

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Tuesday 27 May 2025 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: J Riley (in the Chair)
W Dodd K-W Lee R Minhas
S Murphy C Ubah

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL239 Apologies for Absence

Apologies for absence were received from Cllr Davies. Cllr Riley therefore took the Chair for this meeting. The Planning Committee Clerk advised that no substitute had been nominated for Cllr Davies.

PL240 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications, EPF/0856/25 – 28 Ollards Grove and EPF/0901/25 – 12 Greenfields, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

The Committee also declared a non-pecuniary interest in agenda item 7.1.1, licensing application for a New Premises licence for Refan Beauty Ltd, 38C Chigwell Lane, IG10 3NY, as comments for this item had been received from Cllr Murray, Loughton Town Councillor Ward Councillor for this area.

PL241 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 12 May 2025 were CONFIRMED as a correct record and signed by the Chairman.

PL242 Matters for Report

242.1 Notice of Appeal

242.1.1 EPF/0012/25 – 26 Station Road, Loughton, IG10 4NX.

Proposal: Construction of an ancillary garden structure, serving as a home office. (Construction had commenced, now paused until application determination). (Appeal ref no: APP/J1535/ D/25/3364819 – Min no PL190.2)

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

PL243 Planning Applications

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

243.1 Full Planning Permission:

Application No: EPF/0856/25

Officer: Rhian Thorley

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Replacement Single Dwelling House.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating that the proposal was out of keeping with neighbouring properties and overbearing, by reason of its height and bulk, resulting in a detrimental impact on this part of Ollards Grove and the wider area. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The demolition of the existing building would be unjustified on sustainability and embedded carbon grounds and no justification had been provided for its loss. It is not sustainable to knock down existing buildings and replace them with completely new builds, as stated in paragraph 152 of the NPPF: *“152. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure”.*

Members expressed concern that the TPO'd trees at this site had been removed without consent and that no enforcement action had been taken in this regard. The Committee drew the attention of the Tree and Landscaping Officer to the lack of a Planting Scheme in relation to the removed TPO'd trees, as previously requested, and the need for this to be addressed before this application can be decided.

Application No: EPF/0897/25

Officer: Suleman Uddin

Location: 284 Job Centre, High Road, Loughton, IG10 1RH

Proposal: Installation of 4no condenser units on existing main roof.

The Committee OBJECTED to this application.

However, members AGREED to waive their objection if the applicant was prepared to introduce environmentally friendly screening, to prevent the “industrial” element of these units impacting the visual amenity of the street scene, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

243.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/0855/25

Officer: Muhammad Rahman

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Variation to timing of Condition 8 (EVCP) attached to approved consent EPF/0035/24 (Redevelopment of the site to provide a new self-storage facility (Use Class B8), new light Industrial workspace / incubator units (Use Class E(g)(iii)) and a new hotel (Use Class C1) with associated car and cycle parking, landscaping and other works ancillary to the development (Revised Scheme to EPF/1204/22).)

The Committee had NO OBJECTION to this application.

243.3 Householder Planning Permission:

Application No: EPF/0519/25

Officer: Suleman Uddin
Location: 3 Highland Avenue, Loughton, IG10 3AJ
Proposal: Proposed ground floor rear extension and part first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0715/25
Officer: Samuel Finnis
Location: 16 Dunmow Close, Loughton, IG10 3AS
Proposal: Loft conversion with dormers and front skylights.

The Committee OBJECTED to this application on the grounds that the proposed front dormer was of poor design quality, resulting in a negative impact on the street scene, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members also noted that the drawings provided were inaccurate. No. 15 (adjoining) should have been drawn. No.15 is at a higher level and further back. The party wall at the rear is higher than the roof of no.16. The proposed rear roof extension would be partly against the party wall but partly above the roof of no.15, leaving about a 200mm gap to no.15 roof extension. The gap is not sufficient for construction and maintenance (for both properties). Hence there should be a sufficient gap between the proposed rear roof extension and the party wall for construction (and maintenance) as well as to satisfy policy DM9.

Application No: EPF/0840/25
Officer: Klajdi Koci
Location: 55 Spring Grove, Loughton, IG10 4QD
Proposal: Proposed first floor extension and loft rooms.

The Committee had NO OBJECTION to this application.

Application No: EPF/0873/25
Officer: Klajdi Koci
Location: 43 The Uplands, Loughton, IG10 1NQ
Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0878/25
Officer: Mohinder Bagry
Location: 15 Drayton Avenue, Loughton, IG10 3DF
Proposal: Erection of a single-storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0901/25
Officer: Mohinder Bagry
Location: 12 Greenfields, Loughton, IG10 3HH
Proposal: Single and two storey rear extension plus the conversion of existing attached brick storage rooms to a utility room.
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0907/25

Officer: Mohinder Bagry

Location: 46 Upper Park, Loughton, IG10 4EQ

Proposal: Proposed new main roof, incorporating a new loft conversion with a flat roof rear dormer with a Juliet balcony.

The Committee had NO OBJECTION to this application.

243.4 Consent under Tree Preservation Orders:

Application No: EPF/0903/25

Officer: Robin Hellier

Location: 68 Habgood Road, Loughton, IG10 1HE

Proposal: TPO/EPF/25/94 (Ref: A1)

A1: Ash - Crown reduce height and spread by up to 3m, as specified.

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

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant protected tree. It therefore objected to this application.

Members considered this tree brought a strong visual amenity to this location providing good screening, as specified in Policy DM9.

Application No: EPF/0904/25

Officer: Robin Hellier

Location: 26 Pyrles Lane, Loughton, IG10 2NH

Proposal: TPO/EPF/31/89

T2: Oak - Crown reduce height by up to 4m and blend into upper crown, as specified.

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

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant protected tree. It therefore objected to this application.

Members considered the proposed reduction of up to 4m was excessive, and the tree was not fighting for light. The reduction would only encourage more vigorous regrowth.

If this application was approved, any works should be strictly adhered to as recommended by the Tree Officer.

Application No: EPF/0911/25

Officer: Robin Hellier

Location: 2 Clays Lane, Loughton, IG10 2RZ

Proposal: TPO/EPF/42/91 (Ref: T5)

T1: Corsican Pine - Fell and replace, as specified.

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

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.

The drawings provided showed that the tree had been intentionally damaged to likely kill it. However, this had resulted in the tree growing out and had

unbalanced it. Members noted that no replacement tree had been identified in the application, which was required.

If this application was approved, any works should be strictly adhered to as recommended by the Tree Officer.

Application No: EPF/0983/25

Officer: Robin Hellier

Location: Carlton House, Algernon Road, Loughton, IG10 4RS

Proposal: TPO/EPF/18/99 (Ref: T12, T10, T3)

T17, T27: Bird Cherry - Crown reduce to previous points, as specified.

T19: Ash - Crown reduce to previous points, as specified.

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

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.

243.5 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0883/25

Officer: Klajdi Koci

Location: 72 Alderton Hall Lane, Loughton, IG10 3HE

Proposal: Certificate of Lawful Development for proposed loft conversion including main roof extension to the rear with Juliet balcony, removal of chimney, internal alterations and outbuilding.

Application No: EPF/0962/25

Officer: Muhammad Rahman

Location: 7 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Approval of Details Reserved by Condition 4 'Surface Water Drainage' of EPF/0144/23 allowed on appeal (Proposed detached 3 bedroom dwelling in an existing side garden).

Application No: EPF/0965/25

Officer: Suleman Uddin

Location: 59 Valley Hill, Loughton, IG10 3AL

Proposal: Certificate of Lawful Development for a proposed hip to gable loft conversion with rear dormer and front roof light.

Application No: EPF/0966/25

Officer: Rhian Thorley

Location: 32 Lushes Road, Loughton, IG10 3QB

Proposal: Certificate of lawful development for a proposed care home for disadvantaged children.

PL244 Decisions

244.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL245 Licensing Applications

245.1 Application for a New Premises licence – Refan Beauty Ltd, 38C Chigwell Lane, Loughton, IG10 3NY

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

PL246 Enforcement and Compliance

No reports had been received.

Signed:

Date: 9 June 2025

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 9 June 2025 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
S Murphy J Riley C Ubah

Also present: Cllr D Wixley

Officers: Debra Paris (Planning Committee Clerk)

PL247 Apologies for Absence

There were no apologies for absence for this meeting.

PL248 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application, EPF/0806/25 – 120 Valley Hill, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

PL249 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 27 May 2025 were CONFIRMED as a correct record and signed by the Chairman.

PL250 Matters for Report

The Planning Committee Clerk reported that the agenda for the meeting of Planning Committee A at Epping Forest District Council for 25 June 2025 had been published today. The agenda included Planning application, EPF/0137/25 - 45 Sparelease Hill, Loughton IG10 1BS, which the Committee had objected to. The District Planning Officer has recommended this application for approval. The Planning Committee Clerk would forward details of this item to members, for confirmation of availability to attend the meeting.

PL251 Planning Applications

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

251.1 Full Planning Permission:

Application No: EPF/0806/25

Officer: Alex Sadowsky

Location: 120 Valley Hill, Loughton, IG10 3AU

Proposal: Demolition of existing single storey dwelling and construction of 2no. self-build new dwellings including link, private amenity, off street car parking, landscaping and boundary treatment.

The Committee NOTED the contents of a letter of objection.

Members noted that the previous application for this site had been withdrawn with good reason.

The Committee OBJECTED to this application on the following grounds:

The proposed removal of the street tree and grass verge to the front of the site on Valley Hill, would be detrimental to the street scene, negatively impacting the environment, contrary to Policy DM5 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023), *to enhance the public realm through the provision and/or retention of trees and/or designated and undesignated open spaces within built-up areas.*

This is a particularly hazardous junction, and the proposal for vehicles to drive into the parking bays, reversing in and out, on to a busy road (Valley Hill) would create a road safety issue. A Lollipop Person is situated here to assist the local children and public crossing Valley Hill to access Whitebridge Primary School, located in Greensted Road.

The proposed crossover would be too close to the junction. Vehicles at this junction dangerously park on the pavement and crossover, with traffic moving at excessive speed on Valley Hill, a Speed Indication Device (SID) had recently been installed nearby, with a local voluntary speed watch group in operation. Visibility when pulling out onto Valley Hill from this junction is restricted as the road goes down on both sides. Following recent road resurfacing at this junction the double yellow lines have yet to be reinstated by ECC Highways. If they were reinstated, as they should be on safety grounds, the lines would extend to be in front of the proposed crossovers and as such may deter parking on the crossovers, which if allowed would block sight lines for vehicles turning into Valley Hill from Greensted Road. The proposed parking bays would be better situated on the Greensted Road side of the plot.

The proposed ground floor would be partly inside 122. Although this is a Building Regulations issue planning application for 122 should be submitted in conjunction.

The proposed would be too close to Greensted Road. The rear elevation being greatly forward of the front facades along the street. This would be detrimental to the street scene on Greensted Road.

The internal area of the proposed end house is less than the minimum requirement. Both houses have Insufficient storage internally (restricted below the stairs). The proposed rear gardens for both dwellings are less than the minimum length of 10m. The garden of the proposed end house is less than the minimum of 50sqm. Both the substandard interior and the gardens are signs of overdevelopment. Members considered the site was insufficient to house two dwellings. They also noted the Proposed Block Plan submitted was incorrect. The application was therefore contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

If the local planning authority was minded to approve this application, members requested that a condition is imposed for an environmental compensation offer, which has not been included in the plans. Also, for Swift Bricks to be included in the construction, to mitigate the decline of this species, as laid out in Policy DM1, Habitat Protection and Improving Biodiversity: *“A. All development should seek to deliver net biodiversity gain in addition to protecting existing habitats and species”.*

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/1018/25

Officer: Mohinder Bagry

Location: Unit 3, 2 Station Road, Loughton, IG10 4NX

Proposal: Installation of access hatch and associated external alterations.

The Committee had NO OBJECTION to this application. However, members requested a condition be imposed for the proposed brickwork to be rendered to match existing.

251.2 Householder Planning Permission:

Application No: EPF/0661/25

Officer: Samuel Finnis

Location: 23 Longfield, Loughton, IG10 4EE

Proposal: Part single part double storey rear extension and rooflights.

The Committee had NO OBJECTION to this application. However, members requested that a green roof should be considered for the flat roof, to mitigate the visual impact for the neighbour, and as compensation for the proposed moving of the tree in this proposal.

Application No: EPF/1004/25

Officer: Klajdi Koci

Location: 31 The Crescent, Loughton, IG10 4PY

Proposal: Single storey rear extension.

The Committee OBJECTED to this application, stating the extension severely cuts across the 45 degree line, negatively impacting the neighbour's amenity. The extension should be reduced to the permissible 3m or configured to avoid the intersection. Bitumen felt would not be appropriate. A good quality single ply membrane or green roof would be permissible.

Application No: EPF/1007/25

Officer: Samuel Finnis

Location: 48 Upper Park, Loughton, IG10 4EQ

Proposal: Single storey rear extension and refurbishment of existing dwellinghouse, including upgrading of existing flat roofs, windows and doors. Modification of front ground floor lean-to roof to improve elevational balance and rebuilding partial ground front elevation to match original bricks.

The Committee had NO OBJECTION to this application.

However as the flat roofs are to be replaced and extended a good quality roofing membrane (instead of bitumen felt) would be preferred. Also, the side edge on the boundary with 46 should have a minimal upstand to prevent water from spilling over the edge.

251.3 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1021/25

Officer: Suleman Uddin

Location: 179 Smarts Lane, Loughton, IG10 4BW

Proposal: Certificate of Lawful Development for a proposed loft conversion on the main and rear addition roof.

Application No: EPF/1063/25

Officer: James Rogers

Location: 16 Deepdene Path, Loughton, IG10 3PS

Proposal: The removal of a 3.20m deep conservatory and the construction of a 3.60m deep, 3.60m maximum height, 2.80 height to eaves ground floor rear extension with pitched roof along with 2 no. rooflights. Walls to have rendered finish to match house.

PL252 Decisions

252.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL253 Licensing Applications

No Licensing Applications had come to the attention of officers.

PL254 Enforcement and Compliance

No reports had been received.

Signed:

Date: 23 June 2025

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 23 June 2025 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
S Murphy J Riley

Also present: Cllr J Obaseki

Officers: Debra Paris (Planning Committee Clerk)

PL255 Apologies for Absence

Apologies for absence were received from Cllr Ubah for this meeting, no substitute had been nominated.

PL256 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications, EPF/1038/25 – 56 Hereward Green and EPF/1107/25 – 44 Upper Park, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

PL257 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 9 June 2025 were CONFIRMED as a correct record and signed by the Chairman.

PL258 Matters for Report

258.1 Epping Forest District Council, Planning Committee A to consider Planning Application EPF/0137/25 – 45 Sparelease Hill, IG10 1BS

Cllr Riley confirmed that he would attend this meeting to make representations on behalf of the Planning and Licensing Committee against the above application.

Cllr Obaseki confirmed that she would either attend the meeting or observe on the webcast, as this application falls within her Ward.

PL259 Planning Applications

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

259.1 Full Planning Permission:

No Matters Were Listed Under This Permission.

259.2 Householder Planning Permission:

Application No: EPF/0872/25

Officer: Klajdi Koci

Location: 20 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Erection of single-storey side/front extension.

The Committee had NO OBJECTION to this application. However, members expressed a concern that the side extension should be set back by at least one brick (225mm), or preferably 300mm, to maintain hierarchy of the main house and to also allow a different window type. This would enhance the street scene and be in accordance with Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/1014/25

Officer: Klajdi Koci

Location: 12 The Meadway, Loughton, IG10 3AN

Proposal: Single storey rear extension with pitched roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/1033/25

Officer: Mohinder Bagry

Location: 15 Roundmead Close, Loughton, IG10 1QD

Proposal: Demolition of existing garage and build two storey extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1038/25

Officer: Caroline Brown

Location: 56 Hereward Green, Loughton, IG10 2HF

Proposal: Proposed erection of detached building for use as ancillary residential annexe.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the basis that the proposed unit was below the recommended size prescribed in the nationally described minimum space standards. The accommodation would overlook neighbouring properties on Hereward Green as a result of the short depth of the garden.

Members noted that an Arboricultural Report was submitted by the applicant but does not appear to have been referred to Epping Forest District Council Tree & Landscaping Officers for a response. There are TPO'd trees on site that will be impacted by this proposal. Comments from Tree Officer's should therefore be sought.

Application No: EPF/1102/25

Officer: Klajdi Koci

Location: 21 Wellfields, Loughton, IG10 1PB

Proposal: Retrospective consent for 4 no linked air conditioning units to the side of the house.

Members deplored the retrospective nature of this proposal, and for the blatant disregard of the planning process, following the applicant's withdrawal of the previous application in 2023, but installing the units anyway.

The Committee OBJECTED to this application stating that the air conditioning units negatively impact the amenity of the neighbours at no 19, caused by noise pollution and creating an eyesore, contrary to Policies DM9 and DM21 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members considered the units should be relocated to the rear of the host dwelling to negate the impact on the neighbours.

Application No: EPF/1107/25

Officer: Suleman Uddin

Location: 44 Upper Park, Loughton, IG10 4EQ

Proposal: Installation of a fence and gate (retrospective).

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this proposal.

The Committee OBJECTED to this application, stating the fence is out of character with this part of Upper Park, by reason of its height, use of materials and solid design. Railings would be a preferable option rather than a solid fence, in accordance with Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members noted that some of the examples provided in the application do not appear to have planning consent either and are irrelevant; and that there are contrary statements made in the justification report.

Application No: EPF/1108/25

Officer: Suleman Uddin

Location: 44 Upper Park, Loughton, IG10 4EQ

Proposal: Construction of 2no. outbuildings in rear garden (retrospective).

Members deplored the retrospective nature of this proposal.

The Committee OBJECTED to outbuilding 2, in this application, on the basis of the negative impact this has created for the amenity of the neighbours. Members also considered this had resulted in an overdevelopment of the site.

259.3 Consent under Tree Preservation Orders:

Application No: EPF/1125/25

Officer: Robin Hellier

Location: Shelter 17m From 59 Maple Gate 7m From A1168, Rectory Lane, Loughton, IG10 1PR

Proposal: TPO/EPF/03/88 (Ref: T1, T2, T5, G1, G2)

G1: Ash - Selective prune away from street lighting, signage and footpath, as specified. Crown lift by up to 5.2m, as specified.

T2: Ash - Selective prune away from street lighting, as specified. Remove epicormic growth up to 5.2m from ground, as specified.

T3: Ash - Crown lift by up to 5.2m away from bus shelter, as specified.

T4, G5: Lime - Crown lift by up to 5.2m, 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.

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.

259.4 Deemed Permission and Others– provided for information only:

The Committee NOTED the following application:

Application No: EPF/1025/25

Officer: Suleman Uddin

Location: 60 The Uplands, Loughton, IG10 1NH

Proposal: Certificate of Lawful Development for a proposed single storey rear extension.

PL260 Decisions

260.1 Decisions by Epping Forest District Council

The Committee NOTED the decision notices for May 2025.

PL261 Licensing Applications

261.1 Street Trading application: Outside 216, High Road, Loughton, IG10 1ET

The Committee had NO OBJECTION to this application.

PL262 Enforcement and Compliance

No reports had been received.

Signed:

Date: 7 July 2025

LOUGHTON TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 7 July 2025 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
W Dodd K-W Lee S Murphy
J Riley

Also present: Cllr D Wixley Cllr J Obaseki (from Min no 264)

Officers: Debra Paris (Planning Committee Clerk)

One member of the public.

The Committee AGREED to bring forward planning application EPF/1166/25 – 10 Ashfields, after agenda item 3, Confirmation of Minutes, as a member of the public present at the meeting had an interest in this item.

PL263 Apologies for Absence

Apologies for absence were received from Cllr Minhas for this meeting, he had a vehicle issue and was awaiting breakdown assistance. If possible, he hoped to join the meeting later.

Cllr Obaseki joined the meeting.

PL264 Declarations of Interest

Cllr Wixley declared a non-pecuniary interest in the following planning applications: EPF/1129/25 – 121 Roding Road, and EPF/1222/25 – Unregistered land along rear of 18-32 Witham Close IG10 3BQ. Having previously been a District Councillor, as a member of Epping Forest District Council's Area Plans South Committee, he had considered earlier applications for these sites and attended site visits. He had also been in communication with residents, in his role as a Town Councillor, in respect of the current application, EPF/1129/25 for 121 Roding Road.

Cllr Wixley advised the public present that he was not a member of this Planning Committee, so under Standing Orders could therefore not vote on any of the proposals under consideration, but he would comment on them.

The Committee declared a non-pecuniary interest in the following agenda items:

- i. Planning Application EPF/1151/25 – 23, Higher Still, Church Lane, as the applicant was known to members.
- ii. Application for a Pavement Licence – Fable Stores, 202-204 High Road, as there could be a potential conflict of interest with the Town Council's ongoing application for a Weekly Market at this site.
- iii. Owing to comments received on all of the following agenda matters from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association:

Agenda item 4, Matters for Report – Minor Variation to Premises Licence for The Gardeners Arms;

- iv. Agenda item 5, planning applications: EPF/1047/25 – 18 Chigwell Lane, EPF/1129/25 – 121 Roding Road, EPF/1156/25 – 179-181 High Road, and EPF/1222/25 – Unregistered land along rear of 18-32 Witham Close IG10 3BQ; and
- v. Agenda item 7, Application for a Pavement Licence – Fable Stores, 202-204 High Road.

PL265 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 23 June 2025 were CONFIRMED as a correct record and signed by the Chairman.

PL266 Planning Application

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

266.1 Application No: EPF/1166/25

Officer: Mohinder Bagry

Location: 10, Ashfields, Loughton, IG10 1SB

Proposal: Proposed two storey side extension.

A member of the public addressed the meeting.

The Committee had NO OBJECTION to this application.

However, members requested that should the local planning authority be minded to approve this application that the following condition be imposed:

If the applicant proposed to instal any additional air conditioning units at this property (noting that one already existed) that a full planning application be submitted providing a noise report along with details of location, pipework etc, as the extension was much closer to the boundary, in order to protect the amenity of neighbours.

The Committee noted that too many retrospective applications were being submitted across the town for such installations, which was unacceptable.

The Committee further noted that several trees had recently been removed from the neighbouring site and were concerned whether any trees were subject to a TPO, if this was the case, the Planning Officer was requested to bring this to the attention of the Tree and Landscaping Officers to investigate in order to request replacement tree(s) for any TPOs that had been removed.

PL267 Matters for Report

267.1 EPF/0806/25 – 120 Valley Hill – Proposal: Demolition of existing single storey dwelling and construction of 2no. self-build new dwellings including link, private amenity, off street car parking, landscaping and boundary treatment – Min no PL251.1

Cllr Wixley informed the Committee that he wished to clarify that having previously been advised that the neighbouring property at 122 Valley Hill was experiencing subsidence, this was not in fact the case.

267.2 EPF/1101/24 - 65 Alderton Hill – Proposal: Rear Extension, Side Extension, Loft Conversion and Facade Alterations – Min no PL24.1

Cllr Riley advised that he had been contacted by a neighbour regarding the above application site. Condition 3 of this application referred to a Tree Protection and Arb Method Statement, which had subsequently been addressed under planning application EPF/1961/24. The neighbour had reported that several trees were being removed from the site with works appearing to be undertaken by somebody other than an authorised tree surgeon. Cllr Riley requested that this matter be brought to the attention of the Tree and Landscaping Officer to investigate that appropriate works were being carried out and were in accordance with the Planning Order.

267.3 Minor Variation to Premises Licence for The Gardeners Arms, 103 York Hill, IG10 1RX – Min no PL233.3.1

This application had been brought to the attention of the Planning and Licensing Committee by the LRAPG.

In summary the licence holder has applied to remove the following licence condition:

- Customers are not permitted to take drinks outside the pub or to consume alcohol in any external area save for a maximum of 60 people seated at tables within the front terrace area only shown edged red on the attached plan and tables and chairs shall be removed from other outdoor areas. The number of persons sitting outside shall be regularly monitored by members of staff and shall not be allowed to exceed the maximum permitted.

And replace it with the following reworded conditions:

- Customers are not permitted to take drinks outside the pub or to consume alcohol in any external area save for a maximum of 60 people within the front terrace area only shown edged red on the attached plan. Tables and chairs shall be removed from other outdoor areas and customers using the front terrace area will be encouraged to be seated at tables. The number of persons outside shall be regularly monitored by members of staff and shall not be allowed to exceed the maximum permitted and groups standing in the front terrace area will be encouraged to use the tables and chairs available.
- Signage shall be displayed in the external area advising customers to be considerate and respectful of neighbours and to please use the tables and chairs available when using the front terrace area.

The Committee OBJECTED to this application stating it would impact on all four licensing objectives:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

Members were aware that the operator had breached the terms and conditions of their licence by not managing the outdoor space, resulting in anti-social behaviour and noise creating a public nuisance for nearby residents.

They also understand that the proprietors have been found guilty of not properly installing and retaining video evidence.

The Committee believes that unless patrons are sat on the allocated seats, rather than standing on the terrace, it would be more difficult to monitor and control people and to assess whether the limit of 60 people has been breached.

Allowing patrons to stand tends to encourage more noise and anti-social behaviour and would result in them moving closer to noise sensitive windows impacting further the amenity of neighbours.

The Gardeners Arms is surrounded by family homes. The anti-social behaviour, including swearing, was detrimental to children.

As such this application should not be treated as a minor variation of the licence and the application should be refused. The original condition should remain.

The Committee strongly supported a review of the current licence which had been requested multiple times by local residents.

PL268 Planning Applications

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

268.1 Full Planning Permission:

Application No: EPF/1047/25

Officer: Yee Cheung

Location: 18, Chigwell Lane, Loughton, IG10 3RW

Proposal: Construction of a two storey two bedroom self-build house

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was too close to the neighbour's garden resulting in a loss of amenity caused by overlooking. The proposed window on the boundary is not permitted, and the downstairs toilet window and stairs window of the original house are now blocked, which would be detrimental to the daylighting and ventilation of these spaces.

Although the garden has sufficient amenity area, its shape and the small area immediately outside the living room makes it unsuitable for use.

Members supported the recommendation of the Highways Officer for refusal:

“From a highway and transportation perspective the impact of the proposal is NOT acceptable to the Highway Authority for the following reasons: 1. The proposal does not provide any parking and removes the existing off street parking for the host dwelling. This is considered to be inadequate in this location as it will likely lead to parking on the surrounding roads, in particular Chigwell Lane and/or Colson Road, to the detriment of highway safety. Therefore, this proposal is contrary to the Highway Authority's Development Management Policies, and the NPF 2024.”

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/1109/25

Officer: Mohinder Bagry

Location: 139 High Road, Loughton, IG10 4LT

Proposal: Proposed single storey rear extension, new front façade & air conditioning unit to rear and change of use from Sewing repair shop use class E to accountant's office use class E(c).

The Committee had NO OBJECTION to this application.

Application No: EPF/1117/25

Officer: Mohinder Bagry

Location: Imprimo Park, Unit 6a Oc Tanner Ltd, Lenthall Road, Loughton, IG10 3UF

Proposal: External alterations to existing building including rooftop PV panels; alterations to car parking including provision of EV charging spaces, cycle store, landscaping and lighting; and associated development.

The Committee had NO OBJECTION to this application.

Application No: EPF/1129/25

Officer: Muhammad Rahman

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

Proposal: Extensions and alterations to provide 4x new residential apartments and associated amenity space and 1x new retail premises.

The Committee NOTED the contents of three letters of objection.

The Committee OBJECTED to this application stating the proposal would create a loss of character. It would result in overlooking creating a negative impact on the amenity of neighbours at Nos 123 and 125 Roding Road.

Contrary to the Transport report provided, on-site parking was necessary in this area as there was considerable parking stress here. The two current parking spaces from Roding Road were illegal (the crossover is on the neighbour's side), and these were used by the commercial unit. The development will at least generate the need for parking spaces for the extra commercial unit and a percentage for the flats.

Flat 2 has substandard living space and storage area. The balcony should not be accessed from the bedroom, and the balcony would also create a privacy issue for the small bedroom.

The light well was likely to have A/C units and would therefore affect the balcony. There should be a condition on where the A/C units are to be located. If they are to be located on the roof, then a design for the screening and noise report should be submitted.

No railings for the balconies have been included. Rainwater drainage from the balconies cannot discharge directly over into the street. Common external communal spaces should be included. There was insufficient amenity space for the residents.

The ground floor doors should open inwards (not outwards towards the public pavement).

No refuse storage had been included in the plans.

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.

Application No: EPF/1156/25

Officer: Suleman Uddin

Location: 179-181, High Road, Loughton, IG10 4LF

Proposal: Adaptation of existing kitchen extract system and reinstatement to original position.

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

The Committee OBJECTED to this application stating the extract system would be more visible if placed on the roof, creating a negative impact on the visual amenity, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members considered there was misinformation in the application regarding the green screening.

The Committee NOTED enforcement action had still not been taken against this premises and questioned the status of the Magistrates' Court proceedings.

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/1222/25

Officer: Mohinder Bagry

Location: Unregistered land along rear of 18-32 Witham Close IG10 3BQ

Proposal: Garden to be restored to woodland. Remove buildings and fencing within (regain access for all residents).

This is a group application for the residents of 18-30 Witham Close.

The Committee NOTED the contents of a letter of objection.

The Planning Committee Clerk reported that the EFDC Planning Officer had advised today that this application had now been invalidated and had been deleted from EFDC's website, awaiting further notification.

268.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1171/25

Officer: Sukhvinder Dhadwar

Location: 8 Barfields Path, Loughton, IG10 3JJ

Proposal: Variation of condition 2 approved plans of EPF/0353/25 (Proposed ground and part 1st floor rear extensions to an existing dwelling).

The Committee had NO OBJECTION to this application.

268.3 Householder Planning Permission:

Application No: EPF/0703/25

Officer: Omair Babar

Location: 104, Roding Road, Loughton, IG10 3EJ

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

The Committee OBJECTED to this application on the grounds that the proposed Juliet balcony would create overlooking impacting the neighbours' amenity. The long roof extension should be moved away from the chimney stack, to allow rainwater to pass through, and from the party wall to prevent a terracing effect of loft conversions. The proposed loft conversion provided substandard headroom.

Application No: EPF/1049/25

Officer: Klajdi Koci

Location: 21 Parkmead, Loughton, IG10 3JW

Proposal: Loft conversion and rear single storey extension.

The Committee OBJECTED to this application stating the drawings were incorrect /misleading. The parapet was missing from the elevations. The proposed parapet would be taller (when built) than drawn and would protrude above the ridge by at least 20cm, visible from the street and therefore detrimental to the street scene, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The extension should be set back from the side elevation, resulting in no need for the parapet. Members noted that the proposal provided substandard headroom in the roof extension.

Application No: EPF/1119/25

Officer: Samuel Finnis

Location: 2 Clays Lane, Loughton, IG10 2RZ

Proposal: Extension to rear and side of property, and associated landscape works.

The Committee OBJECTED to this application stating it would have a detrimental effect on the street scene, negatively impacting this prominent corner, creating an urban effect. The site should retain its open aspect. This would be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members were disappointed to note that the recent application, EPF/0911/25: TPO/EPF/42/91 (Ref: T5) T1: Corsican Pine - Fell and replace, as specified, appeared to have been made to facilitate this application.

The Committee requested that should the local planning authority be mindful to approve this application that a condition be imposed for the tree to be replaced with a suitable adequate and sufficient specimen.

Application No: EPF/1148/25

Officer: Klajdi Koci

Location: 27 Conyers Way, Loughton, IG10 2AB

Proposal: Rear extension.

The Committee OBJECTED to this application. While members did not object to the provision of care accommodation, they considered this design was too drastic. The layout could be improved.

