



PLANNING AND LICENSING COMMITTEE

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

Monday 22 June 2026

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

to transact the business shown in the agenda.

Liz Petyt-Start

Town Clerk

16 June 2026

Membership:

Councillor C Davies (Chairman)

Councillor J Riley (Vice Chairman)

Councillors

W Dodd

C Ubah

K W Lee

Vacancy

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 8 June 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 EPF/2501/24 (Oaklands Park, Chigwell). EIR Request to Epping Forest District Council from Buckhurst Hill PC. (Min no PL424)

FOR INFORMATION: Following this Committee's OBJECTION submitted to Epping Forest District Council (EFDC), the local planning authority, in respect of the above planning application for a proposed new special educational needs and disabilities (SEND) school and residential development. A Freedom of Information request has been made by Buckhurst Hill Parish Council, with subsequent responses between both parties (See attached, pages 5 – 11.)

5 Government Places EFDC in Planning Special Measures

FOR INFORMATION: The Ministry of Housing, Communities and Local Government has stripped Epping Forest District Council (EFDC) of the sole local right to determine major planning applications.

The designation under Section 62A of the Town and Country Planning Act 1990, comes after the council breached government limits on the number of planning refusals overturned at appeal.

This came into effect from 9am on 15 June 2026.

The designation means developers with housing schemes bigger than 10 homes or on sites bigger than 0.5 hectares, those looking to build buildings over 1,000 square meters or all other developments on land over 1 hectare no longer need to apply to Epping Forest District Council for planning permission.

Instead they can now apply to a government-appointed Planning Inspector over whom there will be no local control or right of appeal. The Inspectorate will also receive the planning application fees despite the council still being required to help administer the application including putting up site notices, writing to neighbours and hosting any public hearings.

The council has retained the power to determine small scale planning applications including householder improvements.

More details are to be found on the Ministry of Housing, Communities and Local Government website.

[MHCLG Planning Applications \(s62A\)](#)

6 Planning Applications

To **CONSIDER** the planning applications received for the weeks 5 June and 12 June 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.

6.1 Full Planning Permission:

There are no applications listed under this permission.

6.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1083/26

Officer: Loredana Ciavucco

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Variation of Condition 2 Plan Numbers of EPF/2473/25 (Replacement Single Dwelling 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/a0hTv00000HZajZ>

6.3 Consent to display an advertisement Permission:

There are no applications listed under this permission.

6.4 Householder Planning Permission:

Application No: EPF/1087/26

Officer: Mohinder Bagry

Location: 27 York Hill, Loughton, IG10 1RP

Proposal: Formation of new door opening in gable end to provide access to the existing flat roof area. Addition of guardrails/balustrade to flat roof perimeter.

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/a0hTv00000HaFZp>

Application No: EPF/1097/26

Officer: Klajdi Koci

Location: 47 Fallow Fields, Loughton, IG10 4QP

Proposal: Orangery extension to 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/a0hTv00000Hbos5>

Application No: EPF/1107/26

Officer: Loredana Ciavucco

Location: Woodbury House, Woodbury Hill, Loughton, IG10 1JB

Proposal: Two 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/a0hTv00000Hc6lj>

Application No: EPF/1108/26

Officer: Mohinder Bagry

Location: 90 Goldings Road, Loughton, IG10 2QN

Proposal: Refurbishment, roof & rear extensions to existing detached house and immediate landscaping 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/a0hTv00000Hbywi>

Application No: EPF/1153/26

Officer: Suleman Uddin

Location: 56 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Amendment to implemented consent (EPF/2274/25), to increase the height of the roof over the south-eastern corner in line with the existing roof form.

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/a0hTv00000HfjAf>

6.5 Listed building consent (Alt/Ext)

There are no applications listed under this permission.

