



PLANNING AND LICENSING COMMITTEE

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

Monday 11 May 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

5 May 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 27 April 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 Notice of Appeal

4.1.1 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)

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/detail/a0XTv000003yipF>

An appeal has been made to the Secretary of State in respect of the above site and will be determined on the basis of the appeal procedure set out above. The appeal is Against a Refusal following the decision of Epping Forest District Council.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 25 May 2026.

4.2 Planning Application Notification Omission – EPF/2505/25 – Min no PL451

FOR INFORMATION: 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.

The Planning Services Manager at Epping Forest District Council, advised that the above referenced application related to a Certificate of Lawful Development where there is no statutory duty to consult neighbours or interested parties so the local planning authority would not have sought the Committee's views on this.

The following link, provides further information on lawful development certificates - <https://www.gov.uk/guidance/lawful-development-certificates>

5 Planning Applications

To CONSIDER the planning applications received for the weeks 24 April and 1 May 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/0784/26

Officer: Loredana Ciavucco

Location: 184 TownView, 184-186 High Road, Loughton, IG10 1DN

Proposal: Changes to shopfront including lighting.

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/a0hTv00000H3HCD>

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).

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/a0hTv00000H7xnx>

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:

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.

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/a0hTv00000H1oSP>

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.

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/a0hTv00000H3WPM>

5.4 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.

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/a0hTv00000GtPRC>

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.

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/a0hTv00000H0Ge5>

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.

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/a0hTv00000H3Wel>

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).

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/a0hTv00000H4CK9>

Application No: EPF/0830/26

Officer: Mohinder Bagry

Location: 74A Oakwood Hill, Loughton, IG10 3EP

Proposal: Single storey 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/a0hTv00000H7eYP>

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.

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/a0hTv00000H9o3p>

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/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.

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/a0hTv00000H1IUY>

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.

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/a0hTv00000H9G8b>

**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/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.

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/a0hTv00000H1Pc5>

6 Decisions

6.1 Decisions by Epping Forest District Council

* See decision notices for April 2026 (pages 5 – 9).

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
5 May 2026**

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

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
Buckhurst Hill East and Whitebridge	EPF/0152/26	53, Valley Hill, Loughton, IG10 3AL	Single storey part two storey rear extension.	01/04/2026	Approve with Conditions	Delegated Decision
	EPF/0287/26	15, Dunmow Close, Loughton, IG10 3AS	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.	07/04/2026	Refuse	Delegated Decision
	EPF/0357/26	1, Malvern Gardens, Loughton, IG10 3AD	Loft conversion with hip to gable roof extension, rear dormer and two front roof windows.	22/04/2026	Approve with Conditions	Delegated Decision
	EPF/0401/26	67, Southern Drive, Loughton, IG10 3BX	Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.	22/04/2026	Lawful	Delegated Decision
Subtotal Count	4					
Loughton Fairmead	EPF/0169/26	53, Pyrles Lane, Loughton, IG10 2NL	Certificate of Lawful Development for proposed hip to gable loft extension, rear dormer and 2 front rooflights.	07/04/2026	Lawful	Delegated Decision
	EPF/0523/26	53, Jessel Drive, Loughton, IG10 2ET	The proposal is for 4m rear extension	07/04/2026	Not Required	Delegated Decision
	EPF/0318/26	23, Hillyfields, Loughton, IG10 2JT	Certificate of Lawful Development for proposed ancillary outbuilding.	10/04/2026	Lawful	Delegated Decision
	EPF/0400/26	21, Barrington Green, Loughton, IG10 2BA	Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.	20/04/2026	Lawful	Delegated Decision
	EPF/0524/26	53, Jessel Drive, Loughton, IG10 2ET	The proposal is for 5m rear extension	22/04/2026	Approve	Delegated Decision

	EPF/0525/26	53, Jessel Drive, Loughton, IG10 2ET	The proposal is for 6m rear extension	22/04/2026	Refuse	Delegated Decision
	EPF/0177/26	26, Hanson Drive, Loughton, IG10 2EB	Retrospective application for new driveway area and steps.	24/04/2026	Approve	Delegated Decision
	EPF/0464/26	Garages at Pyrles Lane, Loughton, IG10 2NH	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)).	29/04/2026	Approve	Delegated Decision
Subtotal Count	8					
Loughton Forest	EPF/0118/26	21, The Crescent, Loughton, IG10 4PY	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.	01/04/2026	Refuse	Delegated Decision
	EPF/2198/25	28, Upper Park, Loughton, IG10 4EW	TPO/EPF/26/11 (Ref: G1) T1-T3: Lombardy Poplar - Fell and replace, as specified. NB: The permitted specification of works is detailed in the conditions below.	02/04/2026	Approve with Conditions	Delegated Decision
	EPF/0254/26	29, Algers Road, Loughton, IG10 4NG	Extension of existing dropped kerb, loft conversion with rear dormer and front roof lights and single storey wrap around extension.	02/04/2026	Approve with Conditions	Delegated Decision
	EPF/0336/26	23, High Road, Loughton, IG10 4JJ	Single storey ground floor rear extension.	10/04/2026	Approve with Conditions	Delegated Decision
	EPF/0383/26	70 The Crescent, Loughton, IG10 4PU	Loft conversion with hip to gable both sides & rear dormer with Juliet balcony.	20/04/2026	Approve with Conditions	Delegated Decision