This proposal was too large, setting a worrying precedent for an unattractive rear extension. It would result in too great a loss of garden amenity space for the residents and would also negatively impact the neighbours' amenity.

The bathroom layout should be redesigned to be smaller but still functional. This would allow the wall against the bedhead to be straight to provide an uninterrupted view into the garden. The revised footprint, although still long, would reduce the impact on the neighbour. The bathroom would be better with a roof light rather than a window partially behind the existing store building.

Application No: EPF/1151/25

Officer: Mohinder Bagry

Location: 23 Higher Still, Church Lane, Loughton, IG10 1PD

Proposal: Balcony to rear elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/1208/25

Officer: Sukhvinder Dhadwar

Location: 61, Traps Hill, Loughton, IG10 1TD

Proposal: Replacement walls and gates.

The Committee OBJECTED to this application, stating it was out of keeping with this part of Traps Hill and would create a negative impact on the street scene, caused by a loss of greenery. Contrary to Policies DM5 and DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The examples provided were not relevant as there were no gates or high walls on this part of Traps Hill. The road at this point narrows requiring larger vehicles to give way for single passage. It is a dangerous part of the hill, which is also used by buses, so requires a greater need for good visibility. Further, the pavement width narrows at this point, therefore causing further highway safety issues. As cars are increasingly larger, the space required for safely stopping waiting for electric gates to open is a minimum of 6-7m set back from the road. Therefore, no car waiting to enter the gates should at any time block the pavement, requiring pedestrians to step into the busy road to pass.

Application No: EPF/1240/25

Officer: Omair Babar

Location: 37, Highland Avenue, Loughton, IG10 3AH

Proposal: Demolish existing sunroom and replace with single storey rear extension with pitched roof.

The Committee had NO OBJECTION to this application.

268.4 Consent under Tree Preservation Orders:

Application No: EPF/1218/25

Officer: Robin Hellier

Location: Street Record, Westfield, Loughton, IG10 4EB

Proposal: TPO/CHI/01/72 (Ref: A1) T1: Lime - Crown reduce to previous points, 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.

268.5 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1128/25

Officer: Mohinder Bagry

Location: 1 Champions, Loughton, IG10 2SG

Proposal: Certificate of Lawful Development for a proposed single storey side extension with pitched roof.

Application No: EPF/1134/25

Officer: Klajdi Koci

Location: 27, Grosvenor Drive, Loughton, IG10 2JX

Proposal: Certificate of Lawful Development for a Proposed rear dormer loft conversion and all associated works.

Application No: EPF/1167/25

Officer: Samuel Finnis

Location: 16 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Application for approval of details reserved by condition 7 (Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority) on planning permission EPF/1033/23 (demolish existing house. Replace with 2 detached houses).

Application No: EPF/1186/25

Officer: Klajdi Koci

Location: 27, Torrington Gardens, Loughton, IG10 3TB

Proposal: Certificate Of Lawful Development for a Proposed Loft conversion consisting of rear dormer and sky lights to the front.

Application No: EPF/1191/25

Officer: James Rogers

Location: 27 Torrington Gardens, Loughton, IG10 3TB

Proposal: Prior approval for a 4.00m deep single storey rear extension, height to eaves 2.40m and maximum height 3.50m.

Application No: EPF/1217/25

Officer: James Rogers

Location: 3 Malvern Gardens, Loughton, IG10 3AD

Proposal: Prior approval for a 4.50m deep single storey rear extension, height to eaves 3.40m and maximum height 3.45m.

PL269 Decisions

269.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL270 Licensing Applications

270.1 Pavement Licence Application

Application for a Pavement Licence – Fable Stores, 202-204 High Road, Loughton, IG10 1ET

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that there was insufficient passing space to the detriment of public health and safety. The application fails to mention existing street furniture, a lamp post, road traffic sign and bench in very close proximity to a street tree. The gap is further narrowed when the doors of parked vehicles are opened and further reduced when wheelchair users are boarding or leaving a parked car.

The hours of operation would impact on the amenity of residents who live above the retail unit. The hours of operation should be limited to 8am in the morning Monday to Saturday and 9am on Sundays and Bank Holidays.

The plans fail to show the legal boundary of these premises. The proposal could impact/conflict with the Town Council's current application for a Weekly Market at this site. If the licensing authority was minded to grant a licence, we ask it be made clear by condition that the permitted hours includes the erecting and dismantling of the furniture. All furniture should be removed and stored off the highway before the agreed finish time (9pm) and should not be re-erected before the start time the following day.

PL271 Enforcement and Compliance

No reports had been received.

Signed:

Date: 21 July 2025

275.2 Application for Street Trading Consent to sell artwork – High Road, Loughton IG10 1ET (near to 214 High Road) – Min no PL114.2

The Planning Committee Clerk advised members that the office had received a resident complaint about the above market stall on the High Road.

The Committee NOTED the comments of the resident and that the responsible licensing officer's details, at Epping Forest District Council, had been forwarded to be contacted for this matter to be investigated. Members AGREED to await the licensing officer's comments.

275.3 Epping Forest District Council Planning Committee A Notification: EPF/0406/25 – Footpath outside 222 High Road Loughton (Easting (x) 542322; Northing (y) 196358). Proposal: Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit – Min no PL198.1

Notification had been received from Epping Forest District Council advising that the above planning application would be considered at a meeting of its Planning Committee A on 6 August 2025. The Committee had previously Objected to this application and indicated that "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."

Members would confirm availability for attendance at this meeting, once the officer report and updated information on this application was available from the District Council.

275.4 EPF/1101/24 - 65 Alderton Hill – Proposal: Rear Extension, Side Extension, Loft Conversion and Facade Alterations – Min no PL24.1 – Works to Trees – Min no PL267.2

Following the reporting of the issues on works to trees at this site and the Tree Officer's response, the Committee Chairman, Cllr Davies, had raised the question as to whether it is an offence to disturb nesting birds and their nests? If so, appropriate investigations should be made into this incident.

Cllr Riley AGREED to take this matter up further with the Tree Officer at Epping Forest District Council.

PL276 Consultation on Epping Forest District Council's Statement of Licensing Policy – Licensing Act 2003

Section 5 of the Licensing Act 2003 (the Act) requires licensing authorities to determine and publish their statement of licensing policy every five years. The current policy was approved in December 2020, and it must now be reviewed before being adopted for a further period.

As comments are not required on this consultation until 18 August 2025, members AGREED to defer to a later meeting before commenting.

PL277 Planning Applications

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

277.1 Full Planning Permission:

No applications were listed under this permission.

277.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1274/25

Officer: Kelly Sweeney

Location: 25 Carroll Hill, Loughton, IG10 1NL

Proposal: Variation to Condition 2 of EPF/0760/25 (Demolition of the existing house and garage and erection of a new 3 storey family dwelling (2 full storeys and additional accommodation in roof space - no basement)).

The Committee OBJECTED to this application stating the applicant should not be applying for a variation to Condition 2. The application should be a variation of the permission. As such the original approved application should be invalidated and a new full planning application should be submitted.

The plans submitted have changed (wider) with twin front gables from those originally approved. The dwelling has lost the gradual blending in with the neighbour. A swimming pool and changing room have been added. No detail has been provided on the proposed changing room.

277.3 Consent to display an advertisement

Application No: EPF/1289/25

Officer: Mohinder Bagry

Location: Imprimo Park, Lenthall Road, Loughton, IG10 3UF

Proposal: Proposed 3no. totem signs - directional and informational.

The Committee had NO OBJECTION to this application.

Application No: EPF/1298/25

Officer: Muhammad Rahman

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: 2no. internally illuminated totem sign advertisement.

The Committee OBJECTED to this application on the grounds that the proposed totem sign was greater in height than those on neighbouring sites, e.g., Volks Wagen and Mr Lender. The proposed signage would be more in keeping if it matched the height of those.

277.4 Householder Planning Permission:

Application No: EPF/1165/25

Officer: Klajdi Koci

Location: 66 Valley Hill, Loughton, IG10 3AT

Proposal: Rear and ground floor extension with rear dormer (Amendment to EPF/0588/25)

The Committee OBJECTED to this application stating no evidence had been provided of neighbour agreement to this proposal, which should be addressed by a Party Wall Agreement. Members reiterated their previous comments, min no. PL216.2, which were:

“The proposal would fail to enhance the street scene, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The drawings indicate the removal of the parapet in liaison with the neighbour, but no evidence of this has been provided and no details of how they propose to offset the firebreak have been included, which contravenes building regulations.”

Application No: EPF/1245/25

Officer: Klajdi Koci

Location: 1 The Avenue, Loughton, IG10 4PT

Proposal: Remove side WC, add new side/ Rear single storey extension to create garage storage space and a larger living area.

The Committee had NO OBJECTION to this application.

However, members expressed concern that the flat area of the *VISIBLE* proposed roof is not described in the application. It should either be a green roof or a stone shingle roof, to protect the visual amenity of the neighbours across the road, who would be affected by this proposal.

Application No: EPF/1249/25

Officer: Klajdi Koci

Location: 62 Wellfields, Loughton, IG10 1NY

Proposal: Two storey rear and side extension.

The Committee OBJECTED to this application, reiterating its previous comments, min no PL198.2, (EPF/0403/25), which were:

“The Committee OBJECTED to this application stating the height of the proposed garden room, 3,3m was excessive. It would create a negative impact on the amenity of neighbours in comparison to the existing flat open aspect to the rear of this site. The proposal would set an unwelcome 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.”

Members drew the attention of the Planning Officer to the EFDC Land Drainage report included in these plans, which refers to the wrong address and proposal, although has the above planning reference. This needs to be addressed.

Application No: EPF/1260/25

Officer: Omair Babar

Location: 63 The Drive, Loughton, IG10 1HG

Proposal: Erection of single storey rear infill extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it would result in an unacceptable loss of sunlight for the occupier of No 65.

The proposed extension by reason of its bulk, height and length would create an unacceptable increased sense of enclosure to the occupiers of the ground floor room at 65 The Drive. A BRE sunlight report should be provided.

Application No: EPF/1319/25

Officer: Loredana Ciavucco

Location: 123 Whitehills Road, Loughton, IG10 1TU

Proposal: Proposed ground floor side extension, patio changes, solar panels, demolition of shed internal alterations, and all associated works.

The Committee had NO OBJECTION to this application.

Application No: EPF/1325/25

Officer: Suleman Uddin

Location: Warren Hill Lodge, Manor Road, Loughton, IG10 4RP
Proposal: Proposed Garage.

The Committee had NO OBJECTION to this application.

277.5 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications, objecting to EPF/1188/25 and EPF/1217/25 – see below:

Application No: EPF/1188/25

Officer: James Rogers

Location: 9 Roydon Close, Loughton, IG10 3DN

Proposal: Prior approval for a 6.00m deep single storey rear extension, with height to eaves 3.00m and maximum height 3.30m.

**** The Committee OBJECTED to this proposal on the grounds that it would create a major impact on the amenity of the neighbour at no.11.**

Application No: EPF/1255/25

Officer: Klajdi Koci

Location: 227 Chester Road, Loughton, IG10 2LL

Proposal: Certificate of Lawful Development for proposed single storey rear extension.

Application No: EPF/1217/25

Officer: James Rogers

Location: 3 Malvern Gardens, Loughton, IG10 3AD

Proposal: Prior approval for a 4.50m deep single storey rear extension, height to eaves 3.40m and maximum height 3.45m.

**** The Committee OBJECTED to this proposal on the grounds that it would create a major impact on the amenity of the neighbour at no.5.**

Application No: EPF/1329/25

Officer: Suleman Uddin

Location: 72 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Certificate of Lawful Development for proposed garden room outbuilding in the rear garden.

Application No: EPF/1347/25

Officer: Klajdi Koci

Location: 78 Chequers Road, Loughton, IG10 3QQ

Proposal: Certificate of Lawful Development for a loft conversion with rear dormer and skylights.

Application No: EPF/1352/25

Officer: Klajdi Koci

Location: 28 Albion Hill, Loughton, IG10 4RD

Proposal: Certificate of lawful Development for a proposed addition of an ancillary outbuilding in the rear garden.

Application No: EPF/1375/25

Officer: James Rogers

Location: 57 Hillcroft, Loughton, IG10 2PS

Proposal: Prior approval for a 6.00m deep single storey rear extension, height to eaves 3.20m and maximum height 2.65m for Single storey rear extension.

PL278 Decisions

278.1 Decisions by Epping Forest District Council

The decision notices for June 2025 were NOTED.

PL279 Licensing Applications

No licensing applications had come to the attention of officers.

PL280 Enforcement and Compliance

No reports had been received.

Signed:

Date: 4 August 2025

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4 August 2025 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 Cllr Minhas)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL281 Apologies for Absence

Apologies for absence were received from Cllrs Minhas and Murphy. Cllr Wixley had been nominated as substitute for Cllr Minhas for this meeting.

PL282 Declarations of Interest

The Committee declared a non-pecuniary interest in Planning Applications EPF/1321/25 - 7 The Greens Close, IG10 1QE and EPF/1408/25 – 119 Forest Road, IG10 1EF, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

Cllr Wixley declared a non-pecuniary interest in planning application EPF/1408/25 – 8 Brooklyn Avenue, as he knows the occupant of this residence.

PL283 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 21 July 2025 were CONFIRMED as a correct record and signed by the Chairman.

PL284 Matters for Report

284.1 Notices of Appeal:

284.1.1 EPF/0696/25 – 8 Summerfield Road, Loughton, IG10 4JF.

Proposal: Partial single, partial double storey rear extension, lower ground floor extension, alteration to existing main and garage roof and removal of chimney. (Appeal ref no: APP/J1535/ D/25/3368795 – Min no PL233.2)

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

284.1.2 EPF/0313/25 – 4-4a Valley Hill, Loughton, IG10 3AA. Proposal:

Demolition of existing buildings/structures and erection of 3 no. two-storey buildings to provide 1 no. commercial (Class E) unit fronting Valley Hill with a 2 bed flat above, 2 no. 2 bed dwellings at rear, and 2 no. 2 bed dwellings fronting Malvern Gardens. (Appeal ref no: APP/J1535/ W/25/3368996 – Min no PL198.1)

The Committee supported all the refusal reasons of Epping Forest District Council, the local planning authority, alongside the comments of the Essex County Council Highways Officer, being: *“The proposal does not provide any parking. This is considered to be inadequate in this location as it will likely lead to parking on the surrounding roads, in particular Malvern Gardens to the detriment of highway safety. Therefore, this proposal is contrary to the Highway Authority’s Development Management Policies, and the NPPF 2024.”*

Further, the Committee reiterated its previous comments which were:

“A member of the public addressed the meeting.

The Committee OBJECTED to this application stating it was an overdevelopment of the site. The proposal represented filling in back gardens and would create a negative impact on the street scene.

Previous applications for far smaller developments at this site (planning applications EPF/0858/13 and EPF/2229/14), were refused in 2013 and 2014. This proposal, which is larger in scale, fails to address those reasons for refusal, i.e., overdevelopment, poor design, harm to residential amenity, and flood risk.

According to the application EPF/2229/14 for two houses on land (used for garages) of 2 Malvern Gardens, the application was refused due to Flood Risk Zone 2 (as the sole reason). The flood risk map indicated that the houses on the north side of Malvern Gardens were located in this zone and the land dips down towards the rear gardens where it is at most risk.

The Planning Statement includes a section on Flood Risk but only addresses the surface treatment and drainage, not the level at which the proposed dwellings would sit. The flood risk would increase due to climate change.

Unless the planning policy has changed the application will be subject to the same reason for refusal. In particular, the units 3 and 4 are 60cm below the pavement of Malvern Gardens. Members noted that there was no information on the surface water and foul drainage for these units below the adjacent street/road levels. It is not clear from the map at what level the flood water level is/will be. Any development would have to take this into account. For example the construction could be raised to mitigate the flooding of the ground floor, however, this may create other planning problems.

The proposed dwelling on Malvern gardens is forward of the general building line. Aligning with the existing building line by moving the proposed dwelling into the garden would likely create other issues.

Heat pumps are not included in the drawings. Siting of these can be critical to avoid nuisance to neighbours’ amenity, or the usage

of one's own garden, impacting the amenity of the residents of these dwellings.

Given that the development is for 5 units/ 25 inhabitants, the Transport and Design Statements in proposing non-car usage are not practical. Hence on-site parking is necessary. This area already suffers from severe parking stress, which would be exacerbated by the loss of existing garages and the increase in number of residents.

The proposal affords a high risk of security from crime for units 3, 4 and 5. Units 3 and 4 would have a poor outlook from the ground floor habitable spaces (living, dining and sleeping). The ground floor rooms rely heavily on rooflights for daylight. Inadequate rear gardens (3.3 to 3.5m deep) are proposed, regardless of the green roof.

The ground floor plan is deceptive in that the first floor overhangs the garden. It should be noted that the ground and first floor plans do not correlate fully. The garden for No.3 would be gloomy as it is very much in a well.

Although refuse storage is provided it is too far away from the road and the filled bins would have to be wheeled up a ramp of approximately 11m long/rise of 900mm. Loughton domestic refuse collection is collected on the pavement.

The flat above the commercial unit has inadequate space at the entrance.

Rainwater downpipes should not discharge into the 2 Valley Hill plot.

The zinc clad building on Malvern Gardens would be wholly out of character with the remainder of the street. Materials should be changed to something more sympathetic.

Units 3 and 4, by reason of their bulk, height and proximity, represent unacceptable back land development; they would provide an inadequate standard of amenity and should be deleted from the scheme. These dwellings would be too close to neighbours resulting in overlooking and noise pollution, negatively impacting the amenity of those neighbours.

The proposal would be contrary Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023) which requires a high-quality design, and for developments to relate to the local character of the area and make a positive contribution to a place.

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."

284.2 Epping Forest District Council Planning Committee A Notification: EPF/0406/25 – Footpath outside 222 High Road Loughton (Easting (x) 542322; Northing (y) 196358). Proposal: Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit – Min no PL198.1 / PL275.3

The Committee NOTED the publication of the Planning Officer report for this application recommending approval. Following attendance at a previous EFDC meeting in respect of this matter, Planning Committee A had made clear that the comments of the Highway Officer at Essex County Council would not be overridden. Members therefore considered there would be no merit in attendance at the EFDC Planning Committee A meeting on 6 August 2025 as they could not offer any subsequent reason to overturn the Officer's recommendation. The Planning Committee Clerk has advised EFDC's Planning Committee A of this Committee's decision not to attend.

284.3 Licensing Application – Minor Variation: Gardeners Arms, 103 York Hill, IG10 1RX – Min no PL267.3

The Committee NOTED the following information received from the Licensing Officer at Epping Forest District Council in respect of the above premises licence.

“Further to the Committee's recent representation in respect of the above application, in which the licence holder recently applied for a minor variation to remove the following licence condition:

- *Customers are not permitted to take drinks outside the pub or to consume alcohol in any external area save for a maximum of 60 people seated at tables within the front terrace area only shown edged red on the attached plan and tables and chairs shall be removed from other outdoor areas. The number of persons sitting outside shall be regularly monitored by members of staff and shall not be allowed to exceed the maximum permitted.*

And replace it with the following reworded conditions:

- *Customers are not permitted to take drinks outside the pub or to consume alcohol in any external area save for a maximum of 60 people within the front terrace area only shown edged red on the attached plan. Tables and chairs shall be removed from other outdoor areas and customers using the front terrace area will be encouraged to be seated at tables. The number of persons outside shall be regularly monitored by members of staff and shall not be allowed to exceed the maximum permitted and groups standing in the front terrace area will be encouraged to use the tables and chairs available.*
- *Signage shall be displayed in the external area advising customers to be considerate and respectful of neighbours and to please use the tables and chairs available when using the front terrace area.*

Epping Forest District Council's licensing authority, having considered the representations received (both in support and opposed), comments made by the Council's Environmental Enforcement Team and Essex Police; the decision has been made that the minor variation be granted.

The premises licence will now be amended to reflect the re-worded conditions however, all other conditions and restrictions on the licence remain unchanged.”

Members expressed their disappointment at this decision, believing the amended wording was more ambiguous than the previously worded condition. They were also greatly surprised at the support received for this amendment, following the decision of the Licensing Authority to no longer advise local residents of licensing applications, indeed the proposed amendment had only come to the attention of this Committee via the Loughton Resident’s Association Plans Group, no formal notification having been received from Epping Forest District Council’s Licensing Department.

PL285 Consultation on Epping Forest District Council’s Statement of Licensing Policy – Licensing Act 2003

Section 5 of the Licensing Act 2003 (the Act) requires licensing authorities to determine and publish their statement of licensing policy every five years. The current policy was approved in December 2020, and it must now be reviewed before being adopted for a further period.

The Planning and Licensing Committee Chairman had not yet had an opportunity to review this document but would notify the Planning Committee Clerk by 18 August 2025. Other Committee members confirmed they had no comments to make on the proposed amendments.

PL286 Consultation on Waltham Abbey Masterplan

As comments were not required on this consultation until 16 September 2025, members AGREED to defer to a later meeting before commenting.

PL287 Planning Applications

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

287.1 Full Planning Permission:

No applications were listed under this permission.

287.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1348/25

Officer: Yee Cheung

Location: 12 Lower Park Road, Loughton, IG10 4NA

Proposal: Variation to condition 2 of EPF/1376/24 (Alterations and Extensions with Part Demolition to 12 Lower Park Road, with a replacement dwelling for 12a Lower Park Road).

The Committee OBJECTED to this application stating the revised plans/drawings provided by the applicant were too opaque. The drawings submitted should clearly show what has been approved and what the proposed amendments were.

If the applicant submitted properly presented plans clearly highlighting the proposed changes, members would be willing to waive their objection.

287.3 Householder Planning Permission:

Application No: EPF/1146/25

Officer: Klajdi Koci

Location: 72 Alderton Hall Lane, Loughton, IG10 3HE

Proposal: Ground floor side and rear extension, removal of the chimney and internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/1198/25

Officer: Loredana Ciavucco

Location: 42 Sedley Rise, Loughton, IG10 1LT

Proposal: Hip to gable loft conversion with rear dormer including two windows at the rear and two rooflight units at the front.

The Committee had NO OBJECTION to this application.

Application No: EPF/1233/25

Officer: Loredana Ciavucco

Location: 75 Barfields, Loughton, IG10 3JF

Proposal: First floor part extension and Ground floor side extension.

The Committee OBJECTED to this application stating it did not appear to be compliant with building regulations. The proposed first floor had insufficient headroom and the window in bedroom 3 was too tight to the party wall, which would result in a lack of daylight to that room. This aspect had only been included on the proposed floor plans, but not on the proposed elevations as it should be.

Application No: EPF/1312/25

Officer: Loredana Ciavucco

Location: 39 Traps Hill, Loughton, IG10 1SZ

Proposal: Addition of First Floor Side Extensions, Loft Conversion, Façade Remodelling including Internal Remodelling.

The Committee had NO OBJECTION to this application.

Application No: EPF/1321/25

Officer: Omair Babar

Location: 7 The Greens Close, Loughton, IG10 1QE

Proposal: Construction of a single-storey front porch extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposed design and use of materials was incongruous with the street scene and completely out of character, creating a negative impact, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/1356/25

Officer: Loredana Ciavucco

Location: 119 Forest Road, Loughton, IG10 1EF

Proposal: Single storey side and rear extension and roof extension including ridge raise, two front rooflights, and a rear dormer window.

The Committee NOTED the contents of a letter regarding this application.

The Committee OBJECTED to this application stating the proposed design was completely out of character with these historic cottages, creating a negative impact.

At present the single front gutter serves the three houses, which had originally been built as a set. The downpipe is at the end of 119. The raising of the roof and gutter means that the roofs of the two terrace houses cannot be drained. Although the fenestration has changed over the years the set is still intact. Raising the roof will change the historical street scene.

According to the scale bar the roof has been raised to achieve 2660mm headroom (in excess of 2300mm below). Hence the second floor will have to work within the current ridge height. The proposed section is incorrectly drawn. The headroom in the extended glazed portion is inadequate. The proposed Juliet balcony would negatively impact on the amenity of the neighbours, through loss of privacy. This proposal would be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/1376/25
Officer: Loredana Ciavucco
Location: 57 Hillcroft, Loughton, IG10 2PS
Proposal: Single storey front extension.

The Committee OBJECTED to this application stating the proposal would extend excessively from the neighbour and therefore be out of keeping, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/1384/25
Officer: Suleman Uddin
Location: 19 Summerfield Road, Loughton, IG10 4JF
Proposal: Single rear extension with flat roof & lantern, new raised patio. Part conversion of existing garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/1393/25
Officer: Rhian Thorley
Location: 31 Hillcrest Road, Loughton, IG10 4QH
Proposal: Proposed two storey side extensions, single storey rear extension with raised rear patio, roof remodelling incorporating a loft conversion with rear and side dormers.
The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this application.

287.4 Consent under Tree Preservation Orders

Application No: EPF/1340/25
Officer: Robin Hellier
Location: 262 Diggens Court, High Road, Loughton, IG10 1RB
Proposal: TPO/EPF/06/79 (Ref: T6)
T1: Lime - Crown reduce to previous points, 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.

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.

Application No: EPF/1407/25
Officer: Robin Hellier
Location: Hetton House, Station Road, Loughton, IG10 4NP

Proposal: TPO/EPF/07/79

T31: Lime - Crown reduce by up to 3m, as specified.

T32: Horse Chestnut - Crown reduce by up to 3m, as specified.

TPO/EPF/14/93

T1: Lime - Lime - Crown reduce by up to 3m, as specified.

T2 & T3: Horse Chestnut - Crown reduce by up to 3m, 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.

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.

Cllr Wixley declared a non-pecuniary interest in the following planning application as he knows the occupant of this residence.

Application No: EPF/1408/25

Officer: Robin Hellier

Location: 8 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: TPO/CHI/02/70 (Ref: A1)

T1: Ash - Crown reduce by up to 2.5m, 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.

287.5 Deemed Permission and Others– provided for information only:

The Committee NOTED the following application:

Application No: EPF/1229/25

Officer: Suleman Uddin

Location: 37 Audley Gardens, Loughton, IG10 2EN

Proposal: Certificate of Lawful Development for proposed second floor via loft conversion to a bungalow property.

**** The Committee OBJECTED to this proposal on the grounds that this application should have been rejected. The gardens of these corner units are small wedged shaped. The first floor extension will overlook the adjoining garden severely and will be oppressive for the neighbour. Note that there is a full door on the first floor at the rear. The rear would be an ugly sight forced onto the neighbour. The first floor bathroom has restricted headroom. The plans are drawn incorrectly. The wall will in reality be thicker and hence the stairs will not fit. The side elevation is drawn back to front. The accuracy of the drawings is in doubt. The corner elevation is detrimental to the street scene.**

PL288 Decisions

288.1 Decisions by Epping Forest District Council

No decision notices have been received.

PL289 Licensing Applications

No licensing applications had come to the attention of officers.

PL290 Enforcement and Compliance

290.1 ENF/0100/25: Corner Garth, Nursery Road, Loughton, IG10 4EF

The Committee NOTED the information received from the Enforcement Officer in respect of the above proposal.

Upon initial viewing of the new application, members expressed disappointment that it has been submitted under “Removal/variation of conditions - Section 73 TCPA” which it considers unacceptable. The Committee would therefore be raising an objection, when the fresh application formally appears on EFDC’s Weekly List.

Members believe the applicant should be required to submit a proper detailed full planning application, with full measurements included rather than the ambiguous scale bar currently included, for what has been built, and which appears to differ extensively from the approved Planning Application EPF/1780/23.

Signed:
Date: 18 August 2025

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 18 August 2025 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
S Murphy J Riley

Also present:

Officers: Debra Paris (Planning Committee Clerk)

5 Members of the public.

PL291 Apologies for Absence

The Planning Committee Clerk advised that no apologies for absence had been received. However, the Chairman later confirmed she had received apologies, electronically, from Cllr Ubah for this meeting.

PL292 Declarations of Interest

The Committee declared a non-pecuniary interest in Planning Applications EPF/1432/25 – 22 Crossfields, IG10 3PY and EPF/1451/25 – 4 Little Goldings, IG10 2RZ, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

Cllr Lee declared a non-pecuniary interest in planning application EPF/1474/25 – 6 Tewkesbury Close, IG10 3NT, listed under “Others – for information”, as he had a previous interest in this site. Cllr Lee confirmed he would therefore not comment on this application, should the Committee decide to do so.

Cllr Riley declared a non-pecuniary interest in planning application EPF/1453/25 – Corner Garth, Nursery Road, IG10 4EF, as being a local Ward Councillor representing Forest Ward, he had been involved in reporting planning breaches at this site to Enforcement Officers at Epping Forest District Council and had an active interest in this application.

The Committee AGREED to bring forward planning applications: EPF/1453/25 – Corner Garth, Nursery Road, IG10 4EF, EPF/1451/25 – 4 Little Goldings, IG10 2RZ, and EPF/1474/25 – 6 Tewkesbury Close, IG10 3NT, following Agenda item 3, Confirmation of Minutes, as members of the public present at the meeting had an interest in these applications.

PL293 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 4 August 2025 were CONFIRMED as a correct record and signed by the Chairman.

PL294 Planning Applications

294.1 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1453/25

Officer: Caroline Brown

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Variation to condition 2 'Plan numbers' of EPF/1780/23 (Proposed improvements and extensions).

A member of the public with an interest in this application addressed the meeting.

The Committee **STRONGLY OBJECTED** to this application on the grounds that the breaches to the approved planning application, EPF/1780/23, were not minor amendments and should not be considered under an Application for Variation to Condition 2.

The design proposed in the variation was of very poor quality/character through the loss of form, detailing, change of fenestration and entrances, resulting in a severe deterioration of the street scene. This application had only been submitted as a result of Enforcement proceedings being instigated.

Condition 2 of the approved planning application, EPF/1780/23, had been flagrantly ignored at this site, the built form was not representative of any of the several planning applications submitted for the proposed renovation of this dwelling, which had gone through a lengthy process. The application completely flouted the planning process.

The 'built form' was an overdevelopment, exceeding the proposed footprint and had changed in height. The materials, fenestration, removal of chimney and entrance doors were completely different to the approved. All of the trees from the site had been removed. The built form was out of character with the street scene and the dwelling dwarfed that of the neighbouring property. The fenestration on the side elevation would be detrimental to the amenity of neighbours in High View Close, caused by overlooking, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members strongly supported Enforcement proceedings being enacted at this site.

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.

294.2 Householder Planning Permission:

Application No: EPF/1451/25

Officer: Loredana Ciavucco

Location: 4 Little Goldings, The Barn, Clays Lane, Loughton, IG10 2RZ

Proposal: Proposed first floor side extension.

The Committee **NOTED** the contents of one letter of objection and one letter of support for this application.

The Committee had **NO OBJECTION** to this application.

294.3 Deemed Permission and Others– provided for information only:

Application No: EPF/1474/25

Officer: Mohinder Bagry

Location: 6 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Application for approval of details reserved by condition 3 on planning permission EPF/1574/24 (Change of use from waste land to garden).

The Committee OBJECTED to the proposed screening by erecting a fence, a structure, which was not a requirement of condition 3 and which would obstruct the riparian rights of the owners of properties in Witham Close. A green screen, planting of trees, would be desirable and enable residents on both sides to enjoy what is understood to be unregistered land. It would also be more in line with the applicant's commended objectives to create a diverse and resilient garden ecosystem and enhance biodiversity by providing habitats for local wildlife, which a fence would more likely prohibit, in the case of hedgehogs and other small creatures. Clarification of what will be planted should be included in the proposal.

The drawings submitted of the land do not match. Correct drawings should be resubmitted that completely clarify the proposals.