6.6 Consent under Tree Preservation Orders

Application No: EPF/1089/26

Officer: Robin Hellier

Location: 2 Catherine Close, Loughton, IG10 3NJ

Proposal: TPO/EPF/30/89 (Ref: T27)

T1: Oak - Crown reduce height and spread by up to 1.5m, 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/a0hTv00000HaQjn>

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

Lawful Development Certificate Proposed:

Application No: EPF/1134/26

Officer: Suleman Uddin

Location: 31 Roding Gardens, Loughton, IG10 3NH

Proposal: Certificate of Lawful Development for proposed 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/a0hTv00000HeX57>

Application No: EPF/1155/26

Officer: Loredana Ciavucco

Location: 78 Pyrles Lane, Loughton, IG10 2NW

Proposal: Certificate of Lawful Development for proposed 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/a0hTv00000Hfz5I>

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

Application No: EPF/1055/26

Officer: Marie-Claire Tovey

Location: 76 Lushes Road, Loughton, IG10 3QB

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/a0hTv00000HXb3g>

Approval of details reserved by a condition:

Application No: EPF/1082/26

Officer: Caroline Brown

Location: 27 Carroll Hill, Loughton, IG10 1NL

Proposal: Approval of Details Reserved by Conditions 5 Types and Colours of External Finishes, 7 EVP, 8 Surface Water Disposal, 9 Hard and Soft Landscaping, 11 Tree Protection Plan/Arboricultural Method Statement and 13 Full Ecological Survey of EPF/1598/25 (Demolition of existing dwelling to create new 6 bedroom detached dwelling with dormers in roof to front and rear 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/a0hTv00000HZUPd>

7 Decisions

7.1 Decisions by Epping Forest District Council

No decision notices have been received.

8 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

9 Enforcement and Compliance

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

**Liz Petyt-Start
TOWN CLERK
16 June 2026**

Agenda item 4.1

EPF/2501/24 (Oaklands Park, Chigwell). EIR Request to Epping Forest District Council from Buckhurst Hill PC. (Min no PL424)

To: FoI Officer, Epping Forest District Council

From: Buckhurst Hill Parish Council Planning Committee

Date of Request: June 12 2026

Statutory Framework: Environmental Information Regulations 2004 (EIR)

Reference Application: EPF/2501/24 (Oaklands Park, Chigwell)

Context and Rationale for Request: On 18 May 2026, the EFDC Planning Service Manager explicitly stated in an email to the Buckhurst Hill Parish Council Clerk that EFDC would not provide a technical response or clarification regarding the transport and environmental baseline assumptions for application EPF/2501/24 prior to the deadline for our consultation response.

Buckhurst Hill Parish Council has a statutory duty to properly assess this application using objective technical planning criteria and to render a reasoned, lawful opinion.

Because the necessary verification data and rationales are missing from the documentation available on the public planning portal, this Council is exercising its rights under the Environmental Information Regulations 2004 to formally demand the disclosure of the internal technical analyses, validation methodologies, and expert reviews held by the Local Planning Authority.

Scope of Information Requested: For each of the items specified below, the terms "information", "analysis", "data", and "rationale" refer to all recorded forms of information held by the Council and its consultants.

This explicitly includes, but is not limited to: completed technical reports, independent specialist reviews, initial and final draft assessments, internal and external email correspondence, formal meeting minutes, file notes, technical memoranda, and the raw software input/output files (such as TRICS, Causeway Flow, or LinSig data sheets) used to reach planning conclusions.

We require the immediate disclosure of the following information:

Part 1: Traffic Baseline and Infrastructure Constraints Analysis

1. **Reopening Feasibility Analysis:** The specific internal technical analysis validating the assumption that the defunct Guru Gobind Singh Khalsa College has a "realistic prospect" of reopening in the short-to-medium term (within 5 years). If a longer-term baseline was applied, provide the population growth and demographic forecasting data that underpins this assumption.

2. **Historic Capacity Validation Data:** The raw data, attendance logs, or historical traffic monitoring used to verify that the defunct school was operating at its maximum capacity of 550 pupils immediately prior to its closure, which underpins the accepted baseline of 508 Annual Average Daily Traffic (AADT) vehicle movements.
3. **Educational Infrastructure Rationale:** The internal written rationale explaining the decision to treat the site as an active "extant" traffic generator, given that Essex County Council (ECC) Education Infrastructure has formally stated that the development will not require funding for new Primary or Secondary places in this area.
4. **Extant Use Rights and Fallback Assessment Methodology:** The formal planning assessment, legal opinions, or case-law reviews conducted by the Council to satisfy the "real prospect" test for fallback use. Disclose the technical and policy justifications showing how the Council determined that the defunct school possesses a realistic prospect of resuming operations at a 550-pupil capacity, thereby justifying the application of a 508 AADT traffic offset against the new development's impacts on local infrastructure and the EFSAC.
5. **Arterial Bridge Constraint Modelling:** The technical documentation confirming whether the current closure of the Broadmead Road Bridge and the partial closure of the Station Way Bridge were factored into the local traffic routing models as "open" or "closed" for both baseline and future-year scenarios.
6. **Junction Capacity Assessment:** The specific output data, capacity calculations, and traffic flow models for the nearest roundabouts and junctions that explicitly account for the redirected local traffic volumes caused by these bridge restrictions.

