



PLANNING AND LICENSING COMMITTEE

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

Monday 17 August 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

11 August 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 3 August 2026.
- 4 Public Representations**
To hear any representations from members of the public who have registered a request to address the Committee in accordance with no 5, Appendix B, of the Standing Orders.
- 5 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.
- 6 Planning Applications**
To CONSIDER the planning applications received for the weeks 31 July and 7 August 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:**
Application No: EPF/1507/26
Officer: Hannah Collins
Location: 50 Pyrles Lane, Loughton, IG10 2NN
Proposal: Installation of New Kitchen Extraction System & 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/a0hTv00000IdELh>
 - 6.2 Removal/variation of conditions - Section 73 TCPA**
Application No: EPF/1484/26
Officer: Loredana Ciavucco
Location: 28 Ollards Grove, Loughton, IG10 4DW
Proposal: Variation of Condition 2 Plan numbers of EPF/1083/26 (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/a0hTv00000IZF8H>

Application No: EPF/1500/26

Officer: Sukhvinder Dhadwar

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: Variation of Condition 2 Plan Numbers of EPF/1209/26 (no 3 bedroom houses in total, in a terrace configuration).

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/a0hTv00000Ibx0L>

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

6.4 Householder Planning Permission:

Application No: EPF/1445/26

Officer: Yee Cheung

Location: 15 Dunmow Close, Loughton, IG10 3AS

Proposal: Construction of ancillary outbuilding/garage and permeable hardstanding to front drive.

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/a0hTv00000IQwNI>

Application No: EPF/1485/26

Officer: Loredana Ciavucco

Location: 104 The Drive, Loughton, IG10 1HL

Proposal: Part one storey, part two storey, front. side and rear extensions (Amended application to EPF/2123/25).

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/a0hTv00000IZNaT>

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/1444/26

Officer: Robin Hellier

Location: 43 York Hill, Loughton, IG10 1HZ

Proposal: TPO/EPF/03/87

T8: Western Red Cedar - 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/a0hTv00000IQtwA>

Application No: EPF/1453/26

Officer: Thomas Peppiatt

Location: Warren Hall, Manor Road, Loughton, IG10 4RP

Proposal: TPO/EPF/04/74

T1: Pine - Selective prune of lower branches over driveway, as specified.

T2: Cedar - Selective prune of branch overhanging garage, as specified.

G3: Redwood - Selective prune of lowest two branches, as specified.

Sever protruding surface roots that are lifting the tarmac, 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/a0hTv00000ISP6>

**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/1450/26

Officer: Suleman Uddin

Location: 21 Goldings Rise, Loughton, IG10 2QP

Proposal: Certificate of Lawful Development for proposed conversion of garage to habitable space.

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/a0hTv00000IRSp3>

Approval of details reserved by a condition:

Application No: EPF/1487/26

Officer: Suleman Uddin

Location: 47, Clovelly, York Hill, Loughton, IG10 1HZ

Proposal: Approval of Details Reserved by Conditions 3 and 4 Details of External Finishes of EPF/2147/25 (Single storey rear extension at lower ground level).

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/a0hTv00000IZukw>

7 Decisions

7.1 Decisions by Epping Forest District Council

* See decision notices for July 2026 (pages 4 – 8).

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
11 August 2026**

Agenda item 7.1 Decisions by Epping Forest District Council for July 2026

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
Buckhurst Hill East and Whitebridge	EPF/1135/26	31, Roding Gardens, Loughton, IG10 3NH	Prior notification for a larger home extension for a single storey rear extension.	07/07/2026	Not Required	Delegated Decision
			Prior notification for larger home extension for the following: 1. The proposed rear extension projects by 5225mm from the original rear wall. 2. The eave height to the No. 16 Dunmow Close side is 2.4m. The opposite side eave height is 3.0m.			
	EPF/1136/26	15, Dunmow Close, Loughton, IG10 3AS	3. Over	07/07/2026	Not Required	Delegated Decision
	EPF/1134/26	31, Roding Gardens, Loughton, IG10 3NH	Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.	27/07/2026	Lawful	Delegated Decision
Subtotal Count	3					
Loughton Fairmead	EPF/1148/26	11, Westall Road, Loughton, IG10 2AF	Single storey rear extension	10/07/2026	Approve	Delegated Decision
			The extension is to be built to a depth of 5250mm. The roof design is flat with an eaves height of 2980mm The roof will not exceed 3000mm at any point along the boundaries			
	EPF/1207/26	50, Hillcroft, Loughton, IG10 2PS	The height of the roof as it connects to	13/07/2026	Not Required	Delegated Decision