PL295 Matters for Report

295.1 Notice of Appeal:

295.1.1 EPF/0137/25 – 45 Sparelease Hill, Loughton, IG10 1BS.

Proposal: Demolition of existing dwelling, and erection of two-storey detached replacement dwelling. (Appeal ref no: APP/J1535/ W/25/3369994 – Min no PL182.1)

The Committee supported the refusal reasons of Epping Forest District Council, the local planning authority, and reiterated its previous comments, particularly highlighting those relating to the ecological street scene issues. Its previous comments were:

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

The Committee OBJECTED to this application on the following grounds:

The existing dwelling appears to be in good condition. No justification has been provided for its demolition or regarding the recycling of the existing materials in the building. The additional vehicular movements to remove the entire existing building and replace it with a brand new one would negatively impact the environment and the EF SAC.

The proposed design detailing and materials are out of keeping with the street scene, resulting in a negative impact. This would be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023) which requires a high-quality design, and for developments to relate to the local character of the area and make a positive contribution to a place.

*The Committee believes a proposal to improve the appearance and modernise the existing property would be preferable. If however, the Local Planning Authority is minded to approve this proposal, **plans and elevations showing the front garden treatment: the planting, the front boundary and the gates to match the Street View Photograph are required to ensure that***

these areas/elements are properly covered in the application process.

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.”

295.2 Pavement Licence Decision - Fable Stores, 202-204 High Road, Loughton, IG10 1ET

The Committee NOTED the information received from Epping Forest District Council's Licensing Officer in respect of the above licensing application. Members requested that the Planning Committee Clerk obtain a detailed plan of the proposed layout for the approved seating area.

295.3 Consultation on Epping Forest District Council's Statement of Licensing Policy – Licensing Act 2003 – min no PL285

The Planning Committee Clerk confirmed the Licensing Officer had been advised that the Committee had no comments/ objections to make on the proposed amendments to this consultation.

PL296 Consultation on Waltham Abbey Masterplan

As comments were not required on this consultation until 16 September 2025, members AGREED to defer to the next Planning Committee meeting before commenting.

PL297 Planning Applications

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

297.1 Full Planning Permission:

Application No: EPF/1305/25

Officer: Yee Cheung

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

Proposal: Demolish existing sixth form and library block and replace with new partial two storey sixth form including library and SEN classrooms.

The Committee OBJECTED to this application. Members commented that although this application had gone a long way to address their previous objections, they would encourage green screening, planting trees south of the seating area for much needed shade in the summer for pupils, and for masking the first storey from the neighbouring residents. Access onto what is a known dangerous road Debden Lane also requires addressing.

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.

Application No: EPF/1432/25

Officer: Rhian Thorley

Location: 22 Crossfields, Loughton, IG10 3PY

Proposal: Erection of new dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it would result in urbanisation. The amenity of the neighbours at the rear of the proposal site in Jones Close, and of the existing dwelling, 22 Crossfields, would be negatively impacted by this proposal, which is right up against the front and

side of the house in Jones Close. 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.

Application No: EPF/1443/25

Officer: Caroline Brown

Location: 31 Traps Hill, Loughton, IG10 1SZ

Proposal: Replacement dwelling as previously approved under EPF/2606/21.

The Committee OBJECTED to this application, stating it was an overdevelopment, at 3 storeys it was excessive in height, and out of keeping. 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.

Application No: EPF/1490/25

Officer: Rhian Thorley

Location: 10 Sparelease Hill, Loughton, IG10 1BT

Proposal: Demolition of existing dwelling and replacement.

The Committee OBJECTED to this application, stating it was an overdevelopment that would be detrimental to the street scene. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The proposed development would result in the demolition of the existing bungalow and the creation of a four-storey dwelling. The proposal therefore fails to comply with the requirements of Policy H1 (e) of the Epping Forest District Local Plan 2011 – 2033 (2023), and Paragraph 63 of 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.

297.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1484/25

Officer: Rhian Thorley

Location: 81 Oakwood Hill, Loughton, IG10 3EP

Proposal: Variation of condition 4 materials of EPF/2146/24 (Erection of a single storey wraparound extension).

The Committee had NO OBJECTION to this application.

297.3 Householder Planning Permission:

Application No: EPF/1235/25

Officer: Loredana Ciavucco

Location: 32 Spring Grove, Loughton, IG10 4QD

Proposal: Proposed single storey detached garden room and associated decking to replace two existing outbuildings.

The Committee OBJECTED to this application on the grounds that it would impact on the amenity of the neighbours by reason of its excessive height, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The width should be reduced (to 9500mm or less) to create room for the existing tree and additional tall screen planting. The internal headroom at the rear should be reduced to 2.1m.

Members noted that the heights on the drawings did not tally. According to the elevations the overall height is 3350mm at the front and 3180mm at the rear. It is not possible to tell whether the decking height is to be added (which would increase the overall height above the ground level). The height would be too excessive for the existing planting in the garden opposite.

The Committee requested that if the local planning authority was minded to approve the application that a condition be imposed that the garden room remains ancillary to the main dwelling.

Application No: EPF/1358/25

Officer: Omair Babar

Location: 62 Etheridge Road, Loughton, IG10 2HY

Proposal: Double side extension.

The Committee OBJECTED to this application, questioning the accuracy of the drawings provided. It appears that the proposed wall of the side extension is parallel 1m from the boundary. Due to the actual acute wedge shape plot the first floor would severely overlook the neighbour. Permitting a double storey would set a precedent and could effectively form a near solid corner (a solid 2 storey terrace corner). This would be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/1373/25

Officer: Caroline Brown

Location: 32 Brook Road, Loughton, IG10 1BP

Proposal: Raising height of current brick wall and inclusion of railings.

The Committee OBJECTED to this application owing to the excessive height of the proposed wall and railings, which would set a dangerous precedent. Members considered the plans submitted were insufficient and ambiguous.

However, members would be willing to waive their objection if the applicant agreed to lower the pillars to not be taller than 1.6m and the wall in between 450mm high below the railings, to match the neighbouring property at no.36, and reduce the visual severity.

Application No: EPF/1418/25

Officer: Loredana Ciavucco

Location: 70 Alderton Hall Lane, Loughton, IG10 3HE

Proposal: Part Single part double storey side extension.

The Committee OBJECTED to this application stating a double storey side extension against the boundary would set a precedent, forming a terracing

effect, resulting in a negative impact on the street scene. It should remain subservient to the main dwelling. This would be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/1425/25

Officer: Mohinder Bagry

Location: 14 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Proposed Alterations and Extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/1431/25

Officer: Loredana Ciavucco

Location: 2 Potters Close, Loughton, IG10 1JQ

Proposal: Two-storey front extension, single-storey side infill and single-storey rear extension to replace the existing conservatory. External re-cladding of the house and replacing all existing windows with new.

The Committee had NO OBJECTION to this application.

Application No: EPF/1470/25

Officer: Loredana Ciavucco

Location: 37 Alderton Way, Loughton, IG10 3EQ

Proposal: Conversion of garage to habitable space.

The Committee had NO OBJECTION to this application.

Application No: EPF/1478/25

Officer: Klajdi Koci

Location: 26 Station Road, Loughton, IG10 4NX

Proposal: Demolition of existing porch extensions, reverting back to the original house building line and construction of single-storey porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1496/25

Officer: Rhian Thorley

Location: 44 Englands Lane, Loughton, IG10 2QQ

Proposal: Proposed single storey side extension, and part single storey and part double storey rear extension.

The Committee OBJECTED to this application stating the drawings were the same as previously rejected (EPF/2236/24). The Committee supported the local planning authority's reasons for refusal and reiterated its previous objection to that application, (min no PL133.2) which were:

"The Committee OBJECTED to this application on the grounds that the rear corner adjoining no.42 intersects the 45 degree sightline. No.42 would be squashed between no.40 and no.44, creating a tunnelling effect and resulting in a negative impact on the amenity of the residents of no.42. The side extension should be set back to be subservient to the original main house."

Application No: EPF/1513/25

Officer: Caroline Brown

Location: 75 Audley Gardens, Loughton, IG10 2EW

Proposal: Single storey side/rear extension.

The Committee had NO OBJECTION to this application.

297.4 Consent under Tree Preservation Orders

Application No: EPF/1617/25

Officer: Robin Hellier

Location: Oaklands, The Chestnuts, Warren Hill, Loughton, IG10 4RL

Proposal: TPO/EPF/29/98 (Ref: T3)

T1: Ash - Crown reduce by up to 2m, 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.

Members noted that information in the application was contradictory regarding the health of the tree.

297.5 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications, commenting on the final proposal, EPF/1559/25 – see below:

Application No: EPF/1031/25

Officer: Suleman Uddin

Location: 27 Station Road, Loughton, IG10 4NZ

Proposal: Certificate of lawful development for a proposed garage conversion to habitable space.

Application No: EPF/1392/25

Officer: Kelly Sweeney

Location: 57 Felstead Road, Loughton, IG10 3BB

Proposal: Certificate of Lawful Development for a proposed loft conversion with rear dormer, Juliet balcony, front roof lights and new side window.

Application No: EPF/1426/25

Officer: Klajdi Koci

Location: 5 Tylers Close, Loughton, IG10 3BD

Proposal: Certificate of Lawful Development for a Proposed Single rear extension.

Application No: EPF/1471/25

Officer: Klajdi Koci

Location: 24A High Beech Road, Loughton, IG10 4BL

Proposal: Certificate of Lawful Development for proposed single storey rear extension and garage conversion.

Application No: EPF/1497/25

Officer: Rhian Thorley

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Approval of Details Reserved by Conditions 11 and 13 of EPF/0856/25 (Replacement Single Dwelling House).

Application No: EPF/1529/25

Officer: James Rogers

Location: 33 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Prior approval for a 5m DEEP SINGLE STOREY REAR EXTENSION, height to eaves 3.00m and maximum height 3.15m.

Application No: EPF/1530/25

Officer: Suleman Uddin

Location: 33 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.

Application No: EPF/1559/25

Officer: James Rogers

Location: 241 Chester Road, Loughton, IG10 2LL

Proposal: Prior approval for 6.00m deep Single story rear extension, height to eaves 3.00m and maximum height 3.40m.

**** This is more like an extension to an extension. The garden is only 8m long, short of the minimum 10m requirement. This permission would set a precedent.**

PL298 Decisions

298.1 Decisions by Epping Forest District Council

The decision notices for July 2025 were NOTED.

PL299 Licensing Applications

No licensing applications had come to the attention of officers.

PL300 Enforcement and Compliance

No Enforcement Notices had been received.

Signed:

Date: 8 September 2025

were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning applications: EPF/1624/25 - Beech Farm, High Road, IG10 4JJ, and EPF/1570/25 – 11 Wellfields, IG10 1PB following the above agenda item, as members of the public present at the meeting had an interest in these proposals.

PL304 Planning Applications

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

304.1 Full Planning Permission:

Application No: EPF/1624/25

Officer: Yee Cheung

Location: Beech Farm, High Road, Loughton, IG10 4JJ

Proposal: Demolition of existing buildings and the construction of 2 no. new dwellings together with access from High Road and associated development.

The Committee NOTED the contents of two letters of objection.

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

The Committee OBJECTED to this application on the grounds that it amounted to unacceptable backland development, impacting on the openness of the Green Belt, which provides diverse wildlife habitats. Members were concerned for the loss of the trees at this site to accommodate the proposed dwellings and believed this should require an input from the Tree & Landscaping Officer.

The proposal could become a gateway to future urbanisation of this green open land which provides a separation between Loughton and Buckhurst Hill, and a green outlook across the road from the Forest and SAC. The land was also known to regularly flood and sites a high pressure gas main. The Committee also drew the Planning Officer's attention to the Archaeological Report and recommendations.

The dwellings would overlook Beech Farm and No 17 High Road to the detriment of their residents' amenity.

Members disputed the applicant's claim that "*the proposal has been significantly reduced in size and scale following officer feedback moving from a 2-storey proposal to smaller chalet-style dwellings*". The proposed designs were substantial, bulky four-bedroom dwellings that had not been sufficiently reduced in size from the earlier application.

Further, the proposed access road was considered unnecessary and should be removed from the proposal. Members believed a single house or potentially two single storey dwellings of high quality build would be acceptable. The land was barn territory, which would be a more preferable design to the proposed monumental masonry dwellings, which had been squeezed into the lefthand side of the site. Any new development would be better positioned more centrally, designed to tie-in with the existing barn at this site.

The proposal was contrary to Policies DM4, DM5 and 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.

304.2 Householder Planning Permission:

Application No: EPF/1570/25

Officer: Rhian Thorley

Location: 11 Wellfields, Loughton, IG10 1PB

Proposal: Proposed two storey front and rear extensions.

The Committee NOTED the contents of a letter of objection.

A member of the public addressed the meeting.

The Committee OBJECTED to this application stating it would result in a loss of character to this part of Wellfields. The houses in this road were predominantly brick built and the proposed rendered finish to this semi would not be in keeping with the neighbouring property. It would result in a negative impact on the street scene, spoiling the equilibrium of the road.

The stepping forward of the building line failed to consider the neighbouring properties and should not be allowed. This section of Wellfields contains pairs of semis, of symmetrical appearance. The proposal would turn numbers 9 and 11 into an asymmetrical pair, whose fronts would badly clash in style. The design also contained excessive glass, that would be too dominant on the street scene and create light pollution. The proposal was contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

A redesign of the proposal reducing the mass and form was required along with a light report.

PL305 Matters for Report

305.1 Consultation on Waltham Abbey Masterplan – min no PL296

Members considered the proposed site was a prime site in need of development, however it failed to address the infrastructure and access requirements necessary to support it. The development near the Marriott Hotel was considered to be a better design than the proposed.

305.2 Planning Re-consultation: EPF/1305/25 – Davenant Foundation School, Chester Road, IG10 2LD. Proposal: Demolish existing sixth form and library block and replace with new partial two storey sixth form including library and SEN classrooms – Min no PL297.1.

Notification had been received from Epping Forest District Council that the above Planning Application had been modified, and the Committee's comments were invited. The re-consultation ends on 17/09/2025 (before the next Planning Committee meeting).

Additional information has been submitted to address previous consultation response.

The Committee agreed to defer this item to the end of the agenda to address, if there was sufficient time.

PL306 Planning Applications

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

306.1 Full Planning Permission:

Application No: EPF/0763/25

Officer: Yee Cheung

Location: 2A, Pump Hill, Loughton, IG10 1RT

Proposal: Demolition of existing dwelling to be replaced with 3no. 3 bedroom dwellings with attached garage and off road parking. The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an overdevelopment and out of keeping. The proposed dwellings by reason of their detailed design, excessive height – three storeys, fenestration and materials, were wholly out of character with Pump Hill, harming the charm and character of the area, a site on one of the most historic and important streets in Loughton.

Currently, the house was visible from Church Hill to the north of the junction, but partly screened from Church Hill by the trees along the Church Hill boundary, that provided a mature green screen. Even if the existing trees were retained, the dwellings, particularly the most western one, would be clearly visible from Church Hill during the summer but particularly in winter when leaves have fallen, resulting in a wholly out of keeping appearance. The proposal would fail to satisfy paragraph 35 (c) of the NPPF which says planning decisions should ensure developments “*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*”.

The proposed single space in front of each garage would compromise the parking, making it impractical and dangerous to move cars from the drive to allow a car to leave from the garage on a single-track road.

The proposal 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.

Application No: EPF/1595/25

Officer: Kelly Sweeney

Location: The Warren, Epping Forest, Loughton , IG10 4AA

Proposal: Installation of an Air Source Heat Pump (ASHP) system and associated infrastructure.

The Committee had NO OBJECTION to this application.

Application No: EPF/1646/25

Officer: Sukhvinder Dhadwar

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: Demolition of existing dwelling house and construction of 4 no. 4 bedroom houses, in a terrace configuration. (Amended application to EPF/1014/24).

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application. This new proposal, the twelfth application for this site, was excessive in height, depth and bulk, all

grounds for previous refusal at this site (EPF/2053/22). The rear of all the new dwellings projected too far into the garden, with the rear bulk dominating the other adjacent homes. The monolithic side walls would dominate the neighbouring properties to the detriment of their amenity.

The proposed parking arrangement would create a highway safety issue, with at least eight vehicles reversing out onto a dangerous hill.

The Daylight and Sunlight report was not based on the outline of the building that has been applied for, so should be resubmitted.

Members consider the applicant to be attempting *another bite at the cherry* to get through a previously refused permission. They should be told to build what they have permission for. The Committee hopes Epping Forest embraces the Government's proposed changes to the planning system where they will be given the power to turn down future proposals from applicants like this who don't build out what they have consent for.

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.

306.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1055/25

Officer: Loredana Ciavucco

Location: 186 Forest Road, Loughton, IG10 1EG

Proposal: Change of use of the premises from mixed use mechanics workshop and offices to a piano workshop and showroom, the erection of a single storey extension and alterations to the front of the building.

The Committee had NO OBJECTION to this application.

Cllr Minhas declared a non-pecuniary interest in the following planning application EPF/1534/25, as he knows the owner.

Application No: EPF/1534/25

Officer: Yee Cheung

Location: 43 Alderton Hill, Loughton, IG10 3JD

Proposal: Variation of condition 2 'plan numbers' of EPF/0754/24 (Demolition of existing house and construction of new detached dwelling).

The Committee OBJECTED to this application on the grounds that the proposed ASHPs etc would be visible above the parapet, they were too large and need to be hidden from view, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023). A solution would need to be sought to mitigate this.

306.3 Householder Planning Permission:

Application No: EPF/1498/25

Officer: Rhian Thorley

Location: 15 Spareleaze Hill, Loughton, IG10 1BS

Proposal: Proposed extension and refurbishment of the existing dwelling. The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would be doubling the footprint and the volume, resulting in a loss of character. The oversized fenestration and its detailed design would not be in keeping with this part of Sparelease Hill and would result in light pollution. The reason for the expansion (wheelchair unit and auxiliary accommodation) is not valid. The layout of the wheelchair unit and its bathroom are not wheelchair compliant.

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

Application No: EPF/1540/25

Officer: Loredana Ciavucco

Location: 41 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Partial garage conversion, infill of existing porch space with canopy, lanterns to existing single-storey extension and creation of rear terrace.

The Committee had NO OBJECTION to this application.

Application No: EPF/1549/25

Officer: Mohinder Bagry

Location: 34 Shaftesbury, Loughton, IG10 1HN

Proposal: Proposed ground floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1551/25

Officer: Suleman Uddin

Location: 41 Sparelease Hill, Loughton, IG10 1BS

Proposal: Erection of two-storey rear and front extensions, loft conversion, and roof replacement featuring front rooflights and rear dormers, removal of chimneys, alterations to windows and external materials.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was a mishmash of design styles. The proposal by reason of the amount and detailed design of the glazing was out of keeping with the area. As such it would result in a negative impact on the street scene and create light pollution. This would be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members also considered the proposal resembled more of a demolition and rebuild.

Application No: EPF/1569/25

Officer: Mohinder Bagry

Location: 131A Englands Lane, Loughton, IG10 2QL

Proposal: Proposed ground floor rear extension, internal alterations, floor plan redesign and all associated works.

The Committee had NO OBJECTION to this application.

Application No: EPF/1600/25

Officer: Loredana Ciavucco

Location: 16 Albion Park, Loughton, IG10 4RB

Proposal: Proposed garage conversion, creation of first floor over and two storey rear extension with lower ground floor, new roof over with loft rooms and inserted roof balcony. Level off rear garden.

The Committee OBJECTED to this application on the following grounds:

There were several missing drawings, including:

- A plan showing the views of the wall along the boundary with 17 Albion Park, including the design of the proposed retaining wall along that boundary, and sections showing the height of the proposed retaining walls, which could impact the foundations of no.17 as well as reduce the access width of the host dwelling. It appears that they have got the boundary between 16 and 17 in the wrong place.
- There is an anomaly in the drawings relating to the garage: the drawing 1990/10 rev E shows the ground floor wall (northerly) to be the existing unchanged single skin garage wall (as shown on drawing 1990/03 rev E). Drawings 1990/011 rev E and 1990/012 rev E show the new wall above the existing garage wall to be a double skin wall. This needs to be clarified as it may require new foundations that could also impact the foundations of no.17.
- There is insufficient information regarding the drainage from the proposed WC on the Lower Ground Floor and the kitchen sink on the Ground Floor level which again could impact the foundations of the neighbouring property at no.17.

The proposal would negatively impact the amenity of neighbours caused by a loss of privacy. The back door, north window of the kitchen and the three balconies at ground floor, first floor and roof level would all overlook the garden of no.17.

The proposed rear would have an enormous impact on the neighbours in Hazelwood, to the rear of this site, caused by overlooking. However, there is no neighbour consultation list to show that those residents have been notified of this proposal.

Where existing rear windows are obscured glass they should remain so in the new development, to protect the amenity of neighbours from overlooking.

There are no rear landscape drawings showing the proposed development and its impact on neighbouring properties and existing flora and fauna at the host site. An arboricultural report should be included.

Clarification was requested regarding errors in the application form where it is stated that there is no impact on existing trees and shrubs, however they have not produced any 'before' details and most of the layout drawings do not include any of the existing trees and shrubs, so they are also stating that the 10% Biodiversity uplift is not applied.

The tree officer should comment on the Basement Impact Statement with regard to impact on the existing trees and shrubs on the applicant's and the

neighbours' plots. The protection of the roots may influence the cut out for the basement.

Members consider there should at least be an extension to the consultation deadline as there was additional information uploaded to the planning portal on 3 September, with the consultation period ending on 4 September. This would not allow sufficient consideration of the proposal. Confirmation of who was notified, particularly the residents in Hazelwood who would be overlooked by the balconies, should be apparent.

Application No: EPF/1601/25

Officer: Rhian Thorley

Location: 16 Coteford Close, Loughton, IG10 2NT

Proposal: Demolition of existing porch and garage and replacement with new porch and study/storage space.

The Committee had NO OBJECTION to this application.

Application No: EPF/1613/25

Officer: Mohinder Bagry

Location: 64 Forest Road, Loughton, IG10 1EQ

Proposal: Single storey rear/side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1619/25

Officer: Yee Cheung

Location: 12 Lower Road, Loughton, IG10 2RS

Proposal: Proposed first floor rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the description of development was incorrect, with the plans showing extensions to the ground floor too.

This is a vintage cottage, the detailed design and materials were out of keeping with this part of Lower Road and to No 11. The existing side extension would create a complete mismatch with number 10, in terms of colour and materials, unbalancing this pair of semis. The proposal would negatively impact the street scene, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members noted the side roof extension, which faces onto a highway does not appear to have planning consent, and requested that the enforcement team investigate this.

Application No: EPF/1620/25

Officer: Rhian Thorley

Location: 164 Roding Road, Loughton, IG10 3BS

Proposal: Demolition of existing rear single storey extension and erection of single storey rear extension with raised patio.

The Committee had NO OBJECTION to this application.

Application No: EPF/1621/25

Officer: Rhian Thorley

Location: 30 Forest Way, Loughton, IG10 1JG

Proposal: Erection of a freestanding, single-storey timber-framed greenhouse.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposed 'single storey' greenhouse was enormous, being over 12 feet high, with dimensions of 16' 9" by 10' 9". It would be highly visible from the house and tiny garden of 1 Ashley Grove resulting in a negative impact on their amenity. The greenhouse should be drastically reduced in size and/or placed further up the garden, away from number 1 Ashley Grove.

Application No: EPF/1632/25

Officer: Rhian Thorley

Location: 20 Sparelease Hill, Loughton, IG10 1BT

Proposal: Erection of a single-storey rear infill extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1648/25

Officer: Rhian Thorley

Location: 36 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Loft conversion with rear dormer and 5 roof lights to front.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the number and projection of the roof lights at the front would create light pollution, resulting in a negative impact on the neighbour's amenity and the street scene, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

This proposal would set a dangerous precedent. The roof lights should be conservation roof lights that are flush with the roof and reduced in number.

Application No: EPF/1653/25

Officer: Klajdi Koci

Location: 1 Elmhurst Way, Loughton, IG10 3DG

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1657/25

Officer: Caroline Brown

Location: 66 Alderton Hill, Loughton, IG10 3JB

Proposal: Double storey front and rear extension, conversion of the garage to a habitable room, alterations to fenestration to all elevations and internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/1675/25

Officer: Kelly Sweeney

Location: 41 The Lindens, Loughton, IG10 3HS

Proposal: Front porch.

The Committee OBJECTED to this application stating it was a corner plot that would be almost enclosed. It appears that the proposed lobby is crossing the footpath. It would be acceptable if the proposed was reduced

to the rear edge of the footpath. The smaller lobby would reduce the impact on the corner plot.

Members would consider waiving their objection if the suggested amendments were made and submitted for approval.

Application No: EPF/1692/25

Officer: Loredana Ciavucco

Location: 32, Sedley Rise, Loughton, IG10 1LT

Proposal: Single storey rear and side extension, loft conversion.

The Committee had NO OBJECTION to this application.

**306.4 Consent under Tree Preservation Orders
No applications were listed under this permission.**

306.5 Deemed Permission and Others– provided for information only:
The Committee NOTED the following applications, commenting on two proposals EPF/1439/25 and EPF/1628/25 – see below:

Application No: EPF/1439/25

Officer: Loredana Ciavucco

Location: 116 Smarts Lane, Loughton, IG10 4BS

Proposal: Certificate of Lawful Development for a Proposed Loft conversion with rear dormer and 2 rooflights to front roof slopes.

**** This is an old, terraced cottage, if the front roof slope is being altered this should be a full planning application.**

Application No: EPF/1628/25

Officer: James Rogers

Location: 6 Barfields Path, Loughton, IG10 3JJ

Proposal: Prior approval for a 4.00m deep erection of single storey rear extension with pitched roof profile, height to eaves 2.60m and maximum height 3.50m.

**** Prior approval does not provide an opportunity for the neighbour to comment on the intersection of the 45 degree projection from the living room fenestration. This automatic approval sets a precedent. This should be a full planning application, as it negatively impacts the neighbour.**

Application No: EPF/1636/25

Officer: Suleman Uddin

Location: 16 Dunmow Close, Loughton, IG10 3AS

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and 2x roof lights.

Application No: EPF/1654/25

Officer: Klajdi Koci

Location: 1 Elmhurst Way, Loughton, IG10 3DG

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer to rear and new roof light window to front.

Application No: EPF/1658/25

Officer: Yee Cheung

Location: Birnam Lodge, Nursery Road, Loughton, IG10 4EF

Proposal: Approval of Details Reserved by Conditions 3 and 5 on EPF/1357/24 (Demolition of existing and construction of replacement dwelling).

Application No: EPF/1698/25

Officer: James Rogers

Location: 29, Durnell Way, Loughton, IG10 1TG

Proposal: Prior approval for a single storey rear extension with 4m rear projection with a flat roof, height to eaves 3m and maximum height 3.30m.

PL307 Decisions

307.1 Decisions by Epping Forest District Council

The Committee NOTED the decision notices for August 2025.

PL308 Licensing Applications

No licensing applications had come to the attention of officers.

PL309 Enforcement and Compliance

No Enforcement Notices had been received.

PL310 Matters for Report

310.1 Planning Re-consultation: EPF/1305/25 – Davenant Foundation School, Chester Road, IG10 2LD. Proposal: Demolish existing sixth form and library block and replace with new partial two storey sixth form including library and SEN classrooms – Min no PL297.1.

The Committee NOTED the additional information that had been submitted to address its previous consultation response – see below:

Further to the town council comments with regards screening of the proposed replacement 6th form block and SEN the site plan has been amended to include further tree planting to the southwest of the building. The details of which can be confirmed by way of a condition applied to any given consent.

With regards comments relating to access to Debden Lane the proposal will not require any access either pedestrian or vehicular onto the lane. All access to the building will be via the existing main access road and carpark. As the number of staff and pupils will remain the same there will be no increase in traffic movements to the site from the replacement building.

Members requested that the Planning Committee Clerk contact the agent to confirm whether the access to Debden Lane included “no access for building works on to Debden Lane”.

The Committee AGREED to confirm before the deadline date of 17 September whether it was willing to waive its objection to this application, once this further clarification was received.

Signed:
Date: 22 September 2025

LOUGHTON TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 22 September 2025 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
W Dodd K-W Lee S Murphy
J Riley

Also present:

Officers: Mark Squire (Town Clerk – until min no PL316.1)
Debra Paris (Planning Committee Clerk)

4 Members of the public.

PL311 Apologies for Absence

The Planning Committee Clerk reported that late apologies for absence had been received from Cllr Ubah due to work commitments and Cllr Minhas, who had been unexpectedly detained at his place of business following a Health and Safety incident there. In the circumstances there had been no time for any substitutions to be nominated for this meeting.

The Chairman advised that a Councillor would be recording this meeting.

PL312 Declarations of Interest

Cllr Lee declared a non-pecuniary interest in planning application EPF/1222/25 – Unregistered land along rear of 18-32 Witham Close IG10 3BQ, as he had a previous interest in this site. After initially declaring he would therefore not comment on this application, following advice from other Committee members that a non-pecuniary interest did not preclude him from speaking, he confirmed he would contribute to discussions.

PL313 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 8 September 2025 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application: EPF/1222/25 - Unregistered land along rear of 18-32 Witham Close IG10 3BQ following the above agenda item, as members of the public present at the meeting had an interest in this proposal.

PL314 Planning Applications

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

314.1 Full Planning Permission:

Application No: EPF/1222/25

Officer: Mohinder Bagry

Location: Unregistered land along rear of 18-32 Witham Close IG10 3BQ

Proposal: Garden to be restored to woodland. Remove buildings and fencing within (regain access for all residents). This is a group application

for the residents of 18-30 Witham Close. 18 - Mrs. D.Reed 20 - Mrs N.Sion
22 - Mr. J. Cardy 24 - Mr. P Gurnell 26 - Mr. R.Finley 28 - Mr. M.Jarmulka
30 - Mrs. J.Jones.

A Member of the public with an interest in this application addressed the meeting.

Following that address and a brief discussion by the Committee of the proposal, further members of the public with an interest in this application arrived at the meeting, one of whom had registered to speak in favour of the application. They were advised that the meeting was being recorded.

The Committee AGREED to hear the speaker's comments and asked the previous speaker whether they wished to speak again, which they declined, but confirmed that they would be happy to answer any questions put to them by the Chairman.

The Committee had NO OBJECTION to this application, stating it maintained its position that this unregistered land remained an ecological habitat to be restored and maintained as such.

Members considered the unregistered land should be returned to a woodland area providing a natural habitat for biodiversity, including the retention of the drainage ditch, and for this natural habitat and green screen to be enjoyed by all.

PL315 Matters for Report

315.1 Approved seating plan included in Pavement Licence for Fables Stores, 202 High Road, IG10 1ET – Min no PL295.2

The above plan had been circulated to members, following notification from the Licensing Officer of the approved application, which differed from the original application submitted.

Members NOTED the detail and commented that it appeared extra seating had been observed at the site, however it did not appear to be causing any issues at present, and the furniture was being removed in the evening, as requested. The situation would be monitored, and any concerns would be raised with the Licensing Authority, should it be necessary to do so.

315.2 Planning Re-consultation: EPF/1305/25 – Davenant Foundation School, Chester Road, IG10 2LD. Proposal: Demolish existing sixth form and library block and replace with new partial two storey sixth form including library and SEN classrooms – Min no PL310.1.

Following notification from Epping Forest District Council that the above Planning Application had been modified, and further confirmation from the applicant that "*construction traffic would not be accessing the site via Debden Lane*". It was agreed that the Committee would withdraw its previous objection to this application. This notification was submitted to the Planning Officer, under powers of delegated authority, in order to meet the deadline of 17/09/2025.

The Committee AGREED to RATIFY its submission to the local planning authority, as below:

"The Committee is happy to agree to withdrawing the objection albeit members think you should consider additional outside canopies as well as the trees for shading and wet weather protection.