Part 2: Transport Modelling Methodology and Parking Assumptions

7. **SEND School Traffic Profile Methodology:** The technical justification detailing why standard TRICS database modelling was bypassed for the proposed SEND school, and the comparative traffic data used to determine that a Profound and Multiple Learning Disability (PMLD) / Severe Learning Disability (SLD) facility will exhibit the exact same traffic profile as a mainstream 68-pupil school, despite the provision of 56 dedicated parking bays detailed in the file "**REVISED - Transport Addendum_2.pdf**".
8. **Football Facility Modelling Exclusion Rationale:** The technical rationale for excluding the Buckhurst Hill Football Club facility from independent traffic modelling, specifically addressing the impacts of event-day traffic and the proposed shared-use operational management plan for the school parking courts.
9. **Modal Split and Census Data Validation:** The specific internal technical assessment and local Census Super Output Area (SOA) datasets used to validate the deviation from the *Essex Parking Guidance (2024)*. Disclose the recorded data confirming that the demographic profile of the proposed 1-bedroom and 2-bedroom units matches the low car-ownership metrics assumed in "**REVISED - Transport Addendum_2.pdf**".
10. **TRICS Parking Accumulation Modelling:** The TRICS database parking accumulation output sheets, software simulations, and control-site parameters held by the Council that empirically demonstrate that the peak overnight vehicle demand

for 176 dwellings and a SEND school will not exceed the 152 residential and 5 visitor spaces provided.

11. **On-Street Parking Capacity Analysis (Lambeth Methodology):** The Council's overnight parking stress surveys, street capacity mapping, and Lambeth Methodology assessments evaluate the real-world baseline capacity of the surrounding residential road network to safely absorb overflow parking from this development.
12. **Residual Impact Sensitivity Analysis:** The contingency traffic modelling and sensitivity analyses assessing the residual impacts on the Epping Forest Special Area of Conservation (EFSAC), local residential streets, and nearest roundabouts *in the event* that real-world car ownership and visitor rates exceed the applicant's "car-light" assumptions.

Part 3: Pupil Demographics and Community Saving Rationale (VSC Verification)

13. **Local Pupil Demand Analysis:** The internal demographic analysis or data mapping held by the Council identifying the current locations of the proposed 68 SEND pupils. Specifically, provide data showing whether these 68 children are currently residing within the immediate catchment area, are homeschooled, or are travelling to private placements outside the district.
14. **Public Funding Cost-Benefit Evaluation:** The financial analysis or economic impact assessment verifying the applicant's claim that this specific location will generate a net saving for Essex County Council's education budget by moving pupils out of private schooling.
15. **Strategic Commissioning Correspondence:** All correspondence, formal expressions of interest, or written confirmations from Essex County Council Education Department confirming a strategic commitment to fully occupy and fund all 68 places at this specific facility from Day 1 of operation.
16. **Green Belt Alternative Site Assessment:** The comprehensive review of alternative, non-Green Belt or less harmful sites considered and rejected by the Council for this SEND school to satisfy the strict placement and necessity requirements of NPPF Paragraph 153.

Part 4: EFSAC Habitat Regulations Assessment and Mitigation Efficacy

17. **Ammonia Cumulative Exceedance Assessment:** The internal technical analysis confirming what the cumulative "in-combination" development traffic models reveal about long-term atmospheric trends within the EFSAC, specifically addressing the real-world ecological consequences of introducing this project onto a baseline that is already at or near 300% of its ammonia critical level.
18. **Unmitigated Impact Baseline Analysis:** The specific internal modelling or sensitivity analysis conducted by the Council or its consultants to isolate and establish the absolute, unmitigated impact of this development on the EFSAC *prior to* or entirely *without* factoring in any financial offset contributions or policy assumptions.