			TPO/EPF/09/85 T4: Strawberry - Crown reduce height and laterals by up to 2m, as specified.			
	EPF/2511/25	54, Upper Park, Loughton, IG10 4EQ	NB: The permitted specification of works is detailed in the conditions below.	21/04/2026	Approve with Conditions	Delegated Decision
	EPF/0295/26	Chestnuts, Nursery Road, Loughton, IG10 4EF	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.	22/04/2026	Approve with Conditions	Delegated Decision
	EPF/0452/26	102 National Westminster Bank Plc, High Road, Loughton, IG10 4AS	Branch Closure. To remove all external manifestation/artwork/branding/signs. To remove ATM and Night Safe; make good and infill with matching materials.	29/04/2026	Approve with Conditions	Delegated Decision
	EPF/0424/26	34, The Avenue, Loughton, IG10 4PX	Loft conversion with side dormers.	29/04/2026	Approve with Conditions	Delegated Decision
	EPF/0473/26	West Lodge, Epping New Road, Loughton, IG10 4AA	Repair and partial rebuilding of masonry walls to the historic kitchen gardens of The Warren House.	30/04/2026	Approve with Conditions	Delegated Decision
Subtotal	Count	10				
Loughton Roding	EPF/0352/26	Alandale Scaffolding, Langston Road, Loughton IG10 3SL	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).	01/04/2026	Split (Details Partially Approved)	Delegated Decision
	EPF/0202/26	26, The Broadway, Loughton, IG10 3ST	Advertisement consent for internally illuminated fascia sign.	02/04/2026	Approve with Conditions	Delegated Decision
	EPF/0290/26	65, Southview Road, Loughton, IG10 3LQ	Proposed outbuilding.	08/04/2026	Approve with Conditions	Delegated Decision

	EPF/0238/26	26 Ladyfields, Loughton, IG10 3RP	Certificate of Lawful Development for proposed front porch and side toilet cubicle.	08/04/2026	Lawful	Delegated Decision
	EPF/0629/26	1, Langston Road, Loughton, IG10 3SD	Application for approval of details reserved by Conditions 12 (LEMP), 15 (Boundary Treatment) & 18 (Cycle Provision) 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) - Follow up to details previously approved under reference EPF/0848/25.	13/04/2026	Approve	Delegated Decision
	EPF/0337/26	Travelodge, 1 Langston Road, Loughton, IG10 3SD	Advertisement consent for installation of 2x illuminated vertical fascia signs, 3x illuminated fascia sign, 10x uprights and 4x panels to existing totem signs.	14/04/2026	Approve with Conditions	Delegated Decision
	EPF/0090/26	2-4 Central Stores, Roding Road, Loughton, IG10 3EN	Proposed single storey 1 bedroom, self-contained residential unit.	15/04/2026	Refuse	Delegated Decision
	EPF/0282/26	21, Parkmead, Loughton, IG10 3JW	Single storey extension and loft conversion with rear dormer.	29/04/2026	Approve with Conditions	Delegated Decision
Subtotal Count	8					
Loughton St. John's	EPF/2117/25	New Oak Lodge, England's Lane, Loughton, IG10 2NZ	Listed building consent application for the repair of Grade II Listed Gates and Piers.	07/04/2026	Approve with Conditions	Delegated Decision
	EPF/0564/26	21, Goldings Road, Loughton, IG10 2QR	SINGLE STOREY REAR EXTENSION OF 6.0m DEPTH	08/04/2026	Not Required	

	EPF/0506/26	41, Church Hill, Loughton, IG10 1QP	Two storey rear extension. One first floor side window.	15/04/2026	Approve with Conditions	Delegated Decision
	EPF/0351/26	31, Wellfields, Loughton, IG10 1PA	Two storey side extension with demolition of existing garage and conservatory (Revised Application).	15/04/2026	Approve with Conditions	Delegated Decision
	EPF/0430/26	14, Broadstrood, Loughton, IG10 2SB	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)).	24/04/2026	Approve with Conditions	Delegated Decision
	EPF/0371/26	Forest Rise, Debden Road, Loughton, IG10 2NY	Variation of Condition 2 Plan numbers of EPF/3476/17 (Total refurbishment and extensions with outbuilding for guest and swimming pool/ gym).	30/04/2026	Approve with Conditions	Delegated Decision
Subtotal	Count	6				
	Count	36				