The Committee believes the Habitat survey/report, yet to be completed, is another condition to be discharged?"

PL316 Planning Applications

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

316.1 Full Planning Permission:

Application No: EPF/1012/25

Officer: Mohinder Bagry

Location: 238 High Road Loughton Essex IG10 1RB

Proposal: Shop front alterations.

The Committee OBJECTED to this application stating it was unclear and confusing what was being proposed. The application should be resubmitted clarifying the proposed alterations. Members NOTED that if the proposal related to the outside seating this was a licensing issue and should be considered under the appropriate guidelines.

The Town Clerk left the meeting.

Application No: EPF/1666/25

Officer: Sukhvinder Dhadwar

Location: 89 Queens Road, Loughton, IG10 1RR

Proposal: Demolition of 2 storey side extension and construction of a single self-build dwelling.

The Committee OBJECTED to this application. Members noted the change of design; however they considered it failed to address its previous objections to planning application EPF/0706/24, min no PL16.1, submitted for this site. The Committee reiterated its previous objection, which was:

"The Committee OBJECTED to this application on the grounds that the proposal would have a detrimental effect on the street scene, creating a loss of symmetry with the existing dwelling. It would also result in limited amenity space for the resident of the new dwelling.

The application would create a negative impact on the downhill neighbour's amenity caused by overlooking from the window in the rear elevation, which was above the height of the neighbouring property.

The proposal would also create a negative impact on the biodiversity of the nearby forest, caused by the removal of the existing garden to facilitate additional parking.

Members considered a two-floor property of an improved design, having regard to improved biodiversity, would be more acceptable than this three-floor proposal."

Members also supported the local planning authority's refusal reason regarding lack of mitigation against the adverse impact on the Epping Forest Special Area of Conservation, resulting from this proposal.

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.

Application No: EPF/1757/25

Officer: Alex Sadowsky

Location: The Warren, Nursery Road, Loughton, IG10 4RN

Proposal: Construction of an area of hardstanding incorporating soft landscaping and topsoil storage bund.

The Committee had NO OBJECTION to this application.

316.2 Removal/variation of conditions - Section 73 TCPA

No matters had been listed under this permission.

316.3 Consent to display an advertisement

Application No: EPF/1029/25

Officer: Mohinder Bagry

Location: 238 High Road Loughton IG10 1RB

Proposal: Advertisement consent for new fascia sign to front elevation.

The Committee OBJECTED to this application stating the branding font was too large, chunky and aggressive. Members thought the colour and background were acceptable. However, they much preferred the styling and clarity of the existing font.

316.4 Householder Planning Permission:

Application No: EPF/1705/25

Officer: Rhian Thorley

Location: 66 Lower Park Road, Loughton, IG10 4NA

Proposal: Replacement of existing timber shed with garden room.

The Committee OBJECTED to this application on the grounds that the proposed garden room was too high and the roof too large, over-sailing the boundary. The application also failed to disclose the materials for the walls along the sides. Being positioned too close to the boundary it would result in a negative impact on the amenity of the neighbour and would remove the existing natural green screening, which would also negatively impact wildlife, contrary to policy DM5 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/1723/25

Officer: Loredana Ciavucco

Location: 17 Southview Road, Loughton, IG10 3LG

Proposal: Single storey extension to rear of existing house, including the demolition of an existing rear extension.

The Committee OBJECTED to this application. Members were concerned that this was a shared driveway/access road. It needs to be established that the land being built on belongs to the applicant and is not part of a shared drive.

Members NOTED that the existing plan shows the garage as paired with the neighbours, but in the proposed drawings it is in a different position and enlarged. This is not included in the proposal. The description needs to be amended/clarified in this regard. Also titles on drawings were incorrect and the elevations failed to show the roof at the rear protruded beyond the lower roof edge.

Application No: EPF/1749/25

Officer: Rhian Thorley

Location: 2 Clays Lane, Loughton, IG10 2RZ

Proposal: Extension to rear and side of property, and associated landscape works.

The Committee OBJECTED to this application. Although the rear extension was narrower than the previous application, EPF/1119/25, the proposal has been insufficiently amended to meet the Committee's previous objections, (min no PL268.3) which were:

"The Committee OBJECTED to this application stating it would have a detrimental effect on the street scene, negatively impacting this prominent corner, creating an urban effect. The site should retain its open aspect. This would be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members were disappointed to note that the recent application, EPF/0911/25: TPO/EPF/42/91 (Ref: T5) T1: Corsican Pine - Fell and replace, as specified, appeared to have been made to facilitate this application.

The Committee requested that should the local planning authority be mindful to approve this application that a condition be imposed for the tree to be replaced with a suitable adequate and sufficient specimen."

Application No: EPF/1767/25

Officer: Rhian Thorley

Location: 25 Carroll Hill, Loughton, IG10 1NL

Proposal: Ground floor extensions to sides and other minor amendments.

The Committee reiterated its previous comments submitted in respect of planning application, EPF/0760/25, for this site (min no PL225.1), which were:

"The Committee had NO OBJECTION to this application.

However, members expressed concern for the unnecessary demolition of the existing dwelling, which would negatively impact on the environment through carbon emissions, contrary to Policy DM21 Local Environmental Impacts, Pollution and Land Contamination of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The Committee requested that more substantial planting of trees and mixed hedges of native species be included in the proposed replanting scheme to offset the environmental impact of the proposed demolition, as laid out in Policy DM5 Green and Blue Infrastructure of the Epping Forest adopted Local Plan (2023) and the NPPF (2023)."

Application No: EPF/1768/25

Officer: Rhian Thorley

Location: 25 Carroll Hill, Loughton, IG10 1NL

Proposal: First and second floor extensions and other minor amendments.

The Committee OBJECTED to this application, stating it was an overdevelopment, by reason of its size and bulk, which would result in a loss of character, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

316.5 Consent under Tree Preservation Orders

Application No: EPF/1834/25

Officer: Robin Hellier

Location: 8 Fairmeadside, Loughton, IG10 4RH

Proposal: TPO/EPF/07/79 (Ref: T61)

T1: Horse Chestnut – Crown reduce height by up to 2m, as specified.

Reduce lateral branches by up to 1m, as specified. Crown thin by 10%, 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.

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.

316.6 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications, commenting on planning application EPF/1818/25 – see below:

Application No: EPF/1681/25

Officer: Caroline Brown

Location: 19 Cranleigh Gardens, Loughton, IG10 3DD

Proposal: Certificate of Lawful Development for existing use of the site which now comprises two self-contained dwellings known as 19 & 21 Cranleigh Gardens.

Application No: EPF/1735/25

Officer: Suleman Uddin

Location: 56 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Application for approval of details reserved by conditions 4 'details of levels', 6 'external finishes', 7 'surface water disposal', 10 'landscape works' and 12 'construction method statement' on Planning Permission EPF/0034/24 (Demolition of the existing 1.5 storey dwelling as previously agreed (EPF/1008/16). Erection of replacement 4-bedroom dwellinghouse with a basement, integrated garage, and rear patio).

Application No: EPF/1818/25

Officer: Suleman Uddin

Location: 37 Audley Gardens, Loughton, IG10 2EN

Proposal: Certificate of Lawful Development for a proposed loft conversion

**** The previous application, EPF/1229/25, was rejected. This application is the same and should also be rejected.**

PL317 Decisions

317.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL318 Licensing Applications

No licensing applications had come to the attention of officers.

PL319 Enforcement and Compliance

No Enforcement Notices had been received.

Signed:
Date: 6 October 2025

accuracy of the drawings is in doubt. The corner elevation is detrimental to the street scene.”

323.1.3 EPF/1249/25 – 62, Wellfields, Loughton, IG10 1NY. Proposal: Two storey rear and side extension (Appeal ref no: APP/J1535/D/25/3372060 – Min no PL277.4)

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

PL324 Planning Applications

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

324.1 Full Planning Permission:

Application No: EPF/1700/25

Officer: Suleman Uddin

Location Car Park, Langston Road, Loughton, IG10 3UE

Proposal: Works to car park including the installation of three electric vehicle charging units, six charging bays and associated electrical equipment.

The Committee OBJECTED to this application stating the proposal would remove the green boundary that had been conditioned in the original planning application for this site to protect the street scene. This would be contrary to Policies DM9 and DM5 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members would be willing to waive their objection if the applicant agreed to move the proposed vehicle charging units to a different area, e.g. to the back of the car park or near to the existing sub-station. A request was also made for the introduction of some “bee friendly habitats” at this site, bearing in mind its close proximity to the Roding Valley Nature Reserve, and which would enhance the local planning authority’s commitment to its green and blue Infrastructure, under Policy DM5: *Development which improves the existing green and blue infrastructure and where possible, enhances and protects networks will be supported.*

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.

Application No: EPF/1917/25

Officer: Suleman Uddin

Location: 179-181 High Road, Loughton, IG10 4LF

Proposal: Adaptation of existing kitchen extract system and reinstatement to original position.

The Committee OBJECTED to this application stating permission for the “original position of the kitchen extract system” had never been approved. The matter should be dealt with by Enforcement, as previously agreed.

Members again requested an update on the Magistrates’ Court proceedings in respect of this site.

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.

324.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1934/25

Officer: Yee Cheung

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

Proposal: Variation of Condition 2 of EPF/1685/23 Removal of buildings within two years (Erect demountable buildings for provision of classrooms/support area).

The Committee had NO OBJECTION to this application. However, members requested that the applicant expedite the application for the permanent replacement building and expressed a concern for the lack of progress that had been made.

324.3 Consent to display an advertisement

No applications were listed under this permission for this agenda.

324.4 Householder Planning Permission:

Application No: EPF/1916/25

Officer: Mohinder Bagry

Location: 97 Oakwood Hill, Loughton, IG10 3ER

Proposal: Single storey rear extension and part double storey rear extension.

The Committee OBJECTED to this application, stating that although the new proposal now impacted the neighbours at no 99 minimally, it failed to address its other previous comments. The Committee reiterated its previous objections, min no PL165.2, which were:

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

The Committee OBJECTED to this application stating that the houses in this part of Oakwood Hill were sharply angled and not in a straight line, the proposed extension by reason of its height and bulk, would create a longer blank brick slab alongside the garden of no 95, resulting in an increased sense of enclosure to its occupants.

The rear ground floor is intersecting the 45 degree line from the neighbours' French window. Permitted extension is 3m deep. As drawn, the rear proposed dining room is bigger than the living room.

Members considered the first floor extension should be set in to alleviate the issue.

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.”

324.5 Consent under Tree Preservation Orders

Application No: EPF/1926/25

Officer: Robin Hellier

Location: Land adjacent to Campus Court, Borders Lane, Loughton, IG10 3GS

Proposal: TPO/EPF/09/08

T1 & T2: Oak - Crown lift by up to 5m from ground, as specified.

T4: Elm - Fell and replace, as specified.

T36: Oak - Crown lift by up to 5m from ground, as specified. Crown thin by up to 10%, as specified.

G1: Mixed - Crown reduce all deciduous trees (6 x Ash, 1 x Sycamore, 1 x Lime, 1 x Red Oak) by up to 2m back to suitable growth points on the southern side only.

G1: Cypress x 43 - Reduce in height from approx. 18m to 8m final height, hedge trim sides without breaching final foliage layer, 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.

Members NOTED that part of the original planning approval conditions for this site included maintaining the green screen for its street scene value. This would be contrary to Policies DM9 and DM5 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

324.6 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications, commenting on planning applications EPF/1908/25, EPF/1912/25 and EPF/1932/25 – see below:

Application No: EPF/1853/25

Officer: Caroline Brown

Location: 25 Carroll Hill, Loughton, IG10 1NL

Proposal: Approval of Details Reserved by Condition 8 Surface Water Drainage of EPF/0760/25 (Demolition of the existing house and garage and erection of a new 3 storey family dwelling (2 full storeys and additional accommodation in roof space - no basement)).

Application No: EPF/1866/25

Officer: Loredana Ciavucco

Location: 16 Hillcrest Road, Loughton, IG10 4QQ

Proposal: Approval of Details Reserved by Conditions 4, 5 and 6 of EPF/1581/23 (Single storey extension to garage at front of property and change of ridge height to front hipped roof. Double storey rear extension, garden room and gazebo and air source heat pumps to main residence).

Application No: EPF/1908/25

Officer: Rhian Thorley

Location: 45 Maple Gate, Loughton, IG10 1PS

Proposal: Certificate of Lawful Development for proposed use of dwelling as office for resident and three others.

****The Committee OBJECTED to this proposal. This is a residential block, purely for domestic flats, and was not suitable for a business premises. It would result in a detrimental impact on residents in the other flats and set a dangerous precedent. It would also likely impact negatively on parking in the area.**

Application No: EPF/1912/25

Officer: Klajdi Koci

Location: 14 Westall Road, Loughton, IG10 2AR

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and single storey rear extension.

****The Committee OBJECTED to this proposal. The design suggests that this is being converted, not to be a single house. If approval is**

given, members requested a condition that the property remains for domestic use as a single dwelling.

Application No: EPF/1932/25

Officer: Klajdi Koci

Location: 12 Lower Road, Loughton, IG10 2RS

Proposal: Certificate of Lawful Development for existing roof extension with side dormer (loft conversion).

**** It appears that the previous planning application exposed the roof extension etc did not have permission. This is a retrospective application. Note that the previous existing plans differ from the current application, leading to doubt on the accuracy of the drawings.**

PL325 Decisions

325.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL326 Licensing Applications

326.1 Application to vary premises licence for The Carpenters Arms, 99 Smarts Lane. To remove the condition that no performances by DJs be provided at the premises except if provided by a Temporary Events Notice.

The Committee NOTED the contents of five letters of objection.

The Committee OBJECTED to this application based on all four licensing objectives:

5. The prevention of crime and disorder
6. Public safety
7. The prevention of public nuisance
8. The protection of children from harm

This public house is located in a narrow lane with a high density of residential properties in close proximity. The venue does not lend itself to accommodate this kind of regular 'musical entertainment'.

To permit this variation would allow for unacceptable levels of noise caused by the music from regular DJs to the detriment of the residents living in neighbouring / close-by properties.

Noise would escape when the doors are opened. It is certain that the doors would be opened during the hot season leading to constant noise and difficulty in controlling the clientele who would likely spill outside. The noise breakout would be more noticeable at night when the background noise is less. The permission for a DJ would also encourage a different clientele, more akin to a nightclub operation.

Members have been made aware of previous instances where DJs have been at the premises, resulting in late night disturbances, and some of which have continued beyond the existing licensable hours, affecting the amenity of all residents in Smarts Lane and other nearby roads, contrary to the first three objectives above.

If the variation were granted, it would also be more likely to encourage unacceptable behaviour from patrons to the detriment of any children that might be on the premises, caused by the attraction of larger numbers of patrons and a less controlled/disciplined environment on the premises.

PL327 Enforcement and Compliance

No Enforcement Notices had been received.

Signed:

Date: 20 October 2025

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 October 2025 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

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

Also present:

Officers: Debra Paris (Planning Committee Clerk)

1 Member of the public.

PL328 Apologies for Absence

Apologies for absence were received from Cllrs Davies, Dodd and Minhas. The Planning Committee Clerk reported that Cllr Stubbings had been nominated as substitute for Cllr Dodd for this meeting.

PL329 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications, EPF/1593/25 – Land to the rear of 71 Stonards Hill, EPF/1982/25 – 33 Algers Road and EPF/2046/25 – 8 Kings Green, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

PL330 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 6 October 2025 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward the following planning applications, EPF/2035/25 – Corner Garth, Nursery Road and EPF/2036/25 – Corner Garth, Nursery Road, as a member of the public present at the meeting had an interest in these items.

PL331 Planning Applications

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

331.1 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/2035/25

Officer: Caroline Brown

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Variation of Condition 2 Plan numbers of EPF/1780/23 (Proposed improvements and extensions).

A member of the public addressed the meeting.

Members deplored the retrospective nature of this application. The applicant had failed to provide any clarity as to the nature of this proposal. The description of the proposal stated was inaccurate and ambiguous.

The Committee OBJECTED to this application. The drawings provided in this proposal did not represent what the developer had built, and the built form bore no resemblance to the approved planning application EPF/1780/23.

The proposed side elevation south-west drawing does not represent what has been built and does not represent what they have approval for (EPF/1780/23) either. The chimney has been removed, and the front door has been moved to a different elevation from the approved drawings. The proposed represents a completely different building, creating a loss of character from the application approved, particularly with regards to the location of this property being so close to Epping Forest.

The proposed side elevation north-east, again does not represent the approved drawings, but would be acceptable, on condition that the windows are obscured glass, as stated.

The proposed front elevation drawing does not reflect what has been built, nor what was approved (EPF/1780/23). If the local planning authority was minded to approve this drawing, the Committee would request a condition be imposed that the dormer windows are obscured glass to the protect the amenity of the neighbours in High View Close from overlooking.

This would be in accordance with Policy DM9 - High Quality Design, of the Epping Forest adopted Local Plan (2023) and the NPPF (2023):

“All new development must achieve a high quality of design and contribute to the distinctive character and amenity of the local area. The Council will require all development proposals to be design-led and:

- (i) relate positively to their context, drawing on the local character and the natural and historic environment;
- (ii) make a positive contribution to a place.”

The Committee did not object to the proposed rear elevation, which does not veer too much from the approved.

The Committee believes this application overall 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. To allow this application would set a dangerous precedent undermining the integrity of the planning process.

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. Failure to do so should result in Enforcement action being enacted.

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/2036/25

Officer: Caroline Brown

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Variation of Condition 2 Plan numbers of EPF/1780/23 - fenestration changes (Proposed improvements and extensions).
A member of the public addressed the meeting.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that the submission was misleading. The proposal does not reflect what is built nor what approval was granted for.

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 drawings included in this application in respect of the Proposed Side Elevation South-West, Proposed Front Elevation and Proposed Rear Elevation are the approved drawings, EPF/1780/23, but do not represent the built form. Only the drawing for the Proposed Side Elevation North-East differs from the approved, and appears to represent what has been built.

However, 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 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 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. Failure to do so should result in Enforcement action being enacted.

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.

PL332 Matters for Report

332.1 Notices of Appeal

332.1.1 EPF/1418/25 – 70, Alderton Hall Lane, Loughton, IG10 3HE.

**Proposal: Part Single part double storey side extension
(Appeal ref no: APP/ J1535/D/25/3373462 – Min no PL297.3)**

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

332.1.2 EPF/0806/25 – 120, Valley Hill, Loughton, IG10 3AU. Proposal: Demolition of existing single storey dwelling and construction of 2no. self-build new dwellings including link, private amenity, off-street car parking, landscaping and boundary treatment. (Appeal ref no: APP/ J1535/W/25/3373368 – Min no PL251.1)

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

The Committee NOTED the contents of a letter of objection.

Members noted that the previous application for this site had been withdrawn with good reason.

The Committee OBJECTED to this application on the following grounds:

The proposed removal of the street tree and grass verge to the front of the site on Valley Hill, would be detrimental to the street scene, negatively impacting the environment, contrary to Policy DM5 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023), to enhance the public realm through the provision and/or retention of trees and/or designated and undesignated open spaces within built-up areas.

This is a particularly hazardous junction, and the proposal for vehicles to drive into the parking bays, reversing in and out, on to a busy road (Valley Hill) would create a road safety issue. A Lollipop Person is situated here to assist the local children and public crossing Valley Hill to access Whitebridge Primary School, located in Greensted Road.

The proposed crossover would be too close to the junction. Vehicles at this junction dangerously park on the pavement and crossover, with traffic moving at excessive speed on Valley Hill, a Speed Indication Device (SID) had recently been installed nearby, with a local voluntary speed watch group in operation. Visibility when pulling out onto Valley Hill from this junction is restricted as the road goes down on both sides. Following recent road resurfacing at this junction the double yellow lines have yet to be reinstated by ECC Highways. If they were reinstated, as they should be on safety grounds, the lines would extend to be in front of the proposed crossovers and as such may deter parking on the crossovers, which if allowed would block sight lines for vehicles turning into Valley Hill from Greensted Road. The proposed parking bays would be better situated on the Greensted Road side of the plot.

The proposed ground floor would be partly inside 122. Although this is a Building Regulations issue planning application for 122 should be submitted in conjunction.

The proposed would be too close to Greensted Road. The rear elevation being greatly forward of the front facades along the street. This would be detrimental to the street scene on Greensted Road.

The internal area of the proposed end house is less than the minimum requirement. Both houses have Insufficient storage internally (restricted below the stairs). The proposed rear gardens for both dwellings are less than the minimum length of 10m. The garden of the proposed end house is less than the minimum of 50sqm. Both the substandard interior and the gardens are signs of overdevelopment. Members considered the site was insufficient to house two dwellings. They also noted the Proposed Block Plan submitted was incorrect. The application was therefore contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

If the local planning authority was minded to approve this application, members requested that a condition is imposed for an environmental compensation offer, which has not been included in the plans. Also, for Swift Bricks to be included in the construction, to mitigate the decline of this species, as laid out in Policy DM1, Habitat Protection and Improving Biodiversity: “A. All development should seek to deliver net biodiversity gain in addition to protecting existing habitats and species”.

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.

332.2 Appeal Notice Withdrawn

332.2.1 EPF/1229/25 – 37 Audley Gardens, Loughton, IG10 2EN.

Proposal: Certificate of Lawful Development for proposed second floor via loft conversion to a bungalow property (Appeal ref no: APP/J1535/X/25/3371996 – Min no PL323.1.2)

The Committee NOTED the information received from the Planning Committee Clerk, that the above appeal had been withdrawn.

332.3 Licensing: Application to Vary the Premises Licence at The Carpenters Arms, 99 Smarts Lane, Loughton. IG10 4BP

The Planning Committee Clerk advised the Committee that the following information had been received from the Licensing Officer at Epping Forest District Council, in respect of the above application:

Further to the recent application to vary the existing premises licence in respect of the Carpenters Arms, Loughton. I write to advise you that as the applicant has failed to advertise the application in accordance with the requirements of the legislation, the application is deemed invalid and therefore has been rejected.

As the application has been rejected the licence holder must continue to operate within the terms of the current licence which permits:

- *Live Music – Mon to Thurs until 23:00, Fri & Sat until Midnight and until 22.30 on Sundays*
- *Recorded Music – Mon to Thurs until 23:00, Fri & Sat until Midnight and until 22.30 on Sundays.*

**332.4 Invitation to attend Planning Committee A meeting at Epping Forest District Council to comment on the following applications:
EPF/1490/25 – 10 Sparelease Hill, EPF/0646/25 – Garage Site at Castell Road and EPF/0039/25 – The Princess of Wales PH, 41 Westall Road**

The Planning Committee Clerk advised members that the above applications, which the Committee had objected to, were to be considered by Planning Committee A at Epping Forest District Council on 29 October 2025 at 7pm.

Cllr Riley was unable to confirm his availability currently for this date. Cllr Davies would be approached for her availability in order for the Planning Committee Clerk to register a member to speak on these matters.

PL333 Epping Town Neighbourhood Development Plan Examination 2025 – Further Consultation

The Committee had no comments to make on this further consultation.

PL334 Planning Applications

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

334.1 Full Planning Permission:

Application No: EPF/1593/25

Officer: Mohinder Bagry

Location: Land to the rear of 71 Stonards Hill, Loughton, IG10 3EH

Proposal: New Custom and Self-Build Dwelling.

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.

Application No: EPF/1670/25

Officer: Alex Sadowsky

Location: Land and Garages at Chequers Road (Site B), Loughton, IG10 3QF

Proposal: Construction of building to accommodate 8 flats with associated parking spaces and landscaping (Revised scheme to EPF/2502/20).

The Committee OBJECTED to this application on the grounds that it was an overdevelopment. The proposed eight flats were considered excessive for the site, particularly in regard to the proposed insufficient parking spaces provided. Parking in this road was already problematic and would be exacerbated by this proposal. Members drew the attention of the Planning Officer to recent developments in Borders Lane where insufficient parking for the number of dwellings had created severe parking problems

for existing residents in surrounding areas, alongside the residents of the new development.

The Committee considered a maximum of four to six dwellings with adequate parking provided for those residents would be more acceptable for this site.

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.

334.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1972/25

Officer: Caroline Brown

Location: 56 Hereward Green, Loughton, IG10 2HF

Proposal: Variation of Condition 2 Plan numbers of EPF/1038/25 (Proposed erection of detached building for use as ancillary residential annexe).

The Committee had NO OBJECTION to this application. However, members requested that the condition for the detached building to remain as ancillary to the main dwelling continues.

334.3 Consent to display an advertisement

No applications were listed under this permission for this agenda.

334.4 Householder Planning Permission:

Application No: EPF/1944/25

Officer: Loredana Ciavucco

Location: 29 Millsmead Way, Loughton, IG10 1LR

Proposal: Single Storey Rear Extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1960/25

Officer: Loredana Ciavucco

Location: 56 Borders Lane, Loughton, IG10 3QU

Proposal: Proposed relocation of dropped kerb from rear garden to front garden.

The Committee had NO OBJECTION to this application.

Application No: EPF/1982/25

Officer: Suleman Uddin

Location: 33 Algiers Road, Loughton, IG10 4NG

Proposal: Demolition of existing sheds and erection of new outbuilding to the rear garden.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating the proposed outbuilding was too large, by reason of its bulk and height, and would be too dominant.

The outbuilding should be reduced in size and the use of bitumen felt on such a large footprint would be detrimental to the neighbours' outlook from above. The use of a good quality single ply membrane or covered with artificial grass would be preferable to mitigate this impact.

Application No: EPF/2046/25

Officer: Rhian Thorley

Location: 8 Kings Green, Loughton, IG10 1RJ

Proposal: Two storey and part single storey rear and side extensions, removal of front porch and chimney stack. Fenestration alterations new windows and new front door and canopy.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the proposed removal of the historic chimney stack. However, if the applicant was to retain this feature, members confirmed they would be willing to waive their objection.

334.5 Consent under Tree Preservation Orders

No applications were listed under this permission.

334.6 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1844/25

Officer: Suleman Uddin

Location: 49 Oakwood Hill, Loughton, IG10 3EW

Proposal: Certificate of Lawful Development for proposed single storey extension and loft conversion.

Application No: EPF/1863/25

Officer: James Rogers

Location: 137 Greensted Road, Loughton, IG10 3DJ

Proposal: Prior approval for a 4.50m erection of a single storey rear extension, height to eaves 3.00m and maximum height 3.00m.

Application No: EPF/1963/25

Officer: Rhian Thorley

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Approval of Details Reserved by Conditions 11 Surface Water Drainage and 13 Hard and Soft Landscaping of EPF/0856/25 (Replacement Single Dwelling House).

Application No: EPF/1980/25

Officer: Mohinder Bagry

Location: 4 Church Hill, Loughton, IG10 1LA

Proposal: Certificate of Lawful Development for existing use of site as Use Class E.

Application No: EPF/2005/25

Officer: Klajdi Koci

Location: 2 Nevill Way, Loughton, IG10 3BG

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.

Application No: EPF/2006/25

Officer: Suleman Uddin

Location: 54 Algiers Road, Loughton, IG10 4NG

Proposal: Certificate of Lawful Development for proposed single storey rear extension, and loft conversion with rear dormer and 4 roof lights in the front roof slope.

Application No: EPF/2012/25

Officer: Suleman Uddin

Location: 20 Connaught Avenue, Loughton, IG10 4DS

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

Application No: EPF/2042/25

Officer: Caroline Brown

Location: 41 Traps Hill, Loughton, IG10 1SZ

Proposal: Certificate of Lawful Development for proposed outbuilding.

Application No: EPF/2061/25

Officer: Rhian Thorley

Location: 30 Forest Way, Loughton, IG10 1JG

Proposal: Approval of Details Reserved by Condition 3 Materials of EPF/1621/25 (Erection of a freestanding, single-storey timber-framed greenhouse).

PL335 Decisions

335.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions for September 2025.

PL336 Licensing Applications

No applications had come to the attention of officers.

PL337 Enforcement and Compliance

No Enforcement Notices had been received.

Signed:

Date: 3 November 2025

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 November 2025 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
S Murphy J Riley C Ubah

Also present:

Officers: Jonathon Glynn (Acting Planning Committee Clerk)

2 Member of the public.

PL338 Apologies for Absence

No apologies for absence were received for this meeting.

PL339 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications, EPF/2069/25 – 32 Alderton Hill, EPF/2103/25 – 23 Hillyfields and EPF/2124/25 – 15 Rockwood Gardens, 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/2123/25 – 104 The Drive, as the applicant is known to her.

PL340 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 20 October 2025 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward the following planning applications, EPF/2065/25 – 25 Carroll Hill, as a member of the public present at the meeting had an interest in this item.

PL341 Planning Applications

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

341.1 Householder Planning Permission:

Application No: EPF/2065/25

Officer: Rhian Thorley

Location: 25 Carroll Hill, Loughton, IG10 1NL

Proposal: Addition of basement floor, and other, minor amendments.

The Committee NOTED the contents of a letter of objection.

A member of the public addressed the meeting.

The Committee OBJECTED to this application on the grounds that the addition of the basement would be an overdevelopment of the site.

The increase in window coverage by 50% on the upper levels would cause overlooking and seriously affect the amenity of the houses backing on to the site.

The Committee has also previously requested that more substantial planting of trees and mixed hedges of native species be included in the proposed replanting scheme to offset the environmental impact of the proposed demolition, as laid out in Policy DM5 Green and Blue infrastructure of the Epping Forest adopted Local Plan (2023) and NPPF (2023) but still no proposed planting scheme has been provided for this application.

The Committee also NOTED that while again the applicant states, as in previous applications, that these are “minor amendments”, the Committee regarded that the amendments were not minor, making this statement appear quite misleading.

PL342 Matters for Report

The Committee NOTED that there were no matters for report listed on this agenda.

PL343 Planning Applications

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

343.1 Full Planning Permission:

Application No: EPF/2069/25

Officer: Mohinder Bagry

Location: 32 Alderton Hill, Loughton, IG10 3JB

Proposal: Construction of two detached dwellings on the same footprint as the consented proposal for a single dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it would have a detrimental and negative effect on the street scene, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

It would create a terracing effect and would be out of keeping with the road.

The Committee noted the Highways Report submitted with the application, stating that the gates should be set back by 6 meters, which is not reflected in the plans.

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.

**343.2 Removal/variation of conditions - Section 73 TCPA
No applications were listed under this permission.**

343.3 Consent to display an advertisement

Application No: EPF/2150/25

Officer: Klajdi Koci

Location: 231 High Road, Loughton, IG10 1AD

Proposal: Advertisement consent for internally illuminated fascia and hanging signs.

The Committee had NO OBJECTION to this application.

343.4 Householder Planning Permission:

Application No: EPF/2078/25

Officer: Mohinder Bagry

Location: 31 Wellfields, Loughton, IG10 1PA

Proposal: Two storey side extension with demolition of existing garage and conservatory.

The Committee OBJECTED to this application stating the building right up to the boundary, would create a terracing effect and negative impact on the street scene, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

It was also noted that the house next door has made alterations to their adjoining garage roof, which are not are reflected in these plans.

Application No: EPF/2090/25

Officer: Klajdi Koci

Location: 7 The Greens Close, Loughton, IG10 1QE

Proposal: Construction of a single-storey front porch extension.

The Committee OBJECTED to this application, stating the porch extension would be out of keeping with the road, detrimental to the street scene, and would give the appearance of overcrowding the front of the property

Application No: EPF/2103/25

Officer: Mohinder Bagry

Location: 23 Hillyfields, Loughton, IG10 2JT

Proposal: Double storey side, single storey rear/side extension and single storey partial width front extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application

The roof extension imbalances a matching pair of semi-detached houses to the detriment of the area and creating a terracing affect, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The detailed design, particularly the excessive amount of glazing on the rear roof visually harms this part of Hillyfields and increases light pollution.