19. **Ecological "Practical Check" Records:** The site-specific qualitative habitat reports or field assessments detailing the real-world botanical and soil impacts expected within the EFSAC at the specific transects where this 2.9% exceedance is modelled to occur.
20. **Interim APMS Operational Proof:** The verification records, implementation data, and monitoring reports which establish that the mitigation measures within the *Epping Forest Interim Air Pollution Mitigation Strategy (APMS)* are currently active, operational, and achieving measurable reductions in atmospheric pollution.
21. **Offset Fund Efficacy Justification:** The technical or scientific evidence demonstrating that financial "offset contributions" collected from developers are actively translating into physical, measurable restorations of the EFSAC to "favourable conservation status" as mandated by the Habitats Regulations.
22. **Contingency Strategy ("Plan B"):** All internal correspondence, risk strategies, or fallback policies detailing the Council's course of action for protected habitats if the Interim APMS or the proposed Clean Air Zone (CAZ) metrics fail to meet their target thresholds.
23. **In-Combination Committed Development Baseline:** The verified list of active, committed local developments utilised to calculate the cumulative "in-combination" atmospheric traffic impacts within the Shadow Habitats Regulations Assessment.

Part 5: Sustainable Drainage (SuDS) and Sewer Network Verification

24. **Surcharged and Flood Risk Node Analysis:** The internal technical review or validation report assessing the systemic safety and internal flooding implications of the Causeway Flow calculations, specifically addressing the fact that multiple drainage nodes are categorised as "SURCHARGED" and "FLOOD RISK" during standard 30-year and 100-year storm events.
25. **Submerged Outfall Hydraulic Modelling:** The specific hydraulic modelling or technical notes demonstrating how the drainage system will safely discharge surface water when the River Roding is in a flood state and the development outfalls are entirely submerged.
26. **Run-off Rate Discrepancy Rationale:** The written justification explaining the discrepancy between the applicant's stated greenfield restriction rate of $\$8.1 \text{ l/s}$ and the LLFA's conditioned allowance of $\$10.3 \text{ l/s}$, detailing the calculated impact of this increased volume on downstream flood risk.
27. **Exceedance and Bypass Flow Mapping:** The recorded conveyance maps, software tracking sheets, or assessments showing where surface water flows will route when bypassing the overwhelmed storage basins and swales during an intense rainfall event.
28. **Sports Field Emergency Evacuation Plan:** The independent risk assessment or emergency escape blueprint held by the Council that details how vulnerable pupils at the proposed SEND school will be safely evacuated when the sports pitch functions as a designated climate change floodplain container.
29. **Wet-Weather CSO Displacement Modelling:** The technical modelling, network simulations, or impact assessments demonstrating how the injection of unattenuated foul sewage from 176 dwellings and a SEND school into the Roding

Lane combined sewer will exacerbate wet-weather overflows. Disclose the data showing how much earlier the local Combined Sewer Overflows (CSOs) will trigger, and the calculated increase in the volume and frequency of untreated sewage spills into the River Roding.

30. **Foul Sewage River Spill Verification:** The formal recorded information, inter-agency notes, or correspondence verifying that this development will not increase either rain-time or non-rain-time raw sewage outflows into the local river system, explicitly clarifying how the Council established this baseline, given that Thames Water's response dated 6 January 2025 disclaimed all statutory responsibility for watercourses and rivers

31. **Dry-Weather Combined Sewer Overflow (CSO) Tracking Analysis:** The formal recorded information, internal emails, or data sheets detailing the exact number of dry-weather overflow events that have occurred in the past 18 months at the sewer nodes designated to serve this site. If the Council does not hold data separating dry-weather spills from wet-weather spills for the local River Roding catchment, disclose the technical justification showing how the Council can safely conclude that adding continuous, unattenuated foul sewage from 176 homes and a school will not increase the risk of dry-weather structural overflow failure.

