating that both examples provided by the applicant in support of the proposal, were not of dwellings similarly positioned to this one, i.e. with a narrow pavement fronting the house and a nearby bus stop.

The proposed boundary wall was too high and out of keeping, with no planting included. This would create a negative impact on the street scene, contrary to policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The sightline from this property only extended as far as two houses in either direction, therefore the residents and oncoming traffic would have limited / impeded vision of vehicles entering / exiting this property if the boundary wall was too high, creating a highway safety issue. Contrary to policy T1(E) of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members considered the existing front boundary design, including suitable planting, to be preferable to that proposed and suggested the installation of 2 x drop-in bollards each side of the drive as a means of car security.

**548.3 Licensing Application: Application for a new Premises Licence for Travelodge Hotel Langston Road Loughton IG10 3SD – Min no PL524.1 – (Min no PL530.3) – Panel Invite**

Following further information received from the applicant, the Committee AGREED to withdraw its objection to this application, subject to the inclusion of the further condition, below, agreed by the applicant:

"At all times the Off sales of alcohol will be restricted to hotel residents and bona fide guests of hotel residents".

**PL549 Proposed Planning Application: Data Centre on Land at New Barns Farm, Chigwell – Proposals for Roding Campus**

The Committee NOTED the information received in respect of the above proposal, and AGREED that it would be minded to submit comments to the local planning authority once a formal application had been made.

**PL550 Planning Applications**

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

**550.1 Full Planning Permission:**

**Application No:** EPF/1750/26
**Officer:** Caroline Brown
**Location:** Cassis Court, Chigwell Lane, Loughton, IG10 3UA
**Proposal:** Demolition of the existing bin store area and construction of a larger bin store area.

The Committee had NO OBJECTION to this application. However, members drew the attention of the Planning Officer to the land movement at the site of the retaining wall to this development.

**550.2 Removal/variation of conditions - Section 73 TCPA**

No applications had been listed under this permission.

**550.3 Consent to display an advertisement**

No applications had been listed under this permission.

**550.4 Householder Planning Permission:**
**Application No:** EPF/1738/26
**Officer:** Suleman Uddin
**Location:** 44 Ollards Grove, Loughton, IG10 4DW
**Proposal:** Proposed front extension to replace an existing garage.

The Committee had NO OBJECTION to this application. However, members expressed concern regarding drainage (building over and incorporating a drain hole), requesting the Planning Officer drew this to the attention of Building Control.

**Application No:** EPF/1786/26
**Officer:** Nathaniel Raimi
**Location:** 43 Forest View Road, Loughton, IG10 4DY
**Proposal:** Rear outbuilding.

The Committee OBJECTED to this application, stating the height was excessive. The outbuilding should be located a minimum of 2m from the boundary of the forest. The design should be more eco-friendly, considering its close proximity to the forest. Members expressed concern that the ground level was likely to be lower than the main house and foul drainage connection may not be possible. The shower drainage should not run off into the forest.

**550.5 Listed building consent (Alt/Ext)**
No applications had been listed under this permission.

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

**550.7 Deemed Permission and Others – provided for information only:**
**Prior approval Part 1 Class A.1(ea): Larger home extension:**
**Application No:** EPF/1420/26
**Officer:** James Rogers
**Location:** 65 Stonards Hill, Loughton, IG10 3EH
**Proposal:** A single-storey lean-to style conservatory of PVCu construction with a dwarf wall base, attached to the rear elevation of the property. The structure features a white PVCU frame with 28mm toughened safety glass glazing and a glazed roof incorporating blue self-cleaning, solar-control glass panels.

The Committee NOTED this application.

**Approval of details reserved by a condition:**
**Application No:** EPF/1774/26
**Officer:** Muhammad Rahman
**Location:** Alandale Scaffolding, Langston Road, Loughton IG10 3SL
**Proposal:** Approval of Details Reserved by Condition 8 Flood Risk Assessment of EPF/1165/22 and S73 EPF/0388/26 (Outline Planning Permission EPF/1165/22 and the subsequent approved Section 73 application EPF/0388/26 (outline permission for a new data centre with some matters reserved)).

The Committee NOTED this application.

**Application No:** EPF/1785/26
**Officer:** Muhammad Rahman

**Location:** Alandale Scaffolding, Langston Road, Loughton IG10 3SL
**Proposal:** Approval of Details Reserved by Condition 4 (Contaminated Land) of EPF/1165/22 & EPF/0388/26 (New Data Centre).

The Committee NOTED this application.

**PL551 Decisions**

No decisions notices had been received.

**PL552 Licensing Applications**

**552.1 Application for a Pavement Licence Renewal – Dada, 31 Station Road, Loughton, Essex, IG10 4NZ**

The Committee had NO OBJECTION to this application.

**PL553 Enforcement and Compliance**

No Enforcement notices had been received.

**Signed: ……..…**
**Date: 19 October 2026**