The depth of the rear extension is excessive and results in the loss of too much garden and amenity space.

Application No: EPF/2123/25

Officer: Loredana Ciavucco

Location: 104 The Drive, Loughton, IG10 1HL

Proposal: Part one storey, part two storey, front, side and rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/2124/25

Officer: Loredana Ciavucco

Location: 15 Rookwood Gardens, Loughton, IG10 2DQ

Proposal: Erection of front porch, two storey side extension, two storey rear part single storey rear extension.

The Committee NOTED the contents of a letter of objection

The Committee OBJECTED to this application stating that whilst an improvement to the previous application, the changes do not overcome the previous reasons for refusal, and reiterated its previous comments for this proposal:

“The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site. If both corner properties were to have two-storey side extensions then the corner would be closed off, contrary to policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).”

The proposed roof over sails the boundary and should therefore be stepped back. There was insufficient roof height in the loft. The parents’ room and the bedroom above were too close to the boundary. There was insufficient space in front of the windows to the front or the side boundary, which would result in overlooking causing a loss of amenity for the neighbours.

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.”

Application No: EPF/2136/25

Officer: Caroline Brown

Location: 58 Cheriton, Sparelease Hill, Loughton, IG10 1BT

Proposal: Loft conversion including raising ridge height and replace conservatory with two storey rear extension.

The Committee OBJECTED to this application on the grounds that the excessive glazing on the 1st floor, roof level and back elevation would cause overlooking and seriously impact of the amenities of the neighbours at number 56. There would also be an increase in light pollutions.

Application No: EPF/2143/25

Officer: Suleman Uddin

Location: 27 Station Road, Loughton, IG10 4NZ

Proposal: Conversion of a small integral garage into a habitable room.

The Committee had NO OBJECTION to this application. However, members requested that a condition be imposed that the garage conversion remains ancillary to the main dwelling.

Application No: EPF/2147/25

Officer: Suleman Uddin

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

Proposal: Single storey rear extension at lower ground level.

The Committee had NO OBJECTION to this application.

Application No: EPF/2162/25

Officer: Suleman Uddin

Location: 2 Prescott Green, Loughton, IG10 2AQ

Proposal: Single storey side extension.

The Committee OBJECTED to this application on the grounds that it would cause a loss of symmetry, be an overdevelopment and out of keeping with character of the property. It would also negatively impact the visual amenity

and outlook of the neighbour and have a negative impact on the street scene.

The Committee noted that the submitted plans and elevations do not match.

343.5 Consent under Tree Preservation Orders

Application No: EPF/2189/25

Officer: Robin Hellier

Location: Oak Tree Cottage, 31 Goldings Hill, Loughton, IG10 2RY

Proposal: TPO/EPF/06/92 (Ref: G1)

T1: Sycamore - Re-pollard to previous points, 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.

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.

343.6 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1807/25

Officer: Rhian Thorley

Location: 44 Mannock Drive, Loughton, IG10 2JD

Proposal: Certificate of Lawful Development for a proposed single storey rear extension.

Application No: EPF/2104/25

Officer: Klajdi Koci

Location: 35 Algiers Road, Loughton, IG10 4NG

Proposal: Certificate of Lawful Development for proposed extension of existing garage for storage.

Application No: EPF/2014/25

Officer: James Rogers

Location: 59 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Prior approval for a proposed single story rear extension to a depth of 6.42m. An existing 2.42m extension is retained with a new 4m extension to make the overall extension depth of 6.42m, height to eaves 2.50m and maximum height 3.55m.

****The Committee raised the concern that this application should be considered under a full planning application, due to the size being over 6 meters.**

Application No: EPF/2149/25

Officer: Rhian Thorley

Location: 25 Carroll Hill, Loughton, IG10 1NL

Proposal: Approval of Details Reserved by Conditions 5 Materials and 11 Hard and Soft Landscaping of EPF/0760/25 (Demolition of the existing house and garage and erection of a new 3 storey family dwelling (2 full storeys and additional accommodation in roof space - no basement)).

**** Bio-diversity should be maintained and flora and fauna should be replaced equal to that which has been removed.**

PL344 Decisions

344.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL345 Licensing Applications

345.1 New premises licence application: The Ginger Pig 165a High Road, Loughton IG10 4LF

The Committee had NO OBJECTION to this application.

PL346 Enforcement and Compliance

No Enforcement Notices had been received.

Signed:

Date: 17 November 2025

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 17 November 2025 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
S Murphy J Riley C Ubah

Also present:

Officers: Debra Paris (Planning Committee Clerk)

2 Members of the public.

PL347 Apologies for Absence

No apologies for absence were received for this meeting.

PL348 Declarations of Interest

Cllr Murphy declared a non-pecuniary interest in planning application EPF/2180/25 – 21 Hazelwood, as the speaker for this matter was known to her.

The Committee AGREED to bring forward planning application EPF/2180/25 – 21 Hazelwood, following the next item, as members of the public present at the meeting had an interest in this application.

PL349 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 3 November 2025 were CONFIRMED as a correct record and signed by the Chairman.

PL350 Planning Application

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

350.1 Householder Planning Permission:

Application No: EPF/2180/25

Officer: Suleman Uddin

Location: 21 Hazelwood, Loughton, IG10 4ET

Proposal: Single-storey rear and side extension; change of use of existing garage to storage area and gym; first-floor side extension above garage; reconfiguration of external terrace and steps together with associated external works.

The Committee NOTED the contents of four letters of objection.

A member of the public addressed the meeting.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site by reason of its mass and scale. The proposal, was out of character with neighbouring properties, negatively impacting the street scene with its incongruous design, setting an unwelcome precedent for this development consisting of fairly uniform Georgian style properties.

To allow building over the garage would remove the open aspect of the street scene, creating a terracing effect. The proposed first floor side extension is an unattractive brick block, providing no attempt to fit in with the existing street scene. The extension is also up to and overhanging the boundary. This should be set back by at least 1m to reduce the terracing effect and minimise its impact.

The first floor extension would create a loss of outlook and a loss of light for the neighbour at no 19. The proposed Juliet balcony would create a loss of privacy for neighbouring residents caused by overlooking.

This application would therefore be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and NPPF (2023).

PL351 Matters for Report

351.1 Notice of Appeal

351.1.1 EPF/1675/25 – 41 The Lindens, Loughton, IG10 3HS.

Proposal: Front porch. (Appeal ref no: APP/J1535/D/25/3375074 – Min no PL306.3)

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

PL352 Estimates and Budgets 2026/27

The Committee questioned whether the allocation of £15,000 in Earmarked Funds in the Estimates for 2026/27, would cover the cost of preparing and implementing a neighbourhood plan? Considering the current proposed changes to the planning regulations by the existing Government, the Committee may be required to adopt a local plan for Loughton. Members requested that this figure be confirmed as sufficient before the proposed review of the Estimates and Budgets 2026/27 by the Resources and General Services Committee at its meeting on 14 January 2026.

PL353 Committee Priorities 2026/27

The Committee AGREED its Priorities for 2026/27.

PL354 Loughton Building Design Award 2026

The Committee NOTED the launch of this competition, with potential suggestions briefly discussed. Nominations would be awaited.

PL355 Planning Applications

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

355.1 Full Planning Permission:

Application No: EPF/1975/25

Officer: Yee Cheung

Location: Land rear of 230 - 232 High Road, Loughton, IG10 1ET

Proposal: Extensions and alterations to provide for 6 apartments.

The Committee OBJECTED to this application stating it would have a detrimental effect on the street scene, due to its excessive height, bulk and massing and offered low quality accommodation.

The proposed development would have an overbearing impact on the existing flats due to its excessive height and immediate proximity to the rear elevation. By replacing the current open outlook, over a residential road, The Drive, and surrounding landscape, with a closely set, dominant building mass, the scheme would cause a significant loss of outlook, and create an unacceptable sense of enclosure.

This change would also lead to a material reduction in daylight and afternoon sunlight, further diminishing the living conditions of the existing flats.

Therefore, the Committee considered the block should be reduced by at least a floor, with the top floor being set back to mitigate the negative impact on the amenity of the residents of the existing flats opposite, above the shops. A sedum roof would also benefit the outlook for the neighbours.

The entrance/exit door to the lift lobby must not open outwards as it would clash with the pedestrians. Hence, the door must be recessed.

The bin store footprint does not appear to be sufficient. Access to the bin store should not be via shutters, as this would limit accessibility.

The parking provision was inadequate for the number of proposed flats, visitors and to be able to accommodate deliveries. The plan to reallocate parking provision from the NCP car park, for the flats, will have a negative impact on existing parking and push cars into surrounding roads.

Although the layouts claimed to comply with NDSS, the first floor and second floor layout do not seem to be compliant with Building Regulations Part M. The plans must be vetted by the Building Regulations officer.

This proposal is therefore 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.

355.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/2202/25

Officer: Loredana Ciavucco

Location: 87 Skyhaven, Oakwood Hill, Loughton, IG10 3EP

Proposal: Variation of conditions 2 and 3 Plan Numbers and Materials of EPF/1500/23 (Proposed part one, part two storey rear extension, floor plan redesign and all associated works).

The Committee had NO OBJECTION to this application.

355.3 Consent to display an advertisement

No applications were listed under this permission.

Cllr Lee left the meeting.

355.4 Householder Planning Permission:

Application No: EPF/2159/25

Officer: Klajdi Koci

Location: 83 Queens Road, Loughton, IG10 1RR

Proposal: Construction of ground floor rear extension, re-construction of existing first floor by window & alterations to fenestration of existing side elevation.

The Committee had NO OBJECTION to this application.

Cllr Lee rejoined the meeting during the next item.

Application No: EPF/2169/25

Officer: Suleman Uddin

Location: 89 Oakwood Hill, Loughton, IG10 3ER

Proposal: Proposed single storey side/rear extension with raised patio.

The Committee NOTED the contents of a letter of support, which was read to members at the meeting by the Planning Committee Clerk.

Members NOTED the plans for this application remained the same as those for the previous approved proposal, EPF/0803/22. The Committee therefore reiterated its previous OBJECTION to this application, min no PL234.1, which was:

“The Committee OBJECTED to this application on the grounds that it was an overdevelopment. It was out of proportion to the size of the existing property, doubling the width at the rear, and was an unorthodox shape. It would be overbearing, creating a negative impact on the amenity of the neighbours at no 87.

Members considered the proposal would be more acceptable if it was stepped back, moved away from the boundary and of a more orthodox shape, following the angle of the existing house.”

Application No: EPF/2195/25

Officer: Suleman Uddin

Location: 82 The Drive, Loughton, IG10 1HL

Proposal: Proposed single storey side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2204/25

Officer: Loredana Ciavucco

Location: 119 Forest Road, Loughton, IG10 1EF

Proposal: Single storey side and rear extension and roof extension, two front rooflights, and a rear dormer window. (Revised application).

The Committee OBJECTED to this application, stating there was insufficient improvement to the design from the previous application, EPF/1356/25.

The addition of the front rooflights would unbalance the row of three terraced dwellings and result in a loss of character. The parapet wall to the side extension would create a negative impact and the proposed Juliet balcony would have a detrimental effect on the amenity of the neighbours, through loss of privacy. This proposal would be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/2236/25

Officer: Caroline Brown

Location: 81 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Replacement of front boundary treatment, including new boundary wall, railings and vehicle gates.

The Committee OBJECTED to this application on the grounds that the proposal failed to include a planting scheme, which would help soften the appearance, enhance the street scene, and support biodiversity. Contrary

to Policies DM5 and DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members agreed to waive their objection if the applicant included a planting scheme for a hedge or soft landscaping of mixed native planting, behind the wall and railings, to soften the appearance and support and improve the biodiversity at the site.

Application No: EPF/2249/25

Officer: Loredana Ciavucco

Location: 85 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Proposed Demolition of existing outbuilding and replacing with new Annexe for Games Room Home Office and Gym facility.

The Committee had NO OBJECTION to this application. However, members requested that a condition be imposed, if the local planning authority was mindful to approve the application, that the annexe remains ancillary to the main dwelling.

355.5 Consent under Tree Preservation Orders

Application No: EPF/2080/25

Officer: Robin Hellier

Location: 86 Homecherry House, High Road, Loughton, IG10 4QU

Proposal: TPO/EPF/09/82 (Ref: T7)

T1: Sycamore - Crown reduce by up to 5m, 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/2198/25

Officer: Robin Hellier

Location: 28 Upper Park, Loughton, IG10 4EW

Proposal: TPO/EPF/26/11 (Ref: G1)

T1-T3: Lombardii Poplar - Crown reduce by up to 10m, 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/2201/25

Officer: Robin Hellier

Location: 86 Homecherry House, High Road, Loughton, IG10 4QU

Proposal: TPO/EPF/09/82 (Ref: T6, T9, T10, T11)

T2, T4, T5: Sycamore - Fell and replace, as specified.

T3: Ash - 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/2214/25

Officer: Robin Hellier

Location: 38 Upper Park, Loughton, IG10 4EQ

Proposal: TPO/EPF/05/89 (Ref: T3, T1)

T1: Willow - Crown reduce height by up to 3m, as specified. Reduce lateral branches by up to 5m, as specified.

T2: Yew - Crown reduce by up to 2m, 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.

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.

Application No: EPF/2215/25

Officer: Robin Hellier

Location: 38 Upper Park, Loughton, IG10 4EQ

Proposal: TPO/EPF/05/89

T2: Lawson Cypress - 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/2248/25

Officer: Robin Hellier

Location: 78 Algiers Road, Loughton, IG10 4ND

Proposal: TPO/EPF/12/23

T1: Willow - Crown reduce height and lateral branches by up to 4m, 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.

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.

**355.6 Deemed Permission and Others– provided for information only:
No applications were listed under this permission.**

PL356 Decisions

356.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions for October 2025.

PL357 Licensing Applications

No applications had come to the attention of officers.

PL358 Enforcement and Compliance

No Enforcement Notices had been received.

Signed:

Date: 1 December 2025

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 1 December 2025 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 363.2)
S Murphy J Riley C Ubah

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL359 Apologies for Absence

The Planning Committee Clerk reported Cllr Minhas had sent apologies that he had been delayed in traffic and would therefore arrive late for this meeting.

PL360 Declarations of Interest

The Committee declared a non-pecuniary interest in the following agenda items:

1. Matters for Report – Notice of Appeal: EPF/1646/25 – 69 Church Hill; Planning Application – Re-consultation: EPF/2020/20 – Garage Site at Ladyfields; and
2. Planning applications: EPF/1598/25 – 27 Carroll Hill; and EPF/2305/25 – 8, Mulberry Interiors, Church Hill,

owing to comments received from the Loughton Residents Association Plans Group (LRAPG), and from a member of the Loughton Residents Association, all Committee members being members of the Loughton Residents Association.

PL361 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 17 November 2025 were CONFIRMED as a correct record and signed by the Chairman.

PL362 Matters for Report

362.1 Notice of Appeal

362.1.1 EPF/1646/25 – 69 Church Hill, Loughton, IG10 1QP.

Proposal: Demolition of existing dwelling house and construction of 4 no. 4 bedroom houses, in a terrace configuration. (Amended application to EPF/1014/24). (Appeal ref no: APP/J1535/ W/25/3374784 – Min no PL306.1)

The Committee NOTED the contents of a letter of objection.

The Committee strongly supported the refusal reasons of the local planning authority, Epping Forest District Council, for this application, and reiterated its previous grounds for objection (Min no PL306.1), which were:

“The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application. This new proposal, the twelfth application for this site, was excessive in height, depth and bulk, all grounds for previous refusal at this site (EPF/2053/22). The rear of all the new dwellings projected too far into the garden, with the rear bulk dominating the other adjacent homes. The monolithic side walls would dominate the neighbouring properties to the detriment of their amenity.

The proposed parking arrangement would create a highway safety issue, with at least eight vehicles reversing out onto a dangerous hill.

The Daylight and Sunlight report was not based on the outline of the building that has been applied for, so should be resubmitted.

Members consider the applicant to be attempting another bite at the cherry to get through a previously refused permission. They should be told to build what they have permission for. The Committee hopes Epping Forest embraces the Government's proposed changes to the planning system where they will be given the power to turn down future proposals from applicants like this who don't build out what they have consent for.

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."

362.2 Planning Application: Revised Committee Comments – following further information:

362.2.1 Application No: EPF/2169/25

Officer: Suleman Uddin

Location: 89 Oakwood Hill, Loughton, IG10 3ER

Proposal: Proposed single storey side/rear extension with raised patio – Min no PL355.4

The Planning Committee Clerk advised Members that following the Committee's previous comments on the expired application, (EPF/0803/22 for this site, Min no PL234.1), revised plans had been submitted to the local planning authority which the Committee had not been made aware of.

Members were therefore asked if they wished to re-consider this application, following their comments at the last meeting.

The Committee AGREED to waive its objection, Min no PL355.4, as the revised drawings took the Committee's previous comments into account, and submit NO OBJECTION to this application.

362.3 Planning Application: Re-consultation

362.3.1 Full Planning Permission: EPF/2020/20 – Garage Site at Ladyfields, Loughton, IG10 3RP. Proposal: Demolition of existing garages and construction of 16 affordable homes targeting Passivhaus standards, with associated landscaping and works (Revised scheme to EPF/1758/16). *REVISED DESCRIPTION AND PLANS* – Min no PL1.1 (19/10/2020)

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application

Although members considered this to be an improvement on the original submission, this part of Loughton is characterised by two storey homes. The proposed building, at three storeys incorporating a sawtooth roof capable of hosting another fourth storey room later on, would be too high, negatively impacting on the amenity of neighbours and the street scene. Ten floor-to-ceiling windows on the third storey, would look down into eight two storey houses and gardens opposite. Properties overlooked would be 32, 35, 37, 39, 41, 43 and 45 Ladyfields. Also overlooked would be 24 Chigwell Lane which has six windows facing the proposal. Ladyfields is a narrow road, and plans show only 15 metres from the ten third storey windows proposed and the bedroom windows of 39, 41, 43 and 45 Ladyfields.

The sawtooth roof should therefore be omitted to lower the bulk and include brick or render finish to complement existing properties in the vicinity and improve the visual amenity of the estate.

According to the Tree Location Plans by MWA, the canopies of the trees outside the plot, near the proposed, would clash with the buildings (although the plot owner has the right to trim overhanging branches). Trees on the sections and elevations contradict the sizes on the tree plans.

The gardens for the three-bedroom houses are substandard and very close to the rail tracks. Living rooms, balconies and gardens facing the tracks would be subjected to unacceptable noise due to trains running 24hours. There was no space for screening to help reduce the impact of train noise.

The proposal offers inadequate refuse storage for the flats and insufficient parking spaces, which would replicate the disastrous parking problems experienced at the recent College Field developments in Borders Lane, which had been highlighted by this Committee during the planning process for that site.

However many people will live on site, they will exacerbate traffic, congestion and harm Epping Forest SAC Recreation and Pollution issues.

The proposal would be unacceptable for a private development. EFDC, as the applicant, should be setting examples of good design to developers. Instead they are maximising profit at the expense of residents' quality of life and amenity. This proposal would be a serious overdevelopment, offering residents substandard, small, cramped living conditions, contrary to Policies DM2, DM5, DM9, DM10, DM11 and DM22 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.

PL363 Planning Applications

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

363.1 Full Planning Permission:

Application No: EPF/1598/25

Officer: Caroline Brown

Location: 27 Carroll Hill, Loughton, IG10 1NL

Proposal: Demolition of existing dwelling to create new 6 bedroom detached dwelling with dormers in roof to front and rear elevations.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposed front and rear third floor dormers would be out of keeping, creating a negative impact on the street scene, 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.

However, if the local planning authority was minded to approve the application, members requested that the following conditions be imposed:

To adopt the findings of the Ecological Report, in particular the need to establish whether bats were on site (which has not been disproved).

To include soft landscaping for native planting to the front of the property to soften the visual impact of the proposal.

Application No: EPF/2274/25

Officer: Suleman Uddin

Location: 56 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Demolition of the existing 1.5 storey dwelling. Erection of replacement six bedroom dwellinghouse with a basement, integrated garage, and rear patio.

The Committee OBJECTED to this application on the grounds that the existing was further away from no.54, the addition (to the consented, EPF/0034/24) should be further away from the side fence of no.54 to reduce/break up the side wall and to allow inserting green screening, to protect the amenity of the neighbour. 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.

However, if the applicant was willing to step back the extension by 1.5m from no.54, to allow room for planting to protect the neighbour's amenity, the Committee would be willing to waive its objection.

Application No: EPF/2298/25

Officer: Mohinder Bagry

Location: 154 High Road, Loughton, IG10 4BE

Proposal: Resubmission of refused application (ref: EPF/0787/25) for retrospective permission to install exterior extraction and ducting work.

Members NOTED that there was no evidence on the planning portal that neighbours had been notified by the local planning authority of this application and given the opportunity to object to the proposal.

The Committee OBJECTED to this application on the grounds that it would negatively impact on the amenity of the neighbours' outlook, in relation to the 45° rule. Nothing had been incorporated into the proposal to reduce the impact on the street scene. This would be 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.

Application No: EPF/2305/25

Officer: Alex Sadowsky

Location: 8 Mulberry Interiors, Church Hill, Loughton, IG10 1LA

Proposal: Erection of new dwelling within rear garden of 8 Church Hill, alterations to front elevation of main building, internal alterations to existing first floor flat and combining of two commercial units to form one commercial unit.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was a very poor development providing substandard residential accommodation due to its siting with no parking provision.

The proposal was unacceptable backland development, out of character with the York Hill Conservation Area. This part of the conservation area being characterised by triangular green spaces that would be lost should such rear garden housing development be permitted.

Situated at the rear of a commercial ground floor property, facing onto unregulated parking to the back of 10 Church Hill, it would provide undesirable living conditions for the residents, creating a negative impact to their amenity late into the evening.

The parking survey, undertaken at 1am for two days in middle of the week, was based on Lambeth Council planning policy, irrelevant for Epping Forest, which is a very different area with different commuting and parking issues. Members know there are rarely empty spaces on Church Hill and the surrounding area during the daytime. The parking survey should be carried out during the day and weekends.

The rooflights when lit in the evenings would be visible to neighbouring properties and, by the nature of the residential use, the rear would need to be illuminated when people were accessing the dwelling in the evening, thus disturbing neighbouring residents.

Members also supported the conservation officer's serious concerns regarding the poor design of the shopfronts.

The proposal would be contrary to Policies DM7 and 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.

Cllr Minhas arrived at the meeting.

363.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/2276/25

Officer: Muhammad Rahman

Location: Land adj. 2 The Uplands, Loughton, IG10 1NH

Proposal: s73 Variation of Condition 2 Plan Numbers of EPF/0064/25 (Proposed new self-build dwelling (Re submission of EPF/2928/20)).

The Committee had NO OBJECTION to this application.

363.3 Consent to display an advertisement

No applications were listed under this permission.

363.4 Householder Planning Permission:

Application No: EPF/2283/25

Officer: Klajdi Koci

Location: 27 Conyers Way, Loughton, IG10 2AB

Proposal: Rear extension for disabled person.

The Committee OBJECTED to this application on the grounds that the proposal was too large, setting a worrying precedent for an unattractive rear extension, and creating too great a loss of garden amenity space for the residents. It would also negatively impact the neighbours' amenity. The proposal should try to maintain light into the kitchen and its open aspect, to benefit the amenity of the residents.

The bathroom layout should be redesigned to be smaller but still functional. This would allow the wall against the bedhead to be straight to provide an uninterrupted view into the garden. It would also reduce the impact on the neighbour. The bathroom would be better with a roof light rather than a window partially behind the existing store building.

Members appreciated the efforts of the applicant in attempting to address its previous objections, but considered this proposal failed to sufficiently tackle those. However, it was also noted that works had been carried out to the front parking area, without planning permission, including paving over the council owned grass verge to facilitate access to the property. This should be brought to the attention of Enforcement Officers.

Application No: EPF/2286/25

Officer: Klajdi Koci

Location: 3 Hillcrest Road, Loughton, IG10 4QH

Proposal: Proposed ground floor wraparound extension, internal alterations, and associated works.

The Committee had NO OBJECTION to this application.

Application No: EPF/2302/25

Officer: Suleman Uddin

Location: 137 Greensted Road, Loughton, IG10 3DJ

Proposal: Erection of a single-storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2332/25

Officer: Suleman Uddin

Location: 3 The Greens Close, Loughton, IG10 1QE

Proposal: Proposed first floor extension to provide additional living accommodation.

The Committee OBJECTED to this application, stating it would create a detrimental effect on the street scene, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

However, members would be prepared to waive its objection if the outside was rendered, with brick quoin detail and the roof was hipped to match the more traditional ornate neighbours.

363.5 Consent under Tree Preservation Orders

Application No: EPF/2275/25

Officer: Robin Hellier

Location: 201 High Road, Loughton, IG10 1BB

Proposal: TPO/EPF/09/99 (Ref: T14)

T1: Sycamore - 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.

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.

Application No: EPF/2297/25

Officer: Robin Hellier

Location: 2 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/41/99 (Ref: T5, T6)

T1: Cedar - Selective prune lower branches by up to 4m, as specified.

T2: Yew - Crown reduce height by up to 2.5m, 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.

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.

363.6 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2266/25

Officer: Loredana Ciavucco

Location: 46 The Avenue, Loughton, IG10 4PX

Proposal: Certificate of Lawful Development for proposed garage conversion and changes to fenestration.

Application No: EPF/2287/25

Officer: Klajdi Koci

Location: 3 Hillcrest Road, Loughton, IG10 4QH

Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer.

Application No: EPF/2334/25

Officer: James Rogers

Location: 53 Valley Hill, Loughton, IG10 3AL

Proposal: Prior Approval for a demolition of the existing extension. Erection of a single-storey rear extension with a depth of 5.00 metres, a maximum height of 3.00 metres, and an eaves height of 3.00 metres.

Application No: EPF/2341/25

Officer: Mohinder Bagry

Location: 15 Drayton Avenue, Loughton, IG10 3DF

Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer and front roof lights.

PL364 Decisions

364.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL365 Licensing Applications

No applications had come to the attention of officers.

PL366 Enforcement and Compliance

No Enforcement Notices had been received.

The Chairman requested that the Planning Committee Clerk check the front boundary treatment conditions imposed in the planning approval for EPF/0894/23 – 61 Traps Hill and to follow up with Enforcement if appropriate.

Signed:

Date: 15 December 2025

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 15 December 2025 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

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

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL367 Apologies for Absence

The Planning Committee Clerk reported that Cllr Minhas had sent his apologies for this meeting. No substitute had been nominated.

PL368 Declarations of Interest

Cllr Riley declared a non-pecuniary interest in planning application, EPF/2415/25 – 18 Albion Park, IG10 4RB, as he lived nearby and the applicant was known to him.

PL369 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 1 December 2025 were CONFIRMED as a correct record and signed by the Chairman.

PL370 Matters for Report

370.1 Notices of Appeal

370.1.1 EPF/2036/25 – Corner Garth, Nursery Road, Loughton, IG10 4EF. Proposal: Retrospective Variation of Condition 2 Plan numbers of EPF/1780/23 - fenestration changes (Proposed improvements and extensions). (Appeal ref no: APP/J1535/D/25/3376480 – Min no PL331.1)

The Committee supported the refusal reasons of Epping Forest District Council, the local planning authority, for this application, and reiterated its previous comments, in particular, that approval of this application would undermine the planning process setting a very dangerous precedent. The Committee's previous comments, min no PL331.1, were:

"A member of the public addressed the meeting.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that the submission was misleading. The proposal does not reflect what is built nor what approval was granted for.

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 drawings included in this application in respect of the Proposed Side Elevation South-West, Proposed Front Elevation and Proposed Rear Elevation are the approved drawings, EPF/1780/23, but do not represent the built form. Only the drawing for the Proposed Side Elevation North-East differs from the approved, and appears to represent what has been built.

However, 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 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 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. Failure to do so should result in Enforcement action being enacted.

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.”

- 370.1.2 EPF/1373/25 – 32 Brook Road, Loughton, IG10 1BP. Proposal: Raising height of current brick wall and inclusion of railings. (Appeal ref no: APP/J1535/D/25/3376650– Min no PL297.3)**
The Committee NOTED the information received from Epping Forest District Council.

PL371 Planning Applications

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

371.1 Full Planning Permission:

Application No: EPF/2254/25

Officer: Alex Sadowsky

Location: 120 Valley Hill, Loughton, IG10 3AU

Proposal: Demolition of existing single storey dwelling and construction of 2no. new self-build dwellings, private amenity, off street car parking, landscaping and boundary treatment.

Members NOTED that this application was an improvement on the previous application, EPF/0806/25, but failed to address all the issues. The Committee therefore OBJECTED to this application stating the proposal remained an overdevelopment of the site, which was a poor location for the proposed development. The proposed building line was forward of the

existing and was quite prominent from the Greensted Road side. The Valley Hill elevation was squashed on to the end building, creating a negative impact on the street scene.

The application failed to address the biodiversity net gain, which would be exacerbated by the loss of garden space with no planting scheme included.

Members NOTED that no external layout drawings had been submitted, showing what the applicant expected to achieve with the development.

The Committee reiterated its assertion that, this was a particularly hazardous junction, and the proposal for vehicles to drive into the parking bays, reversing in and out, on to a busy road (Valley Hill) would create a road safety issue. A Lollipop Person is situated here to assist the local children and public crossing Valley Hill to access Whitebridge Primary School, located in Greensted Road.

The proposed crossover would be too close to the junction. Vehicles at this junction dangerously park on the pavement and crossover, with traffic moving at excessive speed on Valley Hill, a Speed Indication Device (SID) had recently been installed nearby, with a local voluntary speed watch group in operation. Visibility when pulling out onto Valley Hill from this junction is restricted as the road goes down on both sides. Following recent road resurfacing at this junction the double yellow lines have yet to be reinstated by ECC Highways. If they were reinstated, as they should be on safety grounds, the lines would extend to be in front of the proposed crossovers and as such may deter parking on the crossovers, which if allowed would block sight lines for vehicles turning into Valley Hill from Greensted Road. The proposed parking bays would be better situated on the Greensted Road side of the plot.

The proposal would therefore be contrary to Policies DM5, DM9, DM10 and T1 (part E), 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.

Application No: EPF/2359/25

Officer: Caroline Brown

Location: Land adjacent to 16 Grasmere Close, Loughton, IG10 1SL

Proposal: Proposed new self-build dwelling (re-submission of approved application EPF/2784/18).

The Committee had NO OBJECTION to this application.

371.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/2361/25

Officer: Yee Cheung

Location: 12 Lower Park Road, Loughton, IG10 4NA

Proposal: Variation of condition 2 'Plan no's' on planning permission EPF/1376/24 (Alterations and Extensions with Part Demolition to 12 Lower Park Road, with a replacement dwelling for 12a Lower Park Road).

The Committee had NO OBJECTION to this application.

371.3 Consent to display an advertisement

Application No: EPF/2390/25

Officer: Suleman Uddin

Location: 243A High Road, Loughton, IG10 1AD

Proposal: Advertisement consent for externally illuminated shopfront signage, hanging and projecting signs and window vinyl.

The Committee had NO OBJECTION to this application.

371.4 Householder Planning Permission:

Application No: EPF/1967/25

Officer: Suleman Uddin

Location: 8 High Road, Loughton, IG10 4QZ

Proposal: Erection of a two-storey rear side extension, together with full internal remodelling of the existing dwelling.

The Committee had NO OBJECTION to this application.

Application No: EPF/2358/25

Officer: Suleman Uddin

Location: 152 River Way, Loughton, IG10 3LL

Proposal: Retrospective application to retain side window, white render, and grey door and windows to an approved rear extension.

Members deplored the retrospective nature of this application.