			the property will be 2825mm			
			The materials to be used will match the existing.			
	EPF/0992/26	Davenant Foundation School, Chester Road, Loughton, IG10 2LD	Approval of Details Reserved by Conditions 4 Soft Landscaping, 8 and 9 Flooding, 10 CEMP for Biodiversity, 13 Lighting, 14 Habitat Monitoring of EPF/1305/25 (Demolish existing sixth form and library block and replace with new partial two storey sixth form	15/07/2026	Split (Details Partially Approved)	Delegated Decision
	EPF/1155/26	78, Pyrles Lane, Loughton, IG10 2NW	Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.	17/07/2026	Lawful	Delegated Decision
Subtotal	Count	4				
Loughton Forest	EPF/0888/26	7, Spring Grove, Loughton, IG10 4QA	Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer and front roof light.	01/07/2026	Lawful	Delegated Decision
	EPF/0504/26	41, Sparelease Hill, Loughton, IG10 1BS	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.	01/07/2026	Approve with Conditions	Delegated Decision
	EPF/0889/26	7, Spring Grove, Loughton, IG10 4QA	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.	01/07/2026	Approve with Conditions	Delegated Decision
	EPF/0986/26	31, Hillcrest Road, Loughton, IG10 4QH	Erection of single storey garden room.	14/07/2026	Approve with Conditions	Delegated Decision
	EPF/1027/26	8, Connaught Avenue, Loughton, IG10 4DP	TPO/EPF/04/14 T9: Pine - Fell and replace, as specified.	17/07/2026	Refuse	Delegated Decision

			NB: The permitted specification of works is detailed in the conditions below.			
	EPF/1202/26	5, The Chase, Loughton, IG10 4RE	Demolition of unsafe single storey garden room and construction of proposed new single storey flat roof extension.	23/07/2026	Approve with Conditions	Delegated Decision
	EPF/1083/26	28, Ollards Grove, Loughton, IG10 4DW	Variation of Condition 2 Plan Numbers of EPF/2473/25 (Replacement Single Dwelling House).	27/07/2026	Approve with Conditions	Delegated Decision
	EPF/1153/26	56, Tycehurst Hill, Loughton, IG10 1DA	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.	27/07/2026	Approve with Conditions	Delegated Decision
	EPF/0650/26	37 Spring Grove, Loughton, IG10 4QD	Erection of a single-storey rear extension and two-storey side extension, alterations to the façade including bay windows.	28/07/2026	Approve with Conditions	Delegated Decision
	EPF/1097/26	47, Fallow Fields, Loughton, IG10 4QP	Orangery extension to rear.	28/07/2026	Approve with Conditions	Delegated Decision
	EPF/1338/26	8, Summerfield Road, Loughton, IG10 4JF	Approval of Details Reserved by Condition No. 3: Structural Method Statement of EPF/2553/25 (Erection of rear extensions at ground and first floor level, along with excavation of basement, and roof alterations including removal of chimney).	31/07/2026	Approve	Delegated Decision
	EPF/0849/26	7, Southernhay, Loughton, IG10 4EN	Proposed single storey rear extension, first floor side extension above existing garage and front extension above existing porch, including hip to gable roof extensions, loft conversion with raised roof and rear dormer. New fenestration throughout and n	31/07/2026	Approve with Conditions	Delegated Decision
	Subtotal	Count	12			

Loughton Roding	EPF/1055/26	76, Lushes Road, Loughton, IG10 3QB	The proposal is for a single storey rear extension	01/07/2026	Not Required	Delegated Decision
			TPO/EPF/30/89 (Ref: T27) T1: Oak - Crown reduce height and spread by up to 1.5m, as specified.			
	EPF/1089/26	2, Catherine Close, Loughton, IG10 3NJ	NB: The permitted specification of works is detailed in the conditions below.	03/07/2026	Approve with Conditions	Delegated Decision
	EPF/0365/26	Alandale Scaffolding, Langston Road, Loughton IG10 3SL	Approval of Details reserved by Condition 7 (Surface Water Drainage) of EPF/1165/22 & EPF/0388/26 (Outline application for a New Data Centre with some matters reserved (Except Access, Layout & Scale)	14/07/2026	Approve	Delegated Decision
	EPF/1168/26	7, Eversley Close, Loughton, IG10 3GT	Single-storey rear extension extending 4.5 meters beyond the rear wall of the original dwellinghouse, with a flat roof and a maximum height of 3 meters. External materials to match the existing dwelling.	15/07/2026	Approve	Delegated Decision
	EPF/1042/26	65, Southview Road, Loughton, IG10 3LQ	Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer and front roof lights.	23/07/2026	Lawful	Delegated Decision
Subtotal	Count	5				
Loughton St. John's	EPF/1107/26	Woodbury House, Woodbury Hill, Loughton, IG10 1JB	Two storey side extension.	16/07/2026	Refuse	Delegated Decision
	EPF/0003/26	Rectory Court, Goldings Hill, Loughton, IG10 1LN	New Parking spaces for the existing block of flats.	20/07/2026	Approve with Conditions	Delegated Decision
	EPF/1000/26	6, Steeds Way, Loughton, IG10 1HX	Garage conversion with internal alterations, including the replacement of	27/07/2026	Approve with Conditions	Delegated Decision

			windows, modifications to external materials and the roof.			
	EPF/1087/26	27, York Hill, Loughton, IG10 1RP	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.	29/07/2026	Refuse	Delegated Decision
	EPF/1209/26	69, Church Hill, Loughton, IG10 1QP	Variation of Condition 2 of EPF/0489/25 (4no 3 bedroom houses in total, in a terrace configuration).	31/07/2026	Approve with Conditions	Delegated Decision
	EPF/1195/26	3, Wallers Hoppet, Loughton, IG10 1SP	TPO/EPF/08/91 (Ref: T3) T1: Oak - Fell and replace, as specified. NB: The permitted specification of works is detailed in the conditions below.	31/07/2026	Approve with Conditions	Delegated Decision
Subtotal	Count	6				
	Count	30				