Sent: Monday, June 15, 2026 4:57:08 pm

Environment Information Regulations Request – Already in the Public Domain

Dear Chairman and Parish Council Members,

Environment Information Regulations Request Ref: 5445

I refer to your recent request for information regarding **EPF/2501/24 – Oaklands Park, Chigwell.**

The response to your enquiry by the responsible Officer is as follows:

S21 – Already in the Public Domain

The Planning Team have confirmed that the responses to your EIR enquiry are already in the public domain and as such, the Council will be invoking Section (2) 21 of the Freedom of Information Act as follows:

I can confirm that the Council holds the information that you have requested. However, the information is exempt under Section 21 of the Freedom of Information Act 2000 because it is accessible to you, since it is already in the public domain. The information that you have requested can be found using Epping Forest District Council's website under the heading of Open Data, which is available at:

https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000004H9FtIAK/epf250124?c_r=Arcus BE Public Register&tabset-dc51c=2

Absolute Exemption – public interest test does not apply.

If you are dissatisfied with the handling of your Freedom of Information request, you have the right to ask for an internal review. Internal review requests should be submitted within two months of the date of your receipt of this response to your request and should be addressed to: Lynne Ridley,

Corporate and Data Protection Officer, Epping Forest District Council, Civic Offices, Epping, Essex, CM16 4BZ or dataprotectionofficer@eppingforestdc.gov.uk

Please quote the reference number above in any further communication concerning your Freedom of Information request.

Yours faithfully,

Freedom of Information Officer

Sent: 15 June 2026 19:52

Subject: Fwd: EIR 5445: EIR Request to Epping Forest District Council re: EPF/2501/24 - Response

Dear EFDC Data Protection Officer,

Formal Request for an Internal Review under the Environmental Information Regulations 2004

I am writing on behalf of Buckhurst Hill Parish Council to request an Internal Review regarding the handling of our recent environmental information request (Ref: 5445).

The Council's decision notice dated 15 June 2026 applied Section 21 of the Freedom of Information Act 2000 (FOIA) to refuse the request, on the basis that the information is already accessible in the public domain via the Epping Forest District Council planning portal. The Parish Council respectfully requests a review of this decision based on two technical points.

1. Statutory Framework for Environmental Information

Our request explicitly sought information regarding traffic emissions, chemical impacts on the EFSAC, and drainage infrastructure, which falls under the statutory framework of the

Environmental Information Regulations 2004 (EIR).

Because environmental information is exempted from disclosure under FOIA by virtue of Section 39 of that Act, exceptions must instead be considered under the EIR framework. The appropriate mechanism for considering information accessible in the public domain would be Regulation 6(1)(b) of the EIR, rather than Section 21 of FOIA.

2. Scope of the Requested Information vs. Publicly Available Records

The decision notice indicates that the requested information is fully available on the standard public planning register. However, the scope of our inquiry is directed at the underlying technical background data and verification analyses that are not typically included within published summary consultation letters.

While the Parish Council has reviewed the standard application documents on the portal, our request seeks the specific technical evaluations held by the Local Planning Authority that underpin those responses. To ensure absolute clarity, the specific items sought include:

- The raw software input/output modeling data sheets (such as TRICS or software accumulation logs) used by officers to validate the non-standard parking ratios and the historical "dormant school" traffic offset baseline.
- The internal technical memoranda, specialist correspondence, or qualitative ecological assessments validating the conclusion that the predicted 2.9% ammonia critical level exceedance would not constitute an Adverse Effect on the Integrity (AEoI) of the EFSAC.
- The technical verification records, files, or internal calculations reviewing the specific internal drainage network nodes flagged as "SURCHARGED" and "FLOOD RISK" within the applicant's hydraulic drainage models.
- Internal correspondence, technical file notes, or meeting records exchanged between EFDC Planning Officers, Essex County Council, Thames Water, and the applicant regarding these baseline infrastructure constraints.

Conclusion and Suggested Resolution

As the public planning portal contains the final summary consultation responses rather than the underlying technical calculations, background models, or inter-agency email evaluations, the Parish Council considers that the specific information requested is not currently available within the public domain.

We kindly request that the Council undertakes an Internal Review to identify these underlying records. If the Council maintains that these specific technical data models, internal specialist reviews, and validation emails are already accessible on the portal, we would be grateful if the review response could provide the exact document names and direct web links for each of the specific points raised in our request so that we may access them.

Thank you for your time and assistance in reviewing this matter.

Yours sincerely,
Dewole Aradeon
Acting Proper Officer & Chair
Buckhurst Hill Parish Council