



PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee
are summoned to attend a Meeting at 7.30pm on

Monday 30 March 2026

at Loughton Town Council Chamber, 1 Buckingham Court, Rectory Lane,
Loughton, IG10 2QZ

to transact the business shown in the agenda.

Mark Squire
Town Clerk
24 March 2026

Membership:
Councillor C Davies (Chairman)
Councillor J Riley (Vice Chairman)

Councillors

W Dodd
S Murphy

K W Lee
C Ubah

R Minhas

Note to Councillors:
If you are unable to attend the meeting,
please phone your apologies to the office on 020 8508 4200.

*Members of the public are welcome to appear in person at the meeting to make the case for or against a particular application. However, they **must have pre-registered to speak** by contacting the Council on 020 8508 4200 **no later than 3pm on the day of the meeting**. Speakers whether for or against will each have a maximum of 3 minutes to address the Committee. Under the Council's rules only those registered may speak during the meeting. (See also Appendix B of the Standing Orders for more information)*

AGENDA

- 1 Apologies**
To RECEIVE any apologies for absence.
- 2 Declarations of interest**
For Councillors to DECLARE any pecuniary or non-pecuniary interest in any item on the Agenda.
- 3 Confirmation of Minutes**
To CONFIRM the minutes of the meeting of the Planning and Licensing Committee held on 16 March 2026.
- 4 Matters for Report**
To REPORT any further significant information on matters which have been previously discussed, in addition to those which may already be included on the Agenda.
 - 4.1 Notices of Appeal**
 - 4.1.1 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)**
For information only: An appeal has been made to the Secretary of State in respect of the above site. The appeal is Against a Refusal, following the decision of Epping Forest District Council. The appeal is to be determined on the basis of written representations.

The Committee is advised that as the appeal is proceeding under the Householder Appeals Service there is no opportunity to submit further comments. The District Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn. The Planning Inspectorate aims to deal with appeals that follow the above procedure within 8 weeks of the appeal start date of 6 March 2026.
 - 4.1.2 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)**
For information only: An appeal has been made to the Secretary of State in respect of the above site. The appeal is Against a Refusal, following the decision of Epping Forest District Council. The appeal is to be determined on the basis of written representations.

The Committee is advised that as the appeal is proceeding under the Householder Appeals Service there is no opportunity to submit further comments. The District Council will forward on all representations it has received to the Planning Inspectorate and

the appellant unless withdrawn. The Planning Inspectorate aims to deal with appeals that follow the above procedure within 8 weeks of the appeal start date of 10 March 2026.

5 Planning Applications

To **CONSIDER** the planning applications received for the weeks 13 March and 20 March 2026.

Members are reminded that when raising an objection to an application, they should also consider whether to confirm in writing their intention to attend and speak at the Area Planning Committee A or B where the proposal was to be considered.

5.1 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.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000GWHZB>

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.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000GWRyL>

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.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000Gcukk>

5.2 Removal/variation of conditions - Section 73 TCPA

There are no applications listed under this permission.

5.3 Consent to display an advertisement Permission:

There are no applications listed under this permission.

5.4 Householder Planning Permission:

Application No: EPF/0289/26

Officer: Loredana Ciavucco

Location: 6 Pump Hill, Loughton, IG10 1RT

Proposal: Proposed single storey rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000G7GQF>

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.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000GaY5B>

Application No: EPF/0492/26

Officer: Suleman Uddin

Location: 89 Oakwood Hill, Loughton, IG10 3ER

Proposal: Two storey rear and side elevations.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000GapkL>

Application No: EPF/0506/26

Officer: Alex Sadowsky

Location: 41 Church Hill, Loughton, IG10 1QP

Proposal: Two storey rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000GbkfN>

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.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000GbuDJ>

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.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000GglaP>

5.5 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.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000GYFEj>

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.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000Ggldd>

5.6 Consent under Tree Preservation Orders

There are no applications listed under this permission.

5.7 Deemed Permission and Others – provided for information only: (Members are reminded that comments are not normally accepted on these applications).

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)).

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000GXJ13>

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.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000GXd6D>

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.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000GcNjx>

Application No: EPF/0523/26

Officer: Marie-Claire Tovey

Location: 53 Jessel Drive, Loughton, IG10 2ET

Proposal: The proposal is for 4m rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000GdDvR>

Application No: EPF/0524/26

Officer: Nathaniel Raimi

Location: 53 Jessel Drive, Loughton, IG10 2ET

Proposal: The proposal is for 5m rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000GdDx3>

Application No: EPF/0525/26

Officer: Nathaniel Raimi

Location: 53 Jessel Drive, Loughton, IG10 2ET

Proposal: The proposal is for 6m rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000GdDqf>

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.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000GegUv>

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.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000GfCYf>

Application No: EPF/0564/26

Officer: James Rogers

Location: 21 Goldings Road, Loughton, IG10 2QR

Proposal: SINGLE STOREY REAR EXTENSION OF 6.0M DEPTH

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000GghvN>

6 Decisions

6.1 Decisions by Epping Forest District Council

No decision notices have been received.

7 Licensing Applications

To CONSIDER any licensing applications which have come to the officers' attention since the last meeting of the Committee. Members are reminded that reference must be made to at least one of the four licensing objectives to validate any objections, as detailed below:

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

8 Enforcement and Compliance

8.1 To ADVISE the Committee of any updates to the reports previously received.

Mark Squire
TOWN CLERK
24 March 2026