The Committee had NO OBJECTION to this application.

Application No: EPF/2364/25

Officer: Caroline Brown

Location: 23 High Road, Loughton, IG10 4JJ

Proposal: Part single- and part two-storey side and rear extensions; roof extension involving a rear dormer to facilitate a loft conversion; demolition of existing conservatory; garage conversion to a habitable room; installation of rooflight windows to the front and sides; and alterations to fenestration.

The Committee OBJECTED to this application, stating it would result in light pollution, which was of particular concern considering the property's close proximity to the forest. The proposal would create a loss of character and fail to enhance the street scene, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/2395/25

Officer: Hannah Collins

Location: 39 Habgood Road, Loughton, IG10 1HE

Proposal: Part ground floor and part first floor rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/2415/25

Officer: Klajdi Koci

Location: 18 Albion Park, Loughton, IG10 4RB

Proposal: Single storey rear extension.

The Committee OBJECTED to this application stating the drawings submitted were totally inaccurate. The site plan, drawing number, BRD/25/086/004, shows the original house, (demolished to accommodate the current larger house, under planning application EPF/2832/16). Therefore, the Committee was unable to properly assess how far back the proposed would extend to and its potential impact on the neighbours.

The application stated, “no trees or shrubs would be affected by this proposal”, but members were aware that the site had TPO’d trees that could be impacted. Therefore an arboricultural report should be included.

Members considered this application should therefore be re-submitted with correct drawings and reports to be properly considered.

371.5 Consent under Tree Preservation Orders

Application No: EPF/2371/25

Officer: Robin Hellier

Location: 2 Little Dragons, Loughton, IG10 4DG

Proposal: TPO/EPF/04/70

T1: Sycamore – Selective prune on lawn side by up to 1.5m, 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.

Members considered the submitted tree plan was incorrect, there is no tree at the site indicated on the plan.

**371.6 Deemed Permission and Others– provided for information only:
There were no applications listed under this permission.**

PL372 Decisions

372.1 Decisions by Epping Forest District Council

The decision notices for November 2025 were NOTED.

PL373 Licensing Applications

373.1 Street Trading Consent Renewal Application – outside 214 High Road, Loughton

The Committee had NO OBJECTION to this application.

PL374 Enforcement and Compliance

374.1 Potential breach of planning consent: 27 Conyers Way – vehicular access and crossover – min no PL363.4

The Committee NOTED the information received from Epping Forest District Council Enforcement Officers that permission from the local planning authority was not required to form a new vehicular access in this location. This was because Conyers Way is not a classified road and as such under Class B of Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 these works may be carried out as permitted development.

The Planning Committee Clerk was asked to investigate the details of the above condition, as members were greatly concerned how this could impact the town's green verges, their subsequent loss and resultant ecological impact.

Signed:
Date: 15 December 2025

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 5 January 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
J Riley M Stubbings (as substitute for Cllr Murphy)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

One member of the public.

The Committee AGREED to bring forward planning application EPF/2553/25 – 8 Summerfield Road, after Matters for Report, as a member of the public present at the meeting had an interest in this item.

PL375 Apologies for Absence

The Planning Committee Clerk reported that Cllr Murphy had sent her apologies, with Cllr Stubbings being nominated as her substitute for this meeting.

PL376 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application, EPF/2408/25 – 45 Pyrles Lane, and agenda item 7.1 – Licensing Application for Wo Fat Restaurant, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

PL377 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 15 December 2025 were CONFIRMED as a correct record and signed by the Chairman.

PL378 Matters for Report

There were no Matters for Report listed for this agenda.

PL379 Planning Applications

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

379.1 Householder Planning Permission:

Application No: EPF/2553/25

Officer: Loredana Ciavucco

Location: 8 Summerfield Road, Loughton, IG10 4JF

Proposal: Erection of rear extensions at ground and first floor level, along with excavation of basement, and roof alterations including removal of chimney.

The Committee NOTED the contents of three letters of objection.

A member of the public addressed the meeting.

The Committee OBJECTED to this application stating that although this proposal was a slight improvement on the aesthetics of the previous application, EPF/0696/25, it did not sufficiently address the Committee's earlier objections and failed to attain the appropriate quality of design.

The massing, shape and excessive height had not been addressed. The plans displayed indeterminate heights. Although the bay was retained the fenestration and roof over falls short of the original character resulting in a negative impact on the original street scene.

The proposed increase in height, close proximity to the boundary and rear extension would all impact the amenity of the neighbours through loss of light and loss of privacy from overlooking. Members noted that whilst a daylight summary assessment had been undertaken, a complete BRE assessment should be carried out. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The proposed was lacking green habitat at the front failing to enhance the biodiversity of the site, contrary to Policy DM5 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members considered the proposal was approaching "demolition" without being specified as such in the description/drawings and requested that the Planning Officer be mindful of this, should the application be approved by the local planning authority, bearing in mind a similar occurrence recently regarding a different application site (EPF/0599/23 & EPF/0921/24).

379.2 Full Planning Permission:

Application No: EPF/1975/25

Officer: Yee Cheung

Location: Land rear of 230 - 232 High Road, Loughton, IG10 1ET

Proposal: Extensions and alterations to provide for 6 apartments.

Members NOTED that this proposal remained unchanged, failing to address their previous concerns, and commenting that an air quality assessment was required. This would have a bearing on the height of the proposed or the relocation of the existing ventilation/mechanical plant.

The Committee therefore reiterated its previous comments, min no PL355.1, which were:

"The Committee OBJECTED to this application stating it would have a detrimental effect on the street scene, due to its excessive height, bulk and massing and offered low quality accommodation.

The proposed development would have an overbearing impact on the existing flats due to its excessive height and immediate proximity to the rear elevation. By replacing the current open outlook, over a residential road, The Drive, and surrounding landscape, with a closely set, dominant building mass, the scheme would cause a significant loss of outlook, and create an unacceptable sense of enclosure.

This change would also lead to a material reduction in daylight and afternoon sunlight, further diminishing the living conditions of the existing flats.

Therefore, the Committee considered the block should be reduced by at least a floor, with the top floor being set back to mitigate the negative impact on the amenity of the residents of the existing flats opposite, above the shops. A sedum roof would also benefit the outlook for the neighbours.

The entrance/exit door to the lift lobby must not open outwards as it would clash with the pedestrians. Hence, the door must be recessed.

The bin store footprint does not appear to be sufficient. Access to the bin store should not be via shutters, as this would limit accessibility.

The parking provision was inadequate for the number of proposed flats, visitors and to be able to accommodate deliveries. The plan to reallocate parking provision from the NCP car park, for the flats, will have a negative impact on existing parking and push cars into surrounding roads.

Although the layouts claimed to comply with NDSS, the first floor and second floor layout do not seem to be compliant with Building Regulations Part M. The plans must be vetted by the Building Regulations officer.

This proposal is therefore 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.

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.

Application No: EPF/2386/25

Officer: Yee Cheung

Location: Unit 11, Oakwood Hill Industrial Estate, Loughton, IG10 3TZ

Proposal: Erection of warehouse for B8 storage and distribution use.

The Committee had NO OBJECTION to this application.

Application No: EPF/2425/25

Officer: Klajdi Koci

Location: New City College, Epping Forest Campus, Wellness Centre, Borders Lane, IG10 3SA

Proposal: Footpath from Borders Lane to entrance of Wellness Centre.

The Committee had NO OBJECTION to this application. However, members requested an additional funnelling method (e.g. by placing large boulders or planting) be included in the plans, to help prevent pedestrians from straying onto the grass at the entry/exit points.

Application No: EPF/2525/25

Officer: Mohinder Bagry

Location: 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 Committee OBJECTED to this application, noting the floor plan did not tally with the elevation. The door on the floor plan was to one side, but the elevation showed the door in the centre. With aluminium framed glazing on the floor plan versus timber framed glazing on the elevation.

This building is in the York Hill Conservation Area and therefore traditional materials should be used (especially on the street elevations). Aesthetically, it would be preferable if the dark solid area was omitted, the framed solid panel could extend downwards (or dropped) to sit on a minimal stone plinth/wheelchair ramp. This was a missed opportunity to introduce a character property in the Conservation Area. It would be contrary to Policies DM7 and 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.

Application No: EPF/2555/25

Officer: Alex Sadowsky

Location: Balfour Beatty House, Old Station Road, Loughton, IG10 4PE

Proposal: Retention of the existing office and extension to the building to create a 1 bedroom apartment and 2 bedroom apartment.

The Committee had NO OBJECTION to this application. However, members expressed a concern that the most affected property was 25 Station Road where there was no continuous tree screening along the rear boundary. This property would receive less sunlight in the late afternoon. They would also be looking at a plain brick wall; therefore an articulated brick pattern would reduce the impact.

379.3 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/2472/25

Officer: Klajdi Koci

Location: 31 Hillcrest Road, Loughton, IG10 4QH

Proposal: Variation of Condition 2 Plan numbers of EPF/1393/25

(Proposed two storey side extensions, single storey rear extension with raised rear patio, roof remodelling incorporating a loft conversion with rear and side dormers).

The Committee had NO OBJECTION to this application.

Application No: EPF/2473/25

Officer: Loredana Ciavucco

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Variation of Condition 2 Plan numbers and 7 Materials of EPF/0856/25 (Replacement Single Dwelling House).

The Committee OBJECTED to this application on the grounds that the proposal removed all the natural existing screening, but failed to include any replacement mixed native planting of a reasonable height which would soften the impact of the proposed on the street scene, 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.

Application No: EPF/2541/25

Officer: Loredana Ciavucco

Location: 36 Roding Gardens, Loughton, IG10 3NH

Proposal: Variation of Condition 2 Plan numbers of EPF/0348/25 (Proposed First Floor Rear extension and proposed loft conversion incorporating rear Dormer and raising off existing roof by 400mm).

The Committee OBJECTED to this application stating it would create a terracing effect and would fail to enhance the design and street scene, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023). A small set back dormer would be permissible.

379.4 Consent to display an advertisement
No applications were listed under this permission.

379.5 Householder Planning Permission:

Application No: EPF/2408/25

Officer: Hannah Collins

Location: 45 Pyrles Lane, Loughton, IG10 2NW

Proposal: Erection of a double-storey side extension and single-storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment and overbearing. The dwelling forms a matching pair with 1 Hillyfields. A two storey side extension next/tight to the boundary would set a precedent and create terracing / a solid corner. Hence, the side extension should either be single storey (as the neighbour) or the upper floors should be well away from the side boundary. The side extension should be set back on all floors to maintain the hierarchy of the street scene and avoid a negative impact. The proposal was contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/2418/25

Officer: Klajdi Koci

Location: 3 Aragon Close, Loughton, IG10 3NP

Proposal: Partial gable end roof loft extensions and conversion, including a dormer window extension to the front elevation, a shed dormer extension to the rear elevation and a small internal corner roof extension over the existing staircase, with an associated reorganisation of the internal accommodation layout at first floor level.

The Committee had NO OBJECTION to this application.

Application No: EPF/2475/25

Officer: Loredana Ciavucco

Location: 2 Potters Close, Loughton, IG10 1JQ

Proposal: Single-storey side infill and single-storey rear extension to replace the existing conservatory. External re-cladding of the house and replacing all existing windows with new.

The Committee had NO OBJECTION to this application.

Application No: EPF/2508/25

Officer: Caroline Brown

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Proposed improvements and extensions.

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.”

Application No: EPF/2537/25

Officer: Suleman Uddin

Location: 38 Queens Road, Loughton, IG10 1RS

Proposal: Single storey rear extension and hip-to-gable loft conversion with front and rear dormers.

The Committee OBJECTED to this application stating the front elevation design would create a negative impact on the street scene and required slight amendment.

The splayed sides of the rough cast render and the spout (without a down pipe) would cause water damage to the dormer corner. The gutter should be much closer to the window head as per the first floor. The tapered roof edge was too thick. The materials should be changed to match original.

The application was contrary to policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/2539/25

Officer: Loredana Ciavucco

Location: 51 High Road, Loughton, IG10 4JE

Proposal: Proposed Outbuilding.

The Committee had NO OBJECTION to this application.

Application No: EPF/2559/25

Officer: Hannah Collins

Location: 7 High Silver, Loughton, IG10 4EL

Proposal: Demolition of the existing garage and erection of a replacement two-storey outbuilding to provide additional residential accommodation, together with minor external alterations, removal of 1 no. pine tree and associated ancillary works.

The Committee had NO OBJECTION to this application. However, members requested, that if approved, a condition be imposed for the outbuilding to remain ancillary to the main dwelling.

Application No: EPF/2563/25

Officer: Alex Sadowsky

Location: 30 The Greens Close, Loughton, IG10 1QE

Proposal: Removal of existing single storey rear extension and replace with proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2593/25

Officer: Suleman Uddin

Location: 89 Oakwood Hill, Loughton, IG10 3ER

Proposal: Proposed single storey rear/side extension with raised rear patio (Amended application to EPF/2169/25).

The Committee had NO OBJECTION to this application.

379.6 Consent under Tree Preservation Orders

Application No: EPF/2315/25

Officer: Robin Hellier

Location: 65 Alderton Hill, Loughton, IG10 3JD

Proposal: TPO/EPF/13/80

T1: Lime - 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. Members commented that this tree was a significant tree on Alderton Hill.

379.7 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications – commenting on EPF/2465/25, EPF/2515/25 and EPF/2520/25:

Application No: EPF/2394/25

Officer: Caroline Brown

Location: 1 St Thomas More Close, Loughton, IG10 2FE

Proposal: Certificate of Lawful Development for proposed change of use from C3 residential to C2 care home for up to two children.

Application No: EPF/2465/25

Officer: Marie-Claire Tovey

Location: 7 Highwood Lane, Loughton, IG10 3LS

Proposal: Single-storey rear extension projecting 5.5 metres from the rear wall of the original dwellinghouse, with a maximum height of 3.0 metres and an eaves height of 3.0 metres. Materials to match the existing dwelling.

The Committee OBJECTED to this proposal. The property has already been extended by 2m, and the garden is already small. The kitchen area is minimal for a family house, and the garden is even smaller. Together with the addition of a full size bathroom on the ground floor the proposal appears to be an HMO. Granting permission will set a dangerous precedent.

Application No: EPF/2470/25

Officer: Marie-Claire Tovey

Location: 73 Avondale Drive, Loughton, IG10 3DE

Proposal: Proposed single-storey 5m rear extension with an eaves height of 3.0m and a maximum overall height of 3.56m.

Application No: EPF/2513/25

Officer: Marie-Claire Tovey

Location: 29 Roydon Close, Loughton, IG10 3DN

Proposal: Erection of one storey rear extension.

Application No: EPF/2515/25

Officer: Suleman Uddin

Location: 29 Roydon Close, Loughton, IG10 3DN

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights and outbuilding to rear garden.

The Committee OBJECTED to this proposal. The position of the outbuilding must be relocated further away from the rear fence (as per 31's outbuilding). Tree screening to be provided to avoid negatively affecting the view from no.33 and the street scene.

Application No: EPF/2520/25

Officer: Klajdi Koci

Location: 18 Regents Place, Loughton, IG10 4PP

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.

The Committee OBJECTED to this proposal on the grounds of the loss of amenity to the neighbour from overlooking caused by the Juliet balcony.

PL380 Decisions

380.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL381 Licensing Applications

381.1 Licensing Application for a new Premises Licence for a restaurant – Wo Fat Restaurant, 270-272 High Road, Loughton, IG10 1RB

The Committee OBJECTED to this application based on licensing objectives 1: the prevention of crime and disorder, and 2: the prevention of public nuisance.

The sale of alcohol, both on and off the premises, the provision of recorded music, the provision of late night indoor refreshment, and the provision of late night outdoor refreshment up to 1am, seven days a week would inevitably cause disturbance to residents living above and nearby, by reason of customers leaving the premises, many of whom will have parked

in nearby quiet resident streets, and the potential crime and disorder that could occur.

Members noted that no details have been made available over where the outdoor refreshment would take place.

The Committee considered 11pm was the latest the Wo Fat restaurant should be open each evening. Even if the premises were well sound-proofed, the noise of such customers (and their vehicles) leaving late at night, at a time when other daytime noises were much reduced, would obviously disturb residents.

Café Caribbean, 262 High Road, was granted an alcohol and recorded music licence for up to 10pm on Tuesday, Wednesday and Thursday, 11pm on Friday and Saturday and 10pm on Sundays. Members believed this application should match those conditions.

381.2 Street Trading Consent Renewal – Healthy Option, Wickes Car Park, Goldstone House, Langston Road, Loughton IG10 3TQ

The Committee had NO OBJECTION to this application.

PL382 Enforcement and Compliance

No Enforcement notices had been received.

Signed:

Date: 19 January 2026

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 19 January 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
S Murphy J Riley C Ubah

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL383 Apologies for Absence

No apologies had been received for this meeting.

PL384 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application, EPF/2575/25 – 86 Southern Drive, and agenda item 4.2 – Licensing Application for Wo Fat Restaurant, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

PL385 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 5 January 2026 were CONFIRMED as a correct record and signed by the Chairman.

PL386 Matters for Report

386.1 Loughton Building Design Award 2026

The Committee NOTED that the closing date for nominations for this competition was 30 January 2026.

386.2 Panel Invitation – Licensing Act 2003: New Premises Licence Application in respect of Wo Fat Restaurant, 270-272 High Road, Loughton, Essex, IG10 1RB – Min no PL381.1

The Committee NOTED the contents of a letter regarding this application.

The Planning Committee Clerk informed members that the following information had been provided by the Licensing Officer at Epping Forest District Council, regarding this application:

“The applicant is willing to accept 23:00 as the terminal hour for all licensable activities. The provision of late-night refreshment only comes into effect after 23:00 and will therefore not be included on the Premises Licence, if the terminal hour is changed to 23:00 Monday to Sunday.

Members were asked “to confirm if the above is acceptable to Loughton Town Council and if they wish to withdraw their representation.”

The Committee AGREED to waive its previous OBJECTION, based on this proposed change of licensing hours.

386.3 Planning Application – Re-consultation: EPF/2201/25 – Proposal to fell four trees: T2, 4 and 5, Sycamore and T3, Ash, preserved by TPO/EPF/09/82 – Min no PL355.5

Following further background information on the health of the trees in this proposal from Robin Hellier, the Tree & Landscaping Officer at Epping Forest District Council, the Committee AGREED to withdraw its previous OBJECTION to this application and support the proposals of Mr Hellier.

PL387 Planning Applications

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

387.1 Full Planning Permission:

Application No: EPF/2598/25

Officer: Nathaniel Raimi

Location: Garages 201,202,203 Valley Close, Loughton, IG10 3AB

Proposal: Proposed increasing of roof level of 3 x existing garages.

The Committee had NO OBJECTION to this application. However, if this application is approved, members requested that a condition be imposed, that the garages be used for storage purposes only, and not be used to facilitate business premises, to protect the amenity of neighbours.

387.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/0041/26

Officer: Mohinder Bagry

Location: 14 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Variation of Condition 2 Plan numbers of EPF/1425/25 (First floor side extension with alterations to tiled roof and repositioning of existing dormer).

The Committee had NO OBJECTION to this application.

387.3 Consent to display an advertisement

No applications were listed under this permission.

387.4 Householder Planning Permission:

Application No: EPF/2575/25

Officer: Suleman Uddin

Location: 86 Southern Drive, Loughton, IG10 3BX

Proposal: Single storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed extended rear terrace would cause overlooking into the gardens of the neighbouring residents. Any attempt to alleviate overlooking by conditioning screening, would further negatively impact the neighbours' amenity by creating a loss of outlook. The proposal was therefore contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/2613/25

Officer: Mohinder Bagry

Location: 23 Hillyfields, Loughton, IG10 2JT

Proposal: Partial first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0029/26
Officer: Klajdi Koci
Location: 35 Algiers Road, Loughton, IG10 4NG
Proposal: Construction of Dormer Loft Extension.

The Committee had NO OBJECTION to this application.

387.5 Consent under Tree Preservation Orders

Application No: EPF/0046/26
Officer: Robin Hellier
Location: 1 Brancaster Place, Church Hill, Loughton, IG10 1QN
Proposal: TPO/EPF/02/16
T1: Ash - Crown reduce height and sides by up to 2.5m, as specified.
Crown thin by up to 10%, as specified. Crown lift by up to 3m from ground, 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.

387.6 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications – commenting on EPF/0010/26, EPF/0012/26, EPF/0013/26, EPF/0014/26, EPF/0015/26 and EPF/0024/26:

Application No: EPF/2611/25
Officer: Mohinder Bagry
Location: The Ridings, Manor Road, Loughton, IG10 4RP
Proposal: Approval of Details Reserved by Conditions 3 Surface Water Drainage and 4 Tree Protection Plan and Arboricultural Method Statement of EPF/0055/21 (Replacement of existing dwelling plus one additional infill dwelling (Revised application to EPF/2767/19)).

The Committee NOTED this application.

Application No: EPF/0010/26
Officer: James Rogers
Location: 11 Westall Road, Loughton, IG10 2AF
Proposal: Prior approval for a single storey rear extension extending 5.50 metres beyond the rear wall of the original dwelling, with a maximum height of 2.49 metres and an eaves height of 2.50 metres, in accordance with Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this proposal, supporting the refusal reasons of the local planning authority and the comments of the Planning Inspector to previous application, EPF/0322/24. The proposal would result in a loss of light and outlook for the neighbour at no.13, who had already been negatively impacted by an extension at no.15. Members NOTED that the drawings submitted for this application were the same as those submitted for the previous refused application, EPF/0322/24. The proposal would therefore be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/0012/26

Officer: Klajdi Koci

Location: 67 York Hill, Loughton, IG10 1HZ

Proposal: Certificate of Lawful Development for proposed outbuilding.

The Committee OBJECTED to this proposal on the grounds that the dwelling lies within the York Hill Conservation Area. Members also expressed concern for the impact the proposed outbuilding would have on trees at the site. Contrary to Policies DM5 & DM7 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/0013/26

Officer: James Rogers

Location: 152 Borders Lane, Loughton, IG10 3SB

Proposal: Prior approval for a 4m rear extension and internal alterations, height to eaves 2.70m and maximum height 3m.

The Committee OBJECTED to this proposal stating it was an overdevelopment. The existing garden is 14m long with an outbuilding of 5m deep. Resultant length of garden would be 4m, creating a loss amenity space. The proposal would negatively impact the amenity of the neighbour caused by intersecting the 45 degree sightline and mass. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/0014/26

Officer: Marie-Claire Tovey

Location: 152 Borders Lane, Loughton, IG10 3SB

Proposal: The proposal is for a 5m rear extension and internal alterations.

The Committee OBJECTED to this proposal stating it was an overdevelopment. The existing garden is 14m long with an outbuilding of 5m deep. Resultant length of garden would be 3m, creating a loss amenity space. The proposal would negatively impact the amenity of the neighbour caused by intersecting the 45 degree sightline and mass. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/0015/26

Officer: Marie-Claire Tovey

Location: 152 Borders Lane, Loughton, IG10 3SB

Proposal: The proposal is for a 6m rear extension and internal alterations.

The Committee OBJECTED to this proposal stating it was an overdevelopment. The existing garden is 14m long with an outbuilding of 5m deep. Resultant length of garden would be 2m, creating a loss amenity space. The proposal would create a severe negative impact on the amenity of the neighbour caused by intersecting the 45 degree sightline and mass. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/0016/26

Officer: James Rogers

Location: 6 Queens Road, Loughton, IG10 1RS

Proposal: Prior notification for proposed single storey rear extension.

The Committee NOTED this application.

Application No: EPF/0024/26

Officer: Muhammad Rahman

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Application for approval of details reserved by condition 16 (Secured by Design) on planning permission EPF/0035/24 (Redevelopment of the site to provide a new self-storage facility (Use Class B8), new light Industrial workspace / incubator units (Use Class E(g)(iii)) and a new hotel (Use Class C1) with associated car and cycle parking, landscaping and other works ancillary to the development (Revised Scheme to EPF/1204/22).

The Committee NOTED this application.

PL388 Decisions

388.1 Decisions by Epping Forest District Council

The Committee NOTED the decision notices for December 2025.

Members expressed their appreciation that Planning Officers at EFDC had taken on board the Committee's comments with regards planning applications, EPF/2236/25 – 81 Tycehurst Hill (regarding planting conditions), EPF/2065/25 – 25 Carroll Hill and EPF/2321/25 – 21 Wellfields.

PL389 Licensing Applications

No Licensing Applications had come to the attention of officers.

PL390 Enforcement and Compliance

No Enforcement notices had been received.

Signed:

Date: 2 February 2026

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 2 February 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
S Murphy J Riley C Ubah

Also present:

Officers: Debra Paris (Planning Committee Clerk)

One member of the public.

The Committee AGREED to bring forward planning application, EPF/0086/25, after agenda item 3, Confirmation of Minutes, as a member of the public present at the meeting had an interest in this proposal.

PL391 Apologies for Absence

No apologies had been received for this meeting.

PL392 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications, EPF/2116/25 – New Oak Lodge, Englands Lane, EPF/0086/26 – Land at Whitakers Way, rear of 47- 49 Baldwins Hill, and EPF/0118/26 – 21 The Crescent, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

PL393 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 19 January 2026 were CONFIRMED as a correct record and signed by the Chairman.

PL394 Planning Applications

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

394.1 Full Planning Permission:

Application No: EPF/0086/26

Officer: Nathaniel Raimi

Location: 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.

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.

PL395 Matters for Report

395.1 Notices of Appeal

395.1.1 EPF/1595/25 – The Warren, Epping Forest, Loughton, IG10 4AA. Proposal: Installation of an Air Source Heat Pump (ASHP) system and associated infrastructure. (Appeal ref no: APP/J1535/ W/25/6002773 – Min no PL306.1)

Having considered the comments of the Planning Officer, the Committee believed the reasons for refusal of this application had some merit, and therefore WAIVED its previous NO OBJECTION to this proposal, in support of those refusal reasons.

395.1.2 EPF/1432/25 – 22, Crossfields, Loughton, IG10 3PY. Proposal: Erection of new dwelling. (Appeal ref no: APP/J1535/ W/25/6002649 – Min no PL297.1)

The Committee supported the refusal reasons of the local planning authority for this application and reiterated its previous comments, min no PL297.1, which were:

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

The Committee OBJECTED to this application stating it would result in urbanisation. The amenity of the neighbours at the rear of the proposal site in Jones Close, and of the existing dwelling, 22 Crossfields, would be negatively impacted by this proposal, which is right up against the front and side of the house in Jones Close. 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.”

395.2 Planning Application – Re-consultation: EPF/2198/25 – TPO/EPF/26/11 - Lombardy Poplars x 3 – Fell and replace at 26 and 28 Upper Park – Min no PL355.5

Following further information regarding these trees from Robin Hellier, the Tree & Landscaping Officer at Epping Forest District Council, the Committee was not prepared to waive its OBJECTION to this application, based on that information and current proposal. Members requested sight of the full tree report.

On the basis that these were statement trees, which formed part of the old Victorian estate, the Committee would prefer a renewed proposal for selective tree management, with perhaps pollarding to reduce the bulk of the trees. Members also considered the choice of lime trees would not be a suitable replacement species.

395.3 Epping Forest District Council – Planning Committee Notification

395.3.1 EPF/0323/25 (Full Planning Permission) – The Lodge, Goldings Hill, Loughton, IG10 2RY. Proposal: Extensions to existing lodge and erection of two new detached houses fronting Goldings Road – Min no PL206.1

Cllr Davies, Chairman of the Planning & Licensing Committee confirmed that she would check with Cllr Wixley, who it was believed had a previous interest in this matter, to see if he wished to make representations, otherwise she would attend EFDC to represent the Committee on this application.

395.3.2 EPF/2035/25 (Removal or variation of conditions) – Corner Garth, Nursery Road, Loughton, IG10 4EF. Proposal: Retrospective Variation of Condition 2 Plan numbers of EPF/1780/23 (Proposed improvements and extensions) – Min no PL331.1

Cllr Riley, Vice Chairman of the Planning & Licensing Committee confirmed that he would attend EFDC to make representations on this application.

395.4 Licensing Act 2003: New Premises Licence Application in respect of Wo Fat Restaurant, 270-272 High Road, Loughton, Essex, IG10 1RB – Min no PL381.1

The Committee NOTED the information received from the Licensing Officer at EFDC in respect of this application, specifically, that “the applicant had now agreed a terminal hour of 22:30 for the sale of alcohol and that the premises would close at 23:00”.

PL396 Planning Applications

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

396.1 Full Planning Permission:

Application No: EPF/2116/25

Officer: Yee Cheung

Location: New Oak Lodge, England's Lane, Loughton, IG10 2NZ

Proposal: Erection of new dwellinghouse in replacement of previously approved dwelling under planning application: EPF/2969/15 with associated works to provide access, parking, and landscaping. The proposal will also include the refurbishment and repair of Grade II listed gates and piers.

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

The Committee OBJECTED to this application on the grounds that the proposal was inappropriate development of Green Belt land. Members expressed disappointment that planning permission was granted for a dwelling on this site within the protected Green Belt. However, the previous consent, EPF/2969/15, was for a passable copy of an 1820's house, similar to what had been there before and maintaining the heritage value.

Whilst this application had reduced the height of the proposed development from previous similar applications (EPF/2216/24 and EPF/0757/24), the previous refusal reason of the Local Planning Authority (LPA) remained that, the proposed dwelling, due to its position, scale, bulk, width, depth, and massing would fail to preserve the openness of the Green Belt. The development, through the intensification use of the site and associated domestic paraphernalia and activities, would result in further encroachment in the countryside thus would be contrary to Policies SP5, DM4 and DM9 of the Epping Forest District Local Plan (2023) and Chapter 13 of the National Planning Policy Framework (2024).

Members noted that the application failed to satisfy the previous Archaeology Report's concerns that there were potential archaeological artifacts on site. Should the LPA be mindful to approve this application, members requested the following conditions be included:

- Better replacement trees, for those illegally felled, should be introduced on the boundary to provide suitable screening for the residents of Grosvenor Drive which lies behind the site, to protect their amenity.
- Suitable Construction Management scheme be implemented to carry out proper ground investigation works as they proceed re: archaeological artifacts on site. The Desk Top Study undertaken does not amount to real research.

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/0003/26

Officer: Klajdi Koci

Location: Rectory Court, Goldings Hill, Loughton, IG10 1LN

Proposal: New Parking spaces for the existing block of flats.

The Committee had NO OBJECTION to this application.

Application No: EPF/0142/26
Officer: Mohinder Bagry
Location: 16 Danbury Road, Loughton, IG10 3AP
Proposal: Outbuilding in garden.

The Committee OBJECTED to this application, stating it would have a detrimental impact on the resident's amenity. The outbuilding should be sited away from the mature tree. (Although a Building Regulations issue, members questioned how the applicant planned to instal drainage.)

If the local planning authority was minded to approve this application, members requested a condition be imposed that the outbuilding remained ancillary to the main dwelling and for the use stated – it should not be used as a habitable space.

396.2 Removal/variation of conditions - Section 73 TCPA
No applications were listed under this permission.

396.3 Consent to display an advertisement

Application No: EPF/2431/25
Officer: Klajdi Koci
Location: Loughton Underground Station, Station Approach, Loughton, IG10 4PD
Proposal: Advertisement consent for non-illuminated fascia sign to front and side of building.

The Committee OBJECTED to this application stating the proposed finish of the signage would be out of character with the grade II listed station building. It would be more appropriate if it was a black sign with white lettering.

396.4 Householder Planning Permission:

Application No: EPF/0026/26
Officer: Nathaniel Raimi
Location: 73 Tycehurst Hill, Loughton, IG10 1BZ
Proposal: Rear and front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0118/26
Officer: Suleman Uddin
Location: 21 The Crescent, Loughton, IG10 4PY
Proposal: Loft conversion including a hip-to-gable roof extension, construction of side dormer windows and a front dormer window, and alterations to the existing front porch.

