

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Tuesday 26 May 2026 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: J Riley (in the Chair)
W Dodd K-W Lee R Minhas
(from min no.PL467)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL465 Apologies for Absence

Apologies for absence had been received from Cllr Davies; no substitute had been received for this meeting. In the absence of Cllr Davies, Cllr Riley took the Chair for this meeting.

PL466 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application: EPF/0760/26 – 261-291 High Road, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

Cllr Riley declared a non-pecuniary interest in planning application EPF/0849/26 – 7 Southernhay, as he knew a neighbour of this property, although he confirmed he had not been consulted regarding this application.

Cllr Minhas arrived for the next item.

PL467 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 11 May 2026 were CONFIRMED as a correct record and signed by the Chairman.

PL468 Matters for Report

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

The Committee reviewed and NOTED the information regarding the above and had no further comment to make.

PL469 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

469.1 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.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment and over-urbanisation of the High Road, offering poor design and low level accommodation.

The proposed additional floor would increase the bulk of the existing building to the detriment of the street scene, and would create a negative impact on the amenity, through loss of outlook, for neighbours on the opposite side of the High Road, and those in Traps Hill and Brooklyn Avenue. Members noted that although these residents would be impacted by the proposal, they had not been included in the circulation for neighbour letters. