



PLANNING AND LICENSING COMMITTEE

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

Tuesday 26 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

19 May 2026

Membership:

To be confirmed at the Annual Council Meeting

On 20 May 2026

Councillors

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 11 May 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 Referendum on the Epping Town Neighbourhood Plan – Min no PL333.

FOR INFORMATION: Epping Town Council is holding a referendum vote on 18 June 2026 asking its residents to vote on whether Epping Forest District Council uses the Epping Town Neighbourhood Plan to help it decide planning applications in the Epping Town neighbourhood area?

Referendum question:

Voting Yes means that Epping Forest District Council will use the Neighbourhood Development Plan to help it decide planning applications in the Epping Town Neighbourhood Plan area.

Voting No means planning applications will be decided without using the Neighbourhood Development Plan.

The Epping Town Neighbourhood Plan (ETNP) aims to help the Epping community play a direct role in planning in the areas where they live and work. The plan can show how the community wants land to be used and developed in its area.

If the neighbourhood plan is formally adopted, it will become part of the District's Development Plan. The neighbourhood plan supplements and supports the [adopted Local Plan](#).

Loughton Town Council Planning Committee was consulted on the plan and had no comments to make on this – min no PL333.

5 Planning Applications

To CONSIDER the planning applications received for the weeks 8 May and 15 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/0760/26
Officer: Alex Sadowsky
Location: 261 - 291 High Road , Loughton, IG10 1AH
Proposal: A mansard roof extension with dormer windows to existing building to provide 8 no. new residential flats and communal outdoor amenity space above first floor retail units at rear.
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/a0hTv00000H0V8U>
- Application No:** EPF/0872/26
Officer: Caroline Brown
Location: Goldstone House, Langston Road, Loughton, IG10 3TQ
Proposal: Proposed fence to service yard, security bollard and car park changes.
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/a0hTv00000HCma9>
- 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/0504/26
Officer: Suleman Uddin
Location: 41 Spareleaze Hill, Loughton, IG10 1BS
Proposal: Erection of two-storey rear and front extensions, loft conversion, and roof replacement featuring front and rear dormers, removal of chimneys, and alterations to windows and external 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/a0hTv00000GbTeX>
- Application No:** EPF/0849/26
Officer: Caroline Brown
Location: 7 Southernhay, Loughton, IG10 4EN
Proposal: Single storey rear extension, second storey side extension above existing garage and front extension above existing porch, including loft extension with raised roof and rear dormer. New fenestration throughout and new green roofs to garage and 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/a0hTv00000H9o2D>
- Application No:** EPF/0858/26
Officer: Suleman Uddin
Location: 31 The Greens Close, Loughton, IG10 1QE
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/a0hTv00000HAXs9>
- Application No:** EPF/0889/26
Officer: Klajdi Koci

Location: 7 Spring Grove, Loughton, IG10 4QA

Proposal: Demolition of existing conservatory and erection of single storey rear extension, raise and extend depth of patio, internal alterations including part garage conversion and installation of side window.

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/a0hTv00000HE7kb>

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/0853/26

Officer: Thomas Peppiatt

Location: 2 Nafferton Rise, Loughton, IG10 1UB

Proposal: TPO/EPF/16/87 (Ref: A1)

T3-T9: 6 x Lawson Cypress - Fell and replace, 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/a0hTv00000HA6FG>

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

Lawful Development Certificates: Proposed

Application No: EPF/0888/26

Officer: Klajdi Koci

Location: 7 Spring Grove, Loughton, IG10 4QA

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/a0hTv00000HE7iz>

Application No: EPF/0896/26

Officer: Mohinder Bagry

Location: 125 The Lindens, Loughton, IG10 3HU

Proposal: Certificate of Lawful Development for proposed single storey extension and change of use of garage to habitable room.

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/a0hTv00000HEiXF>

Application No: EPF/0913/26

Officer: Loredana Ciavucco

Location: 84 Roding Road, Loughton, IG10 3EF

Proposal: Certificate of Lawful Development for proposed loft conversion with rear facing dormer.

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/a0hTv00000HGZKz>

Prior approval Part 1 Class A.1(ea): Larger home extension:

Application No: EPF/0867/26

Officer: James Rogers

Location: 194 Roding Road, Loughton, IG10 3BS

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/a0hTv00000HBP2w>

Application No: EPF/0885/26

Officer: Marie-Claire Tovey

Location: 8 Goldingham Avenue, Loughton, IG10 2JF

Proposal: The proposal is for a 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/a0hTv00000HDqyH>

Application No: EPF/0886/26

Officer: Marie-Claire Tovey

Location: 8 Goldingham Avenue, Loughton, IG10 2JF

Proposal: The proposal is for a 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/a0hTv00000HDvGP>

Application No: EPF/0887/26

Officer: Marie-Claire Tovey

Location: 8 Goldingham Avenue, Loughton, IG10 2JF

Proposal: The proposal is for a 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/a0hTv00000HDvI1>

Application No: EPF/0907/26

Officer: James Rogers

Location: 19 Westall Road, Loughton, IG10 2AF

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/a0hTv00000HFr8g>

Approval of details reserved by a condition:

Application No: EPF/0845/26

Officer: Suleman Uddin

Location: Garages at Pyrles Lane, Loughton, IG10 2NW

Proposal: Approval of Details Reserved by Conditions 4 Details of Services and 5 Tree Protection Plan of EPF/0669/23 (Demolition of existing garages and the addition of 3 new 1B2P bungalows, designed to achieve Passivhaus standards, with new 4 no. parking spaces, standalone bin stores to the front of the property and private cycle stores to rears of each 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/a0hTv00000H9N0P>

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
19 May 2026**