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.

The extra height and bulk would have a negative impact on the street scene. It would sit as an incongruous feature in its setting and would be detrimental to the visual amenity of this part of The Crescent, contrary to policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members drew the attention of the Planning Officer to a previous appeal for this site (Appeal Ref: APP/J1535/D/19/3234980) for a similar proposal that was refused on appeal.

**396.5 Consent under Tree Preservation Orders
No applications were listed under this permission.**

396.6 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications – commenting on EPF/0045/26:

Application No: EPF/0045/26

Officer: James Rogers

Location: 30 Chandler Road, Loughton, IG10 2LQ

Proposal: Proposed single-storey 4m rear extension with an eaves height of 2.868m and a maximum overall height of 2.981m.

The Committee OBJECTED to this proposal. Proper drawings had not been submitted; there were no elevations, making it difficult to consider the proposal. Fresh drawings should be submitted with greater detail.

Application No: EPF/0055/26

Officer: Marie-Claire Tovey

Location: 13 Habgood Road, Loughton, IG10 1HF

Proposal: Single storey rear extension with flat roof.

Application No: EPF/0075/26

Officer: Yee Cheung

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

Proposal: Part Approval of Details Reserved by Condition 5 Demolition plan 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).

Application No: EPF/0121/26

Officer: Yee Cheung

Location: Land and garages at Whitehills Road, Loughton, IG10 1TS

Proposal: Approval of Details Reserved by Conditions 3 Materials, 4 Gates, 5 Surface Water Drainage and 7 Levels of EPF/0145/25 Allowed on Appeal (Existing garages enlarged, extended and reduced from 27no. garages to 21no. garages).

PL397 Decisions

397.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL398 Licensing Applications

No Licensing Applications had come to the attention of officers.

PL399 Enforcement and Compliance

No Enforcement notices had been received.

Signed:

Date: 16 February 2026

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16 February 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 PL404)
S Murphy J Riley C Ubah

Also present: Cllr D Wixley

Officers: Debra Paris (Planning Committee Clerk)

PL400 Apologies for Absence

The Planning Committee Clerk reported that Cllr Minhas had sent his apologies that he would be approximately twenty minutes late for this meeting, having been unexpectedly delayed at work.

PL401 Declarations of Interest

No declarations of interest were made in respect of this agenda.

PL402 Confirmation of Minutes

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

PL403 Matters for Report

No matters for report had come to the attention of officers.

Cllr Minhas arrived during the following item.

PL404 Chigwell Parish Council: Planning Application – Full Planning Permission: EPF/2567/25: Land South of Chigwell Rise, Chigwell, IG7 6AQ. Proposal: Development of residential units (Class C3) and Flexible Class F2(b/E(e)) use with provision of access, landscaping, vehicle and cycle parking, sustainable urban drainage systems, and other associated works.

The Committee NOTED the contents of a letter of objection.

The Committee had been requested to submit comments on this application, as it was in a neighbouring parish with potential to impact Loughton Town and its residents.

The Committee OBJECTED to this application strongly supporting the comments of Chigwell Parish Council at its meeting of 22 January 2026. In particular, that the proposal would represent major, permanent urbanising development on open land within the Metropolitan Green Belt and would conflict with the adopted development plan and national Green Belt policy. The Committee refuted the applicant's attempt to re-characterise this site as "grey belt" for the purposes of NPPF paragraph 155.

The proposal would not just negatively impact the Parish of Chigwell and its residents, it would further impact the residents of Loughton Town through loss of

outlook, whilst creating further stress on already over-capacity schools, health care, roads, public transport, utilities and flooding within the area.

The Biodiversity Net Gain evidence and Habitats Regulations position is not adequate and should be treated as a fundamental constraint rather than a matter capable of being dealt with by a standard financial contribution. EFDC, as competent authority, must be able to conclude that there will be no adverse effect on the integrity of the Epping Forest SAC, alone and in combination, before permission can be granted.

PL405 Planning Applications

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

405.1 Full Planning Permission:

No applications were listed under this permission.

405.2 Removal/variation of conditions - Section 73 TCPA

No applications were listed under this permission.

405.3 Consent to display an advertisement

Application No: EPF/0202/26

Officer: Suleman Uddin

Location: 26 The Broadway, Loughton, IG10 3ST

Proposal: Advertisement consent for internally illuminated fascia sign.

The Committee had NO OBJECTION to this application. However, members requested that the size of the street number in the righthand corner of the sign be increased for greater clarity/identification purposes.

Cllr Wixley left the meeting.

405.4 Householder Planning Permission:

Application No: EPF/2418/25

Officer: Klajdi Koci

Location: 3 Aragon Close, Loughton, IG10 3NP

Proposal: Partial gable end roof loft extensions and conversion, including a dormer window extension to the front elevation, a shed dormer extension to the rear elevation and a small internal corner roof extension over the existing staircase, with an associated reorganisation of the internal accommodation layout at first floor level.

The Committee OBJECTED to this application on the grounds that the proposal was an over-intensification of the plot. It would result in a negative impact on the row of terraced houses in Howard Close to the rear, creating a loss of amenity for the residents of those properties.

Application No: EPF/0152/26

Officer: Suleman Uddin

Location: 53 Valley Hill, Loughton, IG10 3AL

Proposal: Single storey part two storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0162/26

Officer: Hannah Collins

Location: 17 Park Hill, Loughton, IG10 4ES

Proposal: Ground floor front extension and garage conversion, render to first floor and fenestration changes including Juliet balconies to rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/0180/26

Officer: Mohinder Bagry

Location: 69 Valley Hill, Loughton, IG10 3AL

Proposal: Single storey side extension.

The Committee OBJECTED to this application stating whilst it did not object to the extension in principle, the proposal offered a lack of authentic styling, creating a loss of symmetry to this matching pair of 1930s semi-detached properties, negatively impacting the street scene. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members considered the proposal would be more acceptable if the finish was entirely rendered and set back one metre from the boundary.

Application No: EPF/0192/26

Officer: Klajdi Koci

Location: 18 Regents Place, Loughton, IG10 4PP

Proposal: Proposed loft conversion/extension with rear dormer and rooflights to front roof slope.

The Committee had NO OBJECTION to this application.

Application No: EPF/0212/26

Officer: Loredana Ciavucco

Location: 2 Clays Lane, Loughton, IG10 2RZ

Proposal: Extension to rear and side of property, and associated landscape works.

The Committee had NO OBJECTION to this application.

However, members requested enforcement of condition 1 of planning approval EPF/0911/25, for this site, which reads as follows:

“A replacement tree of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place. Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the existing tree or trees is maintained by the provision of adequate replacement, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF”

Application No: EPF/0228/26

Officer: Mohinder Bagry

Location: 2 Forest View Road, Loughton, IG10 4DX

Proposal: Two storey side extension, front bay window with tile roof and open porch.

The Committee had NO OBJECTION to this application.

405.5 Consent under Tree Preservation Orders

Application No: EPF/0136/26

Officer: Robin Hellier

Location: 7 Warren Hill, Loughton, IG10 4RL

Proposal: TPO/EPF/07/79 (Ref: T75, T76)

T1: Oak - Crown reduce to previous points, as specified.

T2: Hornbeam - Crown reduce to previous points, 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.

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.

Application No: EPF/0137/26

Officer: Robin Hellier

Location: The Mount, Debden Road, Loughton, IG10 2NY

Proposal: TPO/EPF/12/02

T6: Hornbeam - Prune overhanging branches back to boundary, as specified.

T7, T9, T14: Holm Oak - Prune overhanging branches back to boundary, 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.

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.

Application No: EPF/0191/26

Officer: Robin Hellier

Location: Loughton Lodge, Steeds Way, Loughton, IG10 1HX

Proposal: TPO/EPF/11/90 (Ref: T2)

T1: 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 **STRONGLY OBJECTED** to this application.

The preliminary report provided was not conclusive and did not completely justify the felling of this statement tree. It did not provide the support of a structural engineer, only claiming the tree was contributory to the problem and would need continued monitoring.

Members believed the affected foundation should have remedial works undertaken before any consideration to fell this tree. The financial

evaluation between cutting down the tree and monitoring would not be £3.5k.

405.6 Prior Approval Part 14 Renewable Energy

Application No: EPF/0151/26

Officer: Nathaniel Raimi

Location: Thomas Willingale School and Nursery, The Broadway, Loughton, IG10 3SR.

Proposal: Prior approval for installation of solar panels.

The Committee had NO OBJECTION to this application. Members commended this proposed installation of solar panels and its subsequent positive environmental impact.

405.7 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications, commenting that applications EPF/0169/26 – 53 Pyrles Lane, and EPF/0170/26 – 23 Brooklyn Avenue, should be Householder Applications due to the front elevation proposals therein:

Application No: EPF/0169/26

Officer: Suleman Uddin

Location: 53 Pyrles Lane, Loughton, IG10 2NL

Proposal: Certificate of Lawful Development for proposed hip to gable loft extension, rear dormer and 2 front rooflights.

Application No: EPF/0170/26

Officer: Loredana Ciavucco

Location: 23 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Certificate of Lawful Development for proposed hip to gable roof extension, insertion of rooflights, addition of two rear dormer extensions and associated minor alterations to rear roof.

Application No: EPF/0175/26

Officer: Mohinder Bagry

Location: 97 Lushes Road, Loughton, IG10 3QD

Proposal: Certificate of Lawful Development for proposed single storey rear extension.

PL406 Decisions

406.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions for January 2026.

PL407 Licensing Applications

407.1 Application for a Pavement Licence – Costa Coffee, 230 High Road, Loughton, IG10 1EZ

The Committee OBJECTED to this application, but agreed to waive its objection if the proposal was restricted to 2 tables with 2 chairs either side, with no barrier. The proposed barriers and further 2 chairs in front of the tables extending onto the pavement would create an obstruction to pedestrians at this site, it being so close to the pedestrian crossing.

PL408 Enforcement and Compliance

No Enforcement notices had been received.

Signed:
Date: 2 March 2026

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 2 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 R Minhas
S Murphy J Riley C Ubah

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL409 Apologies for Absence

No apologies had been received for this meeting.

PL410 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications, EPF/0245/26 – 29 Algers Road, EPF/0273/26 – 51 River Way, and EPF/ 2117/25 – New Oak Lodge, England’s Lane, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

PL411 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 16 February 2026 were CONFIRMED as a correct record and signed by the Chairman.

PL412 Matters for Report

412.1 Notice of Appeal

EPF/0614/25 – 8 Ollards Grove, Loughton, IG10 4DW. Proposal: Demolition of existing site property for replacement with a three-storey residential development to create 7 dwellings, plus basement car parking. (Appeal ref no: 6004590 – Min no PL233.1)

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 NOTED the contents of two letters of objection.

A member of the public addressed the meeting.

The Committee OBJECTED to this application on the grounds that it was overbearing, by reason of the proposed height and bulk which would be detrimental to this part of Ollards Grove and the wider area. The three storey front elevation appears incongruous against the lower three storey Ollards Court and the proposal is forward of that building resulting in a detrimental effect on the street scene. To allow the loss of a dwelling for a block of flats would set an unwelcome precedent and creeping erosion of unsympathetic buildings further into Ollards Grove.

The proposed rear extends too far into the garden, well beyond the rear building line. At three storeys, it would create a sense of enclosure affecting the amenity of the adjacent neighbours. The excessive depth of the rear addition would result in only a small part of the garden being retained, being far too small for seven dwellings and resulting in a lack of amenity for the residents of those dwellings. It would also negatively impact the amenity of the occupiers at No 10 given the intensity of the use of the space.

The proposed second floor terrace would overlook the garden of No 10 to the detriment of their privacy. The first floor terrace has been set back slightly but would still result in unacceptable overlooking of No 10. Contrary to Policies DM9 and DM10 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members noted some windows and floors of the neighbouring properties were missing from the drawings and the architect has drawn the 45 degree line in the wrong position. The accuracy of their daylight assessment is therefore questionable.

The loss of the existing building is unjustified on sustainability and embedded carbon grounds. No justification has been provided for its demolition or about the recycling of the existing materials in the building. There are no public benefits associated with the redevelopment and the existing dwelling appears to be in good condition and is not unattractive. This would be contrary to Policy DM20 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The additional vehicular movements to remove the entire existing building and replace it with a brand new one would also impact on the EFSAC. Members noted and supported the report from Natural England in this regard.

4.2 Proposed Amended Planning Application 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 – Min no PL379.2

The Planning Committee Clerk informed members that notification had been received from the Planning Agent for this application, advising that the Committee's previous concerns had been addressed in the proposal. The agent was advised to submit the amended proposal to the local planning authority to enable re-consultation by this Committee as deemed appropriate by the Planning Officer.

PL413 Draft North Weald Bassett Neighbourhood Plan

The Committee AGREED to defer this item to its next meeting, on 16 March 2026, as the consultation period ends on Monday 30 March 2026.

PL414 Planning Applications

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

414.1 Full Planning Permission:

No applications were listed under this permission.

414.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/0348/26

Officer: Mohinder Bagry

Location: 14 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Variation of Condition 2 Plan numbers of EPF/1425/25 (First floor side extension with alterations to tiled roof and repositioning of existing dormer).

The Committee had NO OBJECTION to this application.

414.3 Consent to display an advertisement

No applications were listed under this permission.

414.4 Householder Planning Permission:

Application No: EPF/0177/26

Officer: Suleman Uddin

Location: 26 Hanson Drive, Loughton, IG10 2EB

Proposal: Retrospective application for new driveway area and steps.

The Committee OBJECTED to this application stating the proposal failed to include a request for a crossover/dropped kerb. The applicant should resubmit an amended proposal including such a request, which would facilitate access to the new drive for the applicant, prevent the erosion of the kerb and avoid other vehicles parking across the driveway.

Application No: EPF/0254/26

Officer: Loredana Ciavucco

Location: 29 Algiers Road, Loughton, IG10 4NG

Proposal: Extension of existing dropped kerb, loft conversion with rear dormer and front roof lights and single storey wrap around extension.

The Committee NOTED the contents of a letter of Objection.

The Committee OBJECTED to this application on the grounds that the extended dropped kerb would remove the parking amenity for general use on the highway, and considered the proposal would result in a loss of biodiversity, the existing hedge which provided a nesting facility, should be retained.

The proposed rooflights on the front elevation were too large and would have a negative impact on the street scene. This proposal was contrary to Policies DM5 and DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members noted that there was a discrepancy in the plans between the elevations and sections – the sections showed smaller rooflights lower down, this was a more acceptable design. The Committee requested that clarified drawings be submitted for the proposal to be reconsidered.

Application No: EPF/0273/26

Officer: Hannah Collins

Location: 51 River Way, Loughton, IG10 3LJ

Proposal: Single storey rear extension.

The Committee NOTED the contents of a letter of Objection.

The Committee OBJECTED to this application stating the proposed railings around the roof could result in this being used as a terrace, creating overlooking of the neighbours to the detriment of their privacy. A planning condition should be included that the roof should not be used as a terrace.

The proposed sections/elevations were not clear. It was likely that the terrace was higher than no.49. Therefore there should be a minimum 1.8m tall screen to avoid side overlooking no.49, to protect the amenity of the neighbours. This proposal was contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/0287/26

Officer: Yee Cheung

Location: 15 Dunmow Close, Loughton, IG10 3AS

Proposal: Rear and part side single storey extension, replacement wall finishes to existing dormer, bay window to front elevation and garage/outbuilding to front of property.

The Committee OBJECTED to this application expressing a concern for the impact on the neighbour's amenity, due to no.16 being set back and the excessive length of the proposed extension, it was intersecting the 45 degree line from the neighbour's window. The extension must be reshaped to avoid the 45 degree intersection. This application is contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/0290/26

Officer: Klajdi Koci

Location: 65 Southview Road, Loughton, IG10 3LQ

Proposal: Proposed outbuilding.

The Committee had NO OBJECTION to this application. However, members requested a condition be included that the outbuilding should remain ancillary to the main dwelling, to be used solely for storage, as set out in the application, in order to prevent its use as a back garden development.

Application No: EPF/0320/26

Officer: Suleman Uddin

Location: 53 Pyrles Lane, Loughton, IG10 2NL

Proposal: Erection of a part single and part two storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0336/26

Officer: Caroline Brown

Location: 23 High Road, Loughton, IG10 4JJ

Proposal: Single storey ground floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0351/26

Officer: Mohinder Bagry

Location: 31 Wellfields, Loughton, IG10 1PA

Proposal: Two storey side extension with demolition of existing garage and conservatory (Revised Application).

The Committee had NO OBJECTION to this application.

414.5 Listed building consent (Alt/Ext)

Application No: EPF/2117/25

Officer: Yee Cheung

Location: New Oak Lodge, England's Lane, Loughton, IG10 2NZ

Proposal: Erection of dwellinghouse along with associated access, landscaping and parking areas and repair of Grade II listed gates and piers. The Committee NOTED the contents of a letter of Objection.

The Committee OBJECTED to this application, noting that the applications submitted in respect of this site (EPF/2116/25 and EPF/2117/25) had ambiguous descriptions, failing to set out clearly what proposal each application referred to. Members also noted that no application form had been submitted for this separate listed building consent application.

The Committee strongly supported the three recommendations of the Conservation Officer in respect of this application, being:

1. Revision of application type: the applications should be amended to clearly distinguish between works requiring planning permission and those requiring listed building consent.
2. Submission of an adequate Heritage Statement.
3. Boundary Treatments and Fencing: Further detailed drawings and product specifications to be submitted for the proposed.

This application is contrary to policies DM7 and DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

414.6 Consent under Tree Preservation Orders

Application No: EPF/0333/26

Officer: Robin Hellier

Location: 38 Upper Park, Loughton, IG10 4EQ

Proposal: TPO/EPF/05/89 (Ref: T2)

T1: Cypress - Crown reduce height and side by up to 3m. 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.

No information has been supplied in the application to justify the proposed works. The Committee therefore objected to this application.

414.7 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications, commenting on application EPF/0318/26 – 23 Hillyfields (see below):

Application No: EPF/0231/26

Officer: Hannah Collins

Location: 11 Crossfields, Loughton, IG10 3PY

Proposal: Approval of Details Reserved by Conditions 3 Surface Water Drainage and 4 Broadband of EPF/0975/19 Allowed on Appeal (Erection of a single storey rear extension and erection of a new attached dwelling, following demolition of existing garage).

Application No: EPF/0238/26

Officer: Klajdi Koci

Location: 26 Ladyfields, Loughton, IG10 3RP

Proposal: Certificate of Lawful Development for proposed front porch and side toilet cubicle.

Application No: EPF/0275/26

Officer: Loredana Ciavucco

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Approval of details reserved by conditions No. 11 Details of surface water disposal and No. 13 Landscape details of EPF/2473/25 (Variation of Condition 2 Plan numbers and 7 Materials of EPF/0856/25 (Replacement Single Dwelling House)).

Application No: EPF/0318/26

Officer: Klajdi Koci

Location: 23 Hillyfields, Loughton, IG10 2JT

Proposal: Certificate of Lawful Development for proposed ancillary outbuilding.

**The Committee had no objection to this application, but requested a condition be imposed that the outbuilding remains ancillary to the main dwelling. Members also requested that the Building Inspector be alerted as to how the applicant will instal drainage for the toilet and shower.

Application No: EPF/0352/26

Officer: Muhammad Rahman

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

Proposal: Approval of Details Reserved by Condition 6 (Archaeology) of EPF/1165/22 (Outline application for a New Data Centre with some matters reserved (Except Access, Layout & Scale).

PL415 Decisions

415.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL416 Licensing Applications

416.1 Application for a Pavement Licence – Esquires Coffee, 243 High Road, Loughton, IG10 1AD

The Committee OBJECTED to this application. Members noted that the drawing provided was incorrect. There is existing street furniture located on the pavement at the site and the pavement narrows towards the traffic lights. One table with 4 chairs (as drawn) would occupy a 2m zone, thus would hinder foot traffic. This is also an ad hoc parking space for various food delivery bikes.

The Committee would be willing to waive its objection if the application was amended to include either 2 small tables with 2 chairs each (as approved for Zambrero, 295 High Road) or 1 small table with 3 chairs (as was Starbucks, previously located at this site) to reduce the projection across the pavement.

PL417 Enforcement and Compliance

No Enforcement notices had been received.

Signed:

Date: 16 March 2026

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

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 30 March 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 S Murphy
C Ubah D Wixley (as substitute for Cllr Davies)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

1 Member of the public.

PL429 Apologies for Absence

Apologies had been received from Cllrs Davies and Minhas. The Planning Committee Clerk advised that Cllr Wixley had been nominated as substitute for Cllr Davies. Cllr Riley took the Chair for this meeting.

PL430 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications EPF/0519/26 – Epping Forest Shopping Park, Langston Road; EPF/0492/26 – 89 Oakwood Hill; EPF/0508/26 – 26 Station Road; and EPF/0561/26 – 103 York Hill, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

PL431 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 16 March 2026 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application, EPF/0492/26 – 89 Oakwood Hill, following agenda item 3, Confirmation of Minutes, as a member of the public present at the meeting had an interest in this item.

PL432 Planning Applications

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

432.1 Householder Planning Permission:

Application No: EPF/0492/26

Officer: Suleman Uddin

Location: 89 Oakwood Hill, Loughton, IG10 3ER

Proposal: Two storey rear and side elevations.

The Committee NOTED the contents of a letter of objection.

A member of the public addressed the meeting.

The Committee had NO OBJECTION to this application.

PL433 Matters for Report

433.1 Notices of Appeal

433.1.1 EPF/1967/25 – 8 High Road, Loughton, IG10 4QZ. Proposal: Erection of a two-storey rear side extension, together with full internal remodelling of the existing dwelling. (Appeal ref no: 6005666 – Min no PL371.4)

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

433.1.2 EPF/2090/25 – 7 The Greens Close, Loughton, IG10 1QE. Proposal: Construction of a single-storey front porch extension. (Appeal ref no: 6005716– Min no PL343.4)

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

PL434 Planning Applications

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

434.1 Full Planning Permission:

Application No: EPF/0452/26

Officer: Kelly Sweeney

Location: 102 National Westminster Bank Plc, High Road, Loughton, IG10 4AS

Proposal: Branch Closure. To remove all external manifestation/artwork/branding/signs. To remove ATM and Night Safe; make good and infill with matching materials.

The Committee had NO OBJECTION to this application.

However, members requested that if the Planning Officer was minded to approve this application, that conditions are included for the works to be completed to a good standard, with materials to match the original stone, as there were discrepancies within the application regarding the materials to be used. Should the applicant fail to meet the conditions, Enforcement action should be taken to protect this heritage building.

Application No: EPF/0455/26

Officer: Yee Cheung

Location: Rear of 268-278 High Road, Loughton, IG10 4BG

Proposal: Conversion of the existing top floor eaves roof space to three flats within the constructed building.

The Committee OBJECTED to this application, stating the proposal was an overdevelopment of the site. The accommodation offered poor quality living space and failed to provide sufficient parking provision, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

In the original planning proposal for this site (EPF/0055/17), allocated parking had been provided for the 2-bedroom flats, therefore it should be replicated for these additional 2-bedroom dwellings. Parking at this location was already problematic, creating issues for nearby residents and users of the neighbouring Methodist Church, whose car park was being used illegally by those not attending the church or its various groups.

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/0519/26

Officer: Suleman Uddin

Location: Epping Forest Shopping Park, Langston Road, Loughton, IG10 3FT

Proposal: Installation of four rapid electric vehicle charging stations and ancillary equipment including one fully accessible EV charging bay.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

434.2 Removal/variation of conditions - Section 73 TCPA
No applications had been listed under this permission.

434.3 Consent to display an advertisement
No applications had been listed under this permission.

434.4 Householder Planning Permission:
Application No: EPF/0289/26
Officer: Loredana Ciavucco
Location: 6 Pump Hill, Loughton, IG10 1RT
Proposal: Proposed single storey rear extension.

The Committee OBJECTED to this application, however, members would be minded to waive their objection if the applicant agreed to a reduction in the usable area of the roof terrace, to the size of a smaller balcony, to protect the amenity of the neighbours caused by overlooking.

Application No: EPF/0490/26

Officer: Mohinder Bagry

Location: 20 Hillcroft, Loughton, IG10 2PS

Proposal: Demolition of garage and erection of single storey rear and side extension.

The Committee OBJECTED to this application, expressing a major concern for the proposed drainage. Stating it was bad building practice to build over a sewer and create a reverse manhole.

Application No: EPF/0506/26

Officer: Alex Sadowsky

Location: 41 Church Hill, Loughton, IG10 1QP

Proposal: Two storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0508/26

Officer: Klajdi Koci

Location: 26 Station Road, Loughton, IG10 4NX

Proposal: Partial demolition of existing side and rear extension, construction of side and rear extensions at ground and first floor.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Members considered the plans submitted to be inaccurate, failing to show what was actually existing at the site and what was proposed. A new application should be submitted providing accurate drawings including existing garden structures that have been installed, without permission, and the TPO trees that have been removed without consent – resulting in flooding at the site.

The Committee also noted the application form stated works have not commenced, which is incorrect. A porch has been erected, that fails to represent what was allowed under a Certificate of Lawfulness of Proposed Use or Development.

Members requested that Enforcement Officers attend the site, for notices to be served and action taken as appropriate. The applicant having shown a total disregard for the planning process, having already had planning applications refused in respect of front elevations and garden structures, and an appeal dismissed by the Planning Inspector. They have also failed to comply with an enforcement order to replace the removed TPO trees.

Application No: EPF/0559/26

Officer: Klajdi Koci

Location: 1 Tylers Close, Loughton, IG10 3BD

Proposal: Demolition of part of existing side residential extension and addition of single story 3m rear extension linked to remaining accommodation.

The Committee had NO OBJECTION to this application.

434.5 Listed building consent (Alt/Ext)

Application No: EPF/0473/26

Officer: Frederique Caillat

Location: West Lodge, Epping New Road, Loughton, IG10 4AA

Proposal: Repair and partial rebuilding of masonry walls to the historic kitchen gardens of The Warren House.

The Committee had NO OBJECTION to this application. However, members expressed some concerns regarding the supporting pier detail and requested that the Conservation Officer fully scrutinized the application to ensure it complied with appropriate heritage building requirements.

Application No: EPF/0561/26

Officer: Frederique Caillat

Location: 103 York Hill, Loughton, IG10 1RX

Proposal: Grade II Listed building consent for internal works - additional support to a main beam.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the details in respect of the beam remedial works failed to meet heritage standards. Members requested that the Conservation Officer's scrutiny of this application be adhered to for this Grade II listed building, to ensure it meets the relevant requirements.

The Committee considered this application should be withdrawn and a new application submitted to match the description of proposed works. All other irrelevant information should be deleted from the application for this

proposal to avoid any ambiguity or circumvent what the planning approval would cover.

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

434.7 Deemed Permission and Others– provided for information only:
Application No: EPF/0464/26
Officer: Muhammad Rahman
Location: Garages at Pyrles Lane, Loughton, IG10 2NH
Proposal: Approval of Details Reserved by Condition 3 (Tree Protection) of EPF/0992/23 (Demolition of existing garages and the addition of 2 new 1B2P bungalows, designed to achieve Passivhaus standards, with new 8 no. parking spaces, standalone bin stores to the front of the property and private cycle stores to rears of each house (Revised Scheme to EPF/2637/15)).

The Committee requested that this application was referred to the Tree Officer to approve any tree protection works before approving this application.

Application No: EPF/0465/26
Officer: Klajdi Koci
Location: 26 Station Road, Loughton, IG10 4NX
Proposal: Certificate of Lawful Development for two proposed ancillary garden buildings.

The Committee OBJECTED to this retrospective application, drawing the attention of the Planning Officer to previously refused similar applications for this site, EPF/0012/25 (plus Dismissed Appeal) and EPF/2048/24.

Members considered the applicant had displayed a complete disregard for the planning process, and encouraged Enforcement Officers to implement removal of the garden buildings and enforce replacement of the removed TPO trees at the site.

Application No: EPF/0515/26
Officer: Loredana Ciavucco
Location: 37 Spring Grove, Loughton, IG10 4QD
Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer and front roof lights.

The Committee NOTED this application.

Application No: EPF/0523/26
Officer: Marie-Claire Tovey
Location: 53 Jessel Drive, Loughton, IG10 2ET
Proposal: The proposal is for 4m rear extension.

The Committee NOTED this application, but commented it would support any OBJECTION if one had been made by the neighbour on the grounds of protecting their amenity.

Application No: EPF/0524/26
Officer: Nathaniel Raimi
Location: 53 Jessel Drive, Loughton, IG10 2ET
Proposal: The proposal is for 5m rear extension.

The Committee OBJECTED to this application. The proposed 5m extension would set a dangerous precedent.

Application No: EPF/0525/26
Officer: Nathaniel Raimi
Location: 53 Jessel Drive, Loughton, IG10 2ET
Proposal: The proposal is for 6m rear extension.

The Committee OBJECTED to this application. The proposed 6m extension would set an even more dangerous precedent, than the proposal for a 5m extension (EPF/0524/26).

Application No: EPF/0546/26
Officer: Mohinder Bagry
Location: 3 Treetops View, Loughton, IG10 4PR
Proposal: Certificate of Lawful Development for proposed single storey rear extension.

The Committee NOTED this application.

Application No: EPF/0552/26
Officer: Klajdi Koci
Location: 8 Millsmead Way, Loughton, IG10 1LR
Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer and front roof lights.

The Committee NOTED this application.

Application No: EPF/0564/26
Officer: James Rogers
Location: 21 Goldings Road, Loughton, IG10 2QR
Proposal: SINGLE STOREY REAR EXTENSION OF 6.0M DEPTH

The Committee OBJECTED to this application. The 6m extension was too long. Granting this would set a dangerous precedent even if the adjoining neighbour had no objection.

PL435 Decisions

435.1 Decisions by Epping Forest District Council
No decision notices had been received.

PL436 Licensing Applications

No applications had come to the attention of officers.

PL437 Enforcement and Compliance

No Enforcement notices had been received.

Signed:
Date: 13 April 2026

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 13 April 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 S Murphy
C Ubah

Also present:

Officers: Debra Paris (Planning Committee Clerk)

4 Members of the public.

The Committee AGREED to bring forward planning application, EPF/0597/26 – 8 Summerfield Road, following agenda item 3, Confirmation of Minutes, as members of the public present at the meeting had an interest in this item.

PL438 Apologies for Absence

Apologies had been received from Cllrs Davies and Minhas. No substitutes had been received for this meeting. Cllr Riley advised that he would therefore Chair this meeting in the absence of Cllr Davies.

PL439 Declarations of Interest

Cllr Ubah declared a non-pecuniary interest in planning application EPF/0597/26 – 8 Summerfield Road, having been approached by the applicant, but had advised only in relation to the planning process, rather than the actual proposal under consideration.

PL440 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 30 March 2026 were CONFIRMED as a correct record and signed by the Chairman.

PL441 Planning Application

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

441.1 Householder Planning Permission:

Application No: EPF/0597/26

Officer: Loredana Ciavucco

Location: 8 Summerfield Road, Loughton, IG10 4JF

Proposal: Extension of a lower ground floor basement with associated hard and soft landscaping. Repositioning of external access stairwell.

The Committee NOTED the contents of two letters of support and 3 letters of objection in respect of this application.

Two members of the public addressed the meeting, one in support and one against this proposal.

The Committee had NO OBJECTION to this application, in principle.

