



PLANNING AND LICENSING COMMITTEE

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

Monday 13 April 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

7 April 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/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)
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Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn.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 1 April 2026.
- 5 Planning Applications**
To CONSIDER the planning applications received for the weeks 27 March and 2 April 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:**
There are no applications listed under this permission.
 - 5.2 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).

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/a0hTv00000Gk8HV>

**5.3 Consent to display an advertisement Permission:
There are no applications listed under this permission.**

5.4 Householder Planning Permission:

Application No: EPF/0532/26

Officer: Suleman Uddin

Location: 86 Southern Drive, Loughton, IG10 3BX

Proposal: 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/a0hTv00000GdiWE>

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.

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/a0hTv00000GjzXa>

Application No: EPF/0621/26

Officer: Loredana Ciavucco

Location: 36 Roding Gardens, Loughton, IG10 3NH

Proposal: 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/a0hTv00000GmH29>

Application No: EPF/0624/26

Officer: Hannah Collins

Location: 33 Woodland Road, Loughton, IG10 1HQ

Proposal: Proposed single storey wrap around 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/a0hTv00000GmXdB>

Application No: EPF/0637/26

Officer: Nathaniel Raimi

Location: 73 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Rear and front extensions.

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/a0hTv00000GnK2n>

**5.5 Listed building consent (Alt/Ext)
There are no applications listed under this permission.**

5.6 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.

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/a0hTv00000GjeT7>

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.

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/a0hTv00000GncvI>

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/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).

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/a0hTv00000Gob9e>

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.

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/a0hTv00000GqlxJ>

6 Decisions

6.1 Decisions by Epping Forest District Council

* See decision notices for March 2026 (pages 5 – 8).

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
7 April 2026**

Agenda item 6.1 Decisions by Epping Forest District Council for March 2026

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
Buckhurst Hill East and Whitebridge	EPF/2598/25	Garages 201,202,203 Valley Close, Loughton, IG10 3AB	Proposed increasing of roof level of 3 x existing garages.	06/03/2026	Refuse	Delegated Decision
	EPF/0180/26	69, Valley Hill, Loughton, IG10 3AL	Single storey side extension.	13/03/2026	Approve with Conditions	Delegated Decision
Subtotal	2					
Loughton Forest	EPF/2539/25	51, High Road, Loughton, IG10 4JE	Erection of an outbuilding, resurfacing of existing hardstanding and erection of a wall and fence	03/03/2026	Approve with Conditions	Delegated Decision
	EPF/0170/26	23, Brooklyn Avenue, Loughton, IG10 1BL	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.	05/03/2026	Lawful	Delegated Decision
	EPF/0162/26	17, Park Hill, Loughton, IG10 4ES	Ground floor front extension and garage conversion, render to first floor and fenestration changes including Juliet balconies to rear.	06/03/2026	Approve with Conditions	Delegated Decision
	EPF/0136/26	7, Warren Hill, Loughton, IG10 4RL	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.	11/03/2026	Approve with Conditions	Delegated Decision

			NB: The permitted specification of works is detailed in the conditions below.			
	EPF/2371/25	2, Little Dragons, Loughton, IG10 4DG	TPO/EPF/04/70 T1: Sycamore - Selective prune on lawn side by up to 1.5m, as specified.	12/03/2026	Approve with Conditions	Delegated Decision
	EPF/0228/26	2, Forest View Road, Loughton, IG10 4DX	Two storey side extension, front bay window with tile roof and open porch.	13/03/2026	Approve with Conditions	Delegated Decision
	EPF/2431/25	Loughton Underground Station, Station Approach, Loughton, IG10 4PD	Advertisement consent for non-illuminated fascia sign to front and side of building.	16/03/2026	Refuse	Delegated Decision
	EPF/0026/26	73, Tycehurst Hill, Loughton, IG10 1BZ	Rear and front extension.	17/03/2026	Approve with Conditions	Delegated Decision
	EPF/2315/25	65, Alderton Hill, Loughton, IG10 3JD	TPO/EPF/13/80 T1: Lime - Fell and replace, as specified.	19/03/2026	Refuse	Delegated Decision
	EPF/0192/26	18, Regents Place, Loughton, IG10 4PP	Proposed loft conversion/extension with rear dormer and rooflights to front roof slope.	26/03/2026	Approve with Conditions	Delegated Decision
	EPF/0275/26	28, Ollards Grove, Loughton, IG10 4DW	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)).	30/03/2026	Approve	Delegated Decision
	EPF/2274/25	56, Tycehurst Hill, Loughton, IG10 1DA	Amendment to EPF/0034/24 for the replacement of the approved single-storey rear orangery with a two-storey rear extension.	31/03/2026	Approve with Conditions	Delegated Decision

Subtotal	12					
Loughton Roding	EPF/0231/26	11, Crossfields, Loughton, IG10 3PY	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).	04/03/2026	Split (Details Partially Approved)	Delegated Decision
	EPF/0175/26	97, Lushes Road, Loughton, IG10 3QD	Certificate of Lawful Development for proposed single storey rear extension.	13/03/2026	Lawful	Delegated Decision
	EPF/0273/26	51, River Way, Loughton, IG10 3LJ	Single storey rear extension.	26/03/2026	Approve with Conditions	Delegated Decision
	EPF/0151/26	Thomas Willingale School and Nursery, The Broadway, Loughton, Essex, IG10 3SR.	Prior approval for installation of solar panels.	26/03/2026	Not Required	Delegated Decision
Subtotal	4					
Loughton St. John's	EPF/0012/26	67, York Hill, Loughton, IG10 1HZ	Certificate of Lawful Development for proposed outbuilding.	02/03/2026	Lawful	Delegated Decision
	EPF/0046/26	1 Brancaster Place, Church Hill, Loughton, IG10 1QN	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.	05/03/2026	Approve with Conditions	Delegated Decision
	EPF/0137/26	The Mount, Debden Road, Loughton, IG10 2NY	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.	10/03/2026	Approve with Conditions	Delegated Decision

	EPF/0348/26	14, Eleven Acre Rise, Loughton, IG10 1AN	Variation of Condition 2 Plan numbers of EPF/1425/25 (First floor side extension with alterations to tiled roof and repositioning of existing dormer).	12/03/2026	Approve with Conditions	Delegated Decision
	EPF/0425/26	47, Hilltop, Loughton, IG10 1PX	Single Storey Rear Extension	20/03/2026	Not Required	Delegated Decision
	EPF/2525/25	Garage at 4 Church Hill, Loughton, IG10 1LA	Minor external alterations including fenestration works, installation of rooflights and removal of side door access to Use Class E unit.	30/03/2026	Approve with Conditions	Delegated Decision
	EPF/0212/26	2, Clays Lane, Loughton, IG10 2RZ	Extension to rear and side of property, and associated landscape works.	30/03/2026	Approve with Conditions	Delegated Decision
Subtotal	7					
	25					