However, members expressed strong CONCERNS that strict conditions be imposed, by the local planning authority, should it be mindful to approve, for a comprehensive Basement Impact Study to be provided and the construction to be closely monitored by Building Control Officers, especially in light of neighbouring properties having previously experienced subsidence, to comply with condition DM12 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members also requested a condition for greater soft landscaping to be included, than currently included in the application, to mitigate the loss of the existing greenery/biodiversity, and to soften the street scene, in compliance with condition DM5 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

PL442 Matters for Report

442.1 Notice of Appeal

442.1.1 EPF/2537/25 – 38 Queens Road, Loughton, IG10 1RS.

Proposal: Single storey rear extension and hip-to-gable loft conversion with front and rear dormers. (Appeal ref no: 6007035 – Min no PL379.5)

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

PL443 Planning Applications

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

443.1 Full Planning Permission:

There were no applications listed under this permission.

443.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/0599/26

Officer: Yee Cheung

Location: 43 Alderton Hill, Loughton, IG10 3JD

Proposal: Variation of condition 2 'plan numbers' of EPF/0754/24 (Demolition of existing house and construction of new detached dwelling).

The Committee OBJECTED to this application, reiterating its previous comments that have failed to be addressed – min no PL306.2:
“The Committee OBJECTED to this application on the grounds that the proposed ASHPs (Air Source Heat Pumps) etc would be visible above the parapet, they were too large and need to be hidden from view, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023). A solution would need to be sought to mitigate this.”

The omission of the full roof plant details in the submitted plans prevented proper consideration of this proposal. Fresh drawings should be provided to facilitate scrutiny of this.

443.3 Consent to display an advertisement

No applications had been listed under this permission.

443.4 Householder Planning Permission:

Application No: EPF/0532/26

Officer: Suleman Uddin

Location: 86 Southern Drive, Loughton, IG10 3BX

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0621/26
Officer: Loredana Ciavucco
Location: 36 Roding Gardens, Loughton, IG10 3NH
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Cllr Ubah left the meeting briefly during the following item.

Application No: EPF/0624/26
Officer: Hannah Collins
Location: 33 Woodland Road, Loughton, IG10 1HQ
Proposal: Proposed single storey wrap around extension.

The Committee had NO OBJECTION to this application in principle. However, the plans were incorrectly labelled. The applicant should therefore resubmit correctly labelled plans to be reconsidered, and to avoid any ambiguity in what is approved, should the local planning authority be mindful to do so.

Cllr Ubah returned to the meeting.

Application No: EPF/0637/26
Officer: Nathaniel Raimi
Location: 73 Tycehurst Hill, Loughton, IG10 1BZ
Proposal: Rear and front extensions.

The Committee had NO OBJECTION to this application.

443.5 Listed building consent (Alt/Ext)

443.6 Consent under Tree Preservation Orders

Application No: EPF/0593/26
Officer: Robin Hellier
Location: 4 Hazelwood, Loughton, IG10 4ET
Proposal: TPO/EPF/26/11
T9: Tulip - Crown reduction up to 30%, 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.

Members considered the proposed 30% reduction was too severe for this tree and requested that the Tree Officer makes a site visit to assess the condition of the tree and recommend the best way to improve and protect it from further damage.

Application No: EPF/0641/26
Officer: Robin Hellier
Location: 1 Highview Close, Loughton, IG10 4EG
Proposal: TPO/EPF/07/79
T39: Coast Redwood - Crown reduce height by up to 4m and spread by up to 2m, 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.

Members considered the tree currently enhanced the street scene and the proposal would negatively impact that and the biodiversity, particularly considering its close proximity to the Forest.

443.7 Deemed Permission and Others– provided for information only:

Application No: EPF/0654/26

Officer: Hannah Collins

Location: 11 Crossfields, Loughton, IG10 3PY

Proposal: Approval of Details Reserved by Condition 3 Surface Water Drainage of EPF/0975/19 Allowed on Appeal (Erection of new dwelling, following demolition of existing garage).

The Committee NOTED this application.

Application No: EPF/0670/26

Officer: James Rogers

Location: 195 Englands Lane, Loughton, IG10 2NU

Proposal: The proposal is for a 6m single storey rear extension.

The Committee OBJECTED to this application. The proposed 6m extension would negatively impact the amenity of the neighbour, being on the boundary and extending across the full width of the property. It would set a dangerous precedent. Members believed this application should be made under a householder application.

PL444 Decisions

444.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions for March 2026.

PL445 Licensing Applications

No applications had come to the attention of officers.

PL446 Enforcement and Compliance

No Enforcement notices had been received.

The Planning Committee Clerk advised members that a resident had contacted the office today advising that building works had been carried out at 4 Barrington Road without any evidence of planning permission being sought. The property also appeared to be set up to be an HMO (House of Multiple Occupancy). The resident was advised to contact Enforcement Officers at Epping Forest District Council to investigate and act as appropriate.

Signed:

Date: 27 April 2026

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 27 April 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
S Murphy J Riley C Ubah

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL447 Apologies for Absence

No apologies for absence had been received for this meeting.

PL448 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application, EPF/0651/26 – 295-309, High Road; and EPF 0508 26 - 26 Station Road, considered under Matters for Report, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

Cllr Riley declared a non-pecuniary interest in planning application EPF/0692/26 – 28 Albion Hill, as he lives nearby.

Cllr Ubah declared a non-pecuniary interest in planning application EPF/2553/25 – 8 Summerfield Road, listed under Matters for Report – Notice of Appeal, having been contacted by the applicant with regards the planning process, rather than the actual proposal itself.

PL449 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 13 April 2026 were CONFIRMED as a correct record and signed by the Chairman.

PL450 Matters for Report

450.1 Change to Written Representation Planning Appeals

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

450.2 Notices of Appeal

450.2.1 EPF/2305/25 – 8 Mulberry Interiors, Church Hill, Loughton, IG10 1LA. Proposal: Erection of new dwelling within rear garden of 8 Church Hill, alterations to front elevation of main building, internal alterations to existing first floor flat and combining of two commercial units to form one commercial unit. (Appeal ref no: 6007526 – Min no PL363.1)

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

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was a very poor development providing substandard residential accommodation due to its siting with no parking provision.

The proposal was unacceptable backland development, out of character with the York Hill Conservation Area. This part of the conservation area being characterised by triangular green spaces that would be lost should such rear garden housing development be permitted.

Situated at the rear of a commercial ground floor property, facing onto unregulated parking to the back of 10 Church Hill, it would provide undesirable living conditions for the residents, creating a negative impact to their amenity late into the evening.

The parking survey, undertaken at 1am for two days in middle of the week, was based on Lambeth Council planning policy, irrelevant for Epping Forest, which is a very different area with different commuting and parking issues. Members know there are rarely empty spaces on Church Hill and the surrounding area during the daytime. The parking survey should be carried out during the day and weekends.

The rooflights when lit in the evenings would be visible to neighbouring properties and, by the nature of the residential use, the rear would need to be illuminated when people were accessing the dwelling in the evening, thus disturbing neighbouring residents.

Members also supported the conservation officer's serious concerns regarding the poor design of the shopfronts.

The proposal would be contrary to Policies DM7 and 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.

450.2.2 EPF/2553/25 – 8 Summerfield Road, Loughton, IG10 4JF.

Proposal: Erection of rear extensions at ground and first floor level, along with excavation of basement, and roof alterations including removal of chimney. (Appeal ref no: 6007735 – Min no PL379.1)

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

450.3 Epping Forest District Council Planning Committee Notifications

450.3.1 EPF/1598/25 – 27 Carroll Hill, Loughton, IG10 1NL. Proposal: Demolition of existing dwelling to create new 6 bedroom detached dwelling with dormers in roof to front and rear elevations – Min no PL363.1

450.3.2 EPF/2254/25 – 120 Valley Hill, Loughton, IG10 3AU. Proposal: Demolition of existing single storey dwelling and construction of 2no. new self-build dwellings, private amenity, off street car parking, landscaping and boundary treatment – Min no PL371.1

The Chairman, Cllr Davies, confirmed that she was available to attend the Planning Committee A meeting at EFDC to comment on the two planning applications above, and requested that the Planning Committee Clerk register her to speak at that meeting.

450.4 Replacement of Removed TPO Trees at 26 Station Road, IG10 4NX – min no 434.4

Following information being brought to the attention of the Committee, that the owner of 26 Station Road had been ordered by Epping Forest District Council (EFDC) to replace illegally removed TPO trees at the site, the Committee was subsequently advised that the order has failed to be complied with as directed.

The Committee considers that the replanting of an alder tree, a different species, and in a different location to the removed TPO tree to be in breach of Section 206 of the Town and Country Planning Act 1990. A replacement evergreen tree of the same species should be planted in the original location, away from the neighbour's fence – where this replacement tree has been planted, to prevent any negative impact on amenity and to restore the screening previously afforded to the neighbour.

Members strongly requested that the EFDC Tree Officer urgently investigates this matter and takes appropriate action to ensure compliance with this order, in accordance with Policy DM5 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

PL451 Planning Application Notification Omission

The Committee requested that the Planning Committee Clerk bring this matter to the attention of the Planning Services Manager at Epping Forest District Council, the local planning authority, regarding this oversight and for procedures to be investigated.

Members were particularly concerned about this planning application, EPF/2505/25 – 2 Church Hill, Loughton, IG10 1LA. Proposal: Certificate of Lawful Development for proposed use as children's day nursery with associated alterations, on the grounds that it would be the loss of a retail business in the area; that the building is an historic building, of huge importance, located in a very prominent position next to King's Green, forming part of the York Hill Conservation Area. For this reason, members were also concerned that the application had been processed under a CLD, rather than a full planning application.

The proposal also included "a reduction in car parking area to accommodate grassed external play area" – the Committee would have objected to this aspect of the proposal being on such a narrow, dangerous road.

Cllr Ubah left the meeting during consideration of the following item.

PL452 Planning Applications

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

452.1 Full Planning Permission:

Application No: EPF/0651/26

Officer: Alex Sadowsky

Location: 295-309, High Road, Loughton, IG10 1AL

Proposal: Roof extension to provide an additional floor of residential accommodation comprising 4 flats, and associated amenity space and including a new extension of existing staircase and additional escape staircase. (Resubmission of EPF/3294/21).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would break up the open aspect, increasing the urbanisation of the High Road, resulting in a negative impact on the street scene. The proposed additional floor was much higher than the existing floors of this block. It would be preferable if it was set back. The proposed fenestration was excessive in size, being much larger than that of the existing flats, and would result in light pollution. The proposed rooftop garden would also result in noise pollution for existing residents.

The application failed to address Condition 12 of the last permission. The location of the privacy screens in the condition is incorrect. The purpose of the privacy screens should be to prevent overlooking back into the existing bedroom windows (and bathrooms if their windows are opened, even partially, which may expose the users inside). Hence the Privacy Screens should be located on the sides of the terraces and the entry landings (not at the ends).

The proposal would create a loss of amenity, caused by loss of outlook for residents to the rear of the building.

The application failed to provide any parking provision for the extra residents. The applicant's claim that it would be car free cannot be guaranteed without a legal agreement to prevent the occupiers from owning cars and this would be almost impossible to monitor and enforce.

The application would therefore be in contravention of 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.

Application No: EPF/0731/26

Officer: Suleman Uddin

Location: 50 Marjorams Avenue, Loughton, IG10 1PU

Proposal: Proposed roof extension with dormers to rear and side.

The Committee had NO OBJECTION to this application.

452.2 Removal/variation of conditions - Section 73 TCPA

No applications had been listed under this permission.

452.3 Consent to display an advertisement

No applications had been listed under this permission.

452.4 Householder Planning Permission:

Application No: EPF/0650/26

Officer: Suleman Uddin

Location: 37 Spring Grove, Loughton, IG10 4QD

Proposal: Erection of a single-storey rear extension and two-storey side extension, alterations to the façade including bay windows.

The Committee had NO OBJECTION to this application.

Application No: EPF/0688/26

Officer: Klajdi Koci

Location: 5 Drayton Avenue, Loughton, IG10 3DF

Proposal: Construction of single storey rear extension.

The Committee had NO OBJECTION to this application.

Cllr Ubah rejoined the meeting during consideration of the following item.

Application No: EPF/0692/26

Officer: Klajdi Koci

Location: 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.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposal would result in a loss of privacy, negatively impacting the amenity of the neighbours in Pollards Close, caused by the loss of screening following removal of the trees. The Tree Report provided failed to justify the loss of any trees at the site. Members expressed concern for potential damage to mature trees at the site.

The proposal was therefore contrary to Policies DM9 and DM5 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/0699/26

Officer: Klajdi Koci

Location: 62 Wellfields, Loughton, IG10 1NY

Proposal: Erection of Front Porch, Two-Storey Side and Rear Extension, Loft Conversion with Rooflights.

The Committee OBJECTED to this application stating the proposed had increased, following previous refused applications for this site, EPF/1249/25 and EPF/0403/25, with the entrance lobby and the roof extension.

The proposed rear of the ground and first floor remain the same as the rejected applications. The current proposal failed to address the reasons for refusal.

The first floor included an extra bedroom facing no.64, being a side window, this room would face a solid wall at close distance, which would be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

There are 2 drawings for the Proposed Ground Floor, P-04 and P-06 of different versions. The proposed elevations neither tally with themselves nor with the proposed plans. These must be corrected and resubmitted.

Application No: EPF/0712/26

Officer: Klajdi Koci

Location: 61 Traps Hill, Loughton, IG10 1TD

Proposal: Erection of replacement front boundary wall and soft landscaping.

The Committee OBJECTED to this application stating the proposal was out of keeping with the street scene. No other neighbouring properties on this part of Traps Hill or in Sparelease Hill have this style of boundary treatment. It would create a dangerous precedent. The open aspect should be maintained. The proposal would be contrary to Policies DM9 and DM5 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

If the local planning authority was mindful to approve this application, members requested that a condition for soft landscaping should be included to soften the street scene.

Application No: EPF/0718/26

Officer: Klajdi Koci

Location: 16 The Uplands, Loughton, IG10 1NH

Proposal: Part demolition at ground floor level, single storey side extension and new covered porch to serve main entrance.

The Committee had NO OBJECTION to this application.

Application No: EPF/0733/26

Officer: Loredana Ciavucco

Location: 70 Alderton Hall Lane, Loughton, IG10 3HE

Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0741/26

Officer: Klajdi Koci

Location: 27 Conyers Way, Loughton, IG10 2AB

Proposal: Rear extension for disabled person (Amended application to EPF/2283/25).

The Committee had NO OBJECTION to this application.

Application No: EPF/0749/26

Officer: Hannah Collins

Location: 7 High Silver, Loughton, IG10 4EL

Proposal: Demolition of the existing garage and erection of a replacement two-storey outbuilding to provide additional residential accommodation for ancillary use.

The Committee OBJECTED to this application, stating the proposal failed to address the previous refusal reasons (planning application EPF/2559/25) of the local planning authority, which members supported. This application provided less interior information than the previous proposal.

However, members requested, that if approved, a condition be imposed for the outbuilding to remain ancillary to the main dwelling.

452.5 Listed building consent (Alt/Ext)

No applications had been listed under this permission.

452.6 Consent under Tree Preservation Orders

Application No: EPF/0586/26

Officer: Robin Hellier

Location: 5 Salcombe Park, High Road, Loughton, IG10 4QT

Proposal: TPO/EPF/09/90

T1: Lime - 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.

Members considered insufficient reason had been provided to fell this tree.

Application No: EPF/0734/26

Officer: Thomas Peppiatt

Location: 17 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/23/88 (Ref: T26)

T1: Horse Chestnut - Crown reduce to previous points, 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.

Members considered the window to undertake works for this season had been missed, and the tree would now be growing.

452.7 Deemed Permission and Others– provided for information only:

Application No: EPF/0678/26

Officer: Yee Cheung

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

Proposal: Approval of Details Reserved by Condition 4 Contaminated Land of EPF/1165/22(Outline application for a New Data Centre with some matters reserved (Except Access, Layout & Scale) (Renewal of EPF/1136/19)).

The Committee NOTED this application.

Application No: EPF/0708/26

Officer: Yee Cheung

Location: 18 Mannock Drive, Loughton, IG10 2JA

Proposal: Certificate of Lawful Development (Existing) for 6 people HMO for the main house and use of outbuilding as a self-contained residential unit.

The Committee OBJECTED to this application. The site is overdeveloped, with extensions and outbuildings covering far more than 50% of the site, resulting in a loss of amenity. No previous planning applications could be found for this site. Approval of this application would set a dangerous precedent and undermines the planning process.

Members considered this matter should be brought to the attention of Enforcement Officers.

Application No: EPF/0748/26

Officer: Klajdi Koci

Location: 57 Traps Hill, Loughton, IG10 1TD

Proposal: Certificate of Lawful Development for proposed single storey extension.

The Committee NOTED this application.

Application No: EPF/0751/26

Officer: Caroline Brown

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Approval of Details Reserved by Condition 3 Removal of unauthorised dormer of EPF/2035/25 (Retrospective Variation of Condition 2 Plan numbers of EPF/1780/23 (Proposed improvements and extensions)).

The Committee OBJECTED to this application. The details on the drawings provided were insufficient. Members drew the attention of the Planning Officer to conditions 2 and 3 attached to EPF/2035/25, and requested that these be strictly adhered to, considering the extensive applications and the numerous breaches for this site.

2 Prior to first occupation of the building/extension hereby permitted the window(s) in the flank elevation(s) at first floor level and above, shall have been fitted with obscure glass with a minimum Pilkington privacy level 3 obscurity (or equivalent), and no part of that/those window[s] that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained at these specifications thereafter. Reason: To prevent overlooking and loss of privacy to the occupants of neighbouring properties, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011 2033 (2023) and the NPPF.

3 The existing unauthorised northeast dormer shall be removed from the dwellinghouse within six months of the decision date in accordance with a scheme of work submitted to and approved by the local planning authority. The scheme of work shall be submitted to the Local Planning Authority by no later than 3 months of the decision date. Reason: The northeast roof dormer is detrimental to the visual amenities of the locality in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

PL453 Decisions

453.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL454 Licensing Applications

No applications had come to the attention of officers.

PL455 Enforcement and Compliance

No Enforcement notices had been received.

Signed:

Date: 11 May 2026

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 11 May 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
S Murphy C Ubah
D Wixley (as substitute for Cllr Riley)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

Seven members of the public.

The Committee AGREED to bring forward planning applications, EPF/0695/26 – 39 Hillcrest Road, EPF/0788/26 – 21 Hazelwood, and EPF/0795/26 – 11 Wellfields, after agenda item 3, Confirmation of Minutes, as members of the public present had an interest in these proposals.

The registered speaker in respect of EPF/0695/26 – 39 Hillcrest Road, advised that he would be recording the meeting, regarding this matter.

PL456 Apologies for Absence

Apologies for absence had been received from Cllr Riley, Cllr Wixley had been nominated as his substitute for this meeting.

PL457 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/0831/26 – 18 The Avenue Lawn Tennis Club, and EPF/0695/26 – 39 Hillcrest Road, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

Cllr Wixley declared a non-pecuniary interest in planning application EPF/2294/24 – Land and Garages on The North Side Of, Avondale Close, IG10 3DH, listed under Matters for Report – Notice of Appeal. In his role as ward councillor for this site he had consulted with residents. He had also previously attended a Planning Committee B meeting at Epping Forest District Council when this matter was considered.

PL458 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 27 April 2026 were CONFIRMED as a correct record and signed by the Chairman.

PL459 Planning Applications

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

459.1 Householder Planning Permission:

Application No: EPF/0695/26

Officer: Suleman Uddin

Location: 39 Hillcrest Road, Loughton, IG10 4QH

Proposal: Erection of two storey front, side and rear extension. Lower ground level extension. Rear raised patio. Loft conversion.

The Committee NOTED the contents of three letters of objection.

A member of the public addressed the meeting.

The Committee OBJECTED to this application on the grounds that by reason of its height and bulk it represented an overdevelopment of the site, the footprint exceeding double that of the existing.

The proposed depth to the rear would create a rear building line drastically out of character with the existing dwellings, disrupting the consistent architectural rhythm of the street, resulting in a disproportionate footprint, and negatively impacting the amenity of neighbours, through loss of outlook. The use of raised decking would impact their privacy through overlooking.

The two side facing windows within habitable rooms, which are a feature of neighbouring property, at no 41, since its construction in the 1930s, would be negatively affected by the proposed development in terms of their right to light.

The proposed fenestration with its excessive use of glass would create light pollution, negatively impacting wildlife and their habitats.

The proposed front elevation was poor, lacking character, and subtlety. The catslide roof is a typical feature of many parts of Loughton and should be retained. It would create a negative impact to the street scene and substantial harm to the townscape to this part of Hillcrest Road.

The application would be contrary to Policies DM5 and DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members also drew the attention of the Planning Officer to information it received regarding the agent submitting this application, who could possibly be a planning officer either currently or recently employed by Epping Forest District Council, and the potential for a conflict of interest.

Application No: EPF/0788/26

Officer: Suleman Uddin

Location: 21 Hazelwood, Loughton, IG10 4ET

Proposal: Single-storey rear and side extension; change of use of existing garage to storage area and gym; first-floor side extension above garage; reconfiguration of external terrace and steps together with associated external works.

The Committee NOTED the contents of five letters of objection.

A member of the public addressed the meeting.

The Committee OBJECTED to this application. Members noted this was a slightly revised application to the previous proposal, EPF/2180/25, however, the front elevation was not considered to be an improvement. Due to the change of the shape of the side extension roof the proposal would create a terracing effect, negatively impacting the street scene. Hence the first floor of the side extension should be 1m away from the boundary.

The terracing effect would set an unwanted precedent, negatively impacting amenity through loss of light and privacy, and loss of the existing open aspect and outlook for the neighbouring properties. The proposal would continue to be overbearing in scale and mass.

The gutter, fascia and rainwater pipe were missing from drawings. These were over-sailing the boundary, which could create access problems and prohibit property maintenance. The proposal therefore needs to retain a gap between the properties.

The application would be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members also drew the attention of the local planning authority to the report of the Planning Officer in Planning Application, EPF/2180/25, which stated Loughton Town Council had “no objection” to that proposal. However, the Planning Committee’s objection does appear amongst the documents on the planning portal for that application, pre-dating the officer’s report.

Application No: EPF/0795/26

Officer: Nathaniel Raimi

Location: 11 Wellfields, Loughton, IG10 1PB

Proposal: Proposed two storey front and rear extensions (Revised application to EPF/1570/25).

A member of the public addressed the meeting.

The Committee had NO OBJECTION to this application. However, members requested that the applicant consider soft landscaping to the front of the property to maintain and enhance the existing open green aspect of Wellfields and to support the biodiversity of wildlife and its habitats.

PL460 Matters for Report

460.1 Notice of Appeal

460.1.1 EPF/2294/24 – Land and Garages on The North Side Of, Avondale Close, Loughton, IG10 3DH. Proposal: Erection of two proposed dwellings. (Appeal ref no: 6005665 – Min no PL129.1)

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

The Committee NOTED the contents of two letters of objection. A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application on the following grounds:

This new application fails to address the local planning authority’s refusal reasons for the previous application at this site, EPF/1456/24 for the erection of proposed new flats, which this Committee strongly support.

This new proposal has an almost identical footprint to the previously refused proposal. The height, bulk, mass and positioning would result in a dominant, incongruous and cramped

form of development, resulting in a detrimental impact to the character and appearance of the site, street scene and surrounding area. Contrary to Policy DM9 of the adopted Epping Forest District Council Local Plan (2023) and Government guidance contained within the National Planning Policy Framework (2023) relating to well-designed and beautiful places.

The bulk, mass, height and depth of the proposed development would have an overbearing impact resulting in an unneighbourly form of development, particularly in relation to the neighbouring site to the south, No. 6 and No. 7 Avondale Close. This would further create an impact on amenity of adjoining residential properties by reasons of overlooking and loss of privacy, specifically to existing occupiers fronting onto Elmhurst Way and Avondale Drive, again Contrary to Policy DM9 of the adopted Epping Forest District Council Local Plan (2023).

The proposed gable roof facing Avondale Close should be reduced by remodelling with a hipped roof which would reduce the canyon effect next to 6 and 7 Avondale Close and allow more light to the existing side windows of 6 and 7 Avondale Close.

The garden area for the proposed properties is insufficient in relation to their size and would result in a lack of amenity space for the residents.

The heat pumps at the front are unsightly and would generate nuisance noise. They should be located in positions as not to cause noise and visual nuisance to adjoining neighbours.

The application site is located in Flood Zone 2 which has a medium probability of flooding, with residents of surrounding roads having experienced flooding of their gardens on a number of occasions in recent years. The application fails to address this issue, with no Flood Risk Assessment being provided. Contrary to Policy DM15 of the adopted Epping Forest District Council Local Plan (2023), Government guidance and advice contained in the National Planning Policy Framework (2023) and the National Planning Practice Guidance.

The application fails to address the recreational pressures and atmospheric pollution the development would create resulting in an adverse impact on the Epping Forest Special Area of Conservation (EFSAC) contrary to Policy DM2 of the Epping Forest District Local Plan 2011-2033 and the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations).

Cllr Wixley, a Ward Councillor for Whitebridge Ward, confirmed his intention to attend and speak at a meeting of the District Council Planning Committee to decide this application.

Cllr Brookes, a Ward Councillor for Whitebridge Ward and a District Councillor for Buckhurst Hill East & Whitebridge Ward, confirmed that she is applying for this planning application to be called in and for a site visit to determine this application.

Cllr Wixley declared a non-pecuniary interest in this item (*see Min no PL457 above*). He confirmed that he would likely submit comments individually to the Inspector in light of his previous connection with this site and ensure neighbours that had previously objected to this application were aware of the appeal.

460.2 Planning Application Notification Omission – EPF/2505/25 – Min no PL451

The Committee NOTED the information received from the Planning Services Manager at Epping Forest District Council.

Members considered the Planning Officer's report for planning application EPF/2505/25 was therefore misleading/incorrect in stating: "PARISH COUNCIL: No comments received."

The Planning Officer's report should have stated: "PARISH COUNCIL: Not Consulted or Advised of this application."

PL461 Planning Applications

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

461.1 Full Planning Permission:

Application No: EPF/0784/26

Officer: Loredana Ciavucco

Location: 184 TownView, 184-186 High Road, Loughton, IG10 1DN

Proposal: Changes to shopfront including lighting.

The Committee had NO OBJECTION to this application.

Application No: EPF/0831/26

Officer: Loredana Ciavucco

Location: 18 The Avenue Lawn Tennis Club, The Avenue, Loughton, IG10 4PT

Proposal: Installation of lighting to Tennis Court No1. (Revised application to EPF/0659/24).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, reiterating its previous comments to planning application, EPF/0659/24, min no PL628.1, which were:

"The Committee OBJECTED to this application on the grounds that the proposal would be detrimental to the amenity of residents of neighbouring properties caused by light and noise pollution. Members expressed concern that neighbours may not have received notification for this proposal, as has recently been evident for so many planning applications.

Members noted that in respect of planning permission, EPF/1744/20, to replace lighting on the existing courts, the applicant stated in writing: "1. Tennis Court No1: In order to allay concerns from residents adjacent to Court No1 who raised concerns about lighting trespass onto their properties, the club has decided not to light Court No1 now or in the future." Members believed this statement should be honoured.

Should the local planning authority be minded to grant permission, members requested that a condition be imposed that the lights should be

conditioned to restrict their use only between dusk and 10pm. Replicating the condition on previous consents.”

The noise report provided was based on ambient noise levels with no readings taken from the affected windows.

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.

461.2 Removal/variation of conditions - Section 73 TCPA

No applications had been listed under this permission.

461.3 Consent to display an advertisement

Application No: EPF/0773/26

Officer: Caroline Brown

Location: Goldstone House, Langston Road, Loughton, IG10 3TQ

Proposal: Display of 4x non-illuminated fascia sign and 1x Totem sign refurbishment.

The Committee had NO OBJECTION to this application.

Application No: EPF/0785/26

Officer: Loredana Ciavucco

Location: 184 TownView, 184-186 High Road, Loughton, IG10 1DN

Proposal: Advertisement consent for curved aluminium panel and backlit illuminated features to central column, fascia and projecting sign, frosted film to main glass panel.

The Committee had NO OBJECTION to this application. However, members requested a condition be imposed, that the low-level illumination signage be switched off overnight to protect the amenity of the residents of the flats above and opposite the site from light pollution.

461.4 Householder Planning Permission:

Application No: EPF/0753/26

Officer: Loredana Ciavucco

Location: 25 Rookwood Gardens, Loughton, IG10 2DQ

Proposal: Replacement front entrance porch and extension to existing side lean-to, rear extension at ground floor, loft conversion, dropped kerb and parking area to front.

The Committee OBJECTED to this application stating the rear extension should be limited to 4m, to protect the amenity of the neighbours through loss of outlook, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/0830/26

Officer: Mohinder Bagry

Location: 74A Oakwood Hill, Loughton, IG10 3EP

Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application. However, members requested a condition be imposed, to retain the fence and planting to the side to maintain and enhance the street scene.

Application No: EPF/0850/26

Officer: Suleman Uddin

Location: 15 Whitehills Road, Loughton, IG10 1TS

Proposal: Ground floor rear extension and covered storage to the side.

The Committee had NO OBJECTION to this application.

461.5 Listed building consent (Alt/Ext)

No applications had been listed under this permission.

461.6 Consent under Tree Preservation Orders

Application No: EPF/0774/26

Officer: Thomas Peppiatt

Location: 7 Ripley View, Loughton, IG10 2PB

Proposal: TPO/EPF/29/08

T1: Yew - Crown lift lower crown on house side by up to 5m and by up to 1m elsewhere, as specified.

T4: Ash - Crown reduce height by up to 3m and spread by up to 2m, 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/0844/26

Officer: Thomas Peppiatt

Location: 2 Nafferton Rise, Loughton, IG10 1UB

Proposal: TPO/EPF/16/87 (Ref: A1, G2)

T1: Ash - Crown reduce by up to 3m, as specified.

T2: Monterey Cypress - Crown reduce by up to 4m, as specified.

T10: Oak - Reduce spread by up to 4m, as specified.

T11: Lime - Crown reduce by up to 2.5m, 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.

Members drew the attention of the Tree Officer to the wording of the tree applications, which state:

“NB: The permitted specification of works is detailed in the conditions below.”

However, no “Conditions” are provided for any of these applications.

461.7 Deemed Permission and Others– provided for information only: The Committee NOTED the following application:

Application No: EPF/0769/26

Officer: Klajdi Koci

Location: 108 Roding Road, Loughton, IG10 3EJ

Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer and front roof light.

PL462 Decisions

462.1 Decisions by Epping Forest District Council

The Committee NOTED the decision notices for April 2026.

The Chair, Cllr Davies, commented regarding the decision for planning application, EPF/0352/26 – Alandale Scaffolding, Langston Road:

Loughton Town Council wishes to satisfy itself that the archaeological investigation and mitigation strategy is sufficiently robust given the potential historic significance of the site.

Given the archaeological sensitivity of the site and the possibility of Roman occupation evidence within this area, the Town Council would welcome clarification regarding:

- the scope of archaeological investigations undertaken or proposed;
- the details that were approved and those only partially approved under Condition 6;
- whether further field investigation or monitoring will be required prior to development proceeding; and
- the advice provided by the County Archaeological Advisor.

The Council wishes to satisfy itself that an appropriately robust archaeological investigation and mitigation strategy is in place.

PL463 Licensing Applications

No applications had come to the attention of officers.

PL464 Enforcement and Compliance

No Enforcement notices had been received.

The Chairman advised that this was the last meeting Cllr Murphy would be attending as a member of the Planning and Licensing Committee, having served on this committee for the past 10 years'. Members joined the Chairman in thanking Cllr Murphy for her valued contributions in this role. Cllr Murphy volunteered to substitute for fellow members of the Loughton Residents Association, should they be unable to attend any future Planning Committee meetings.

Signed:
Date: 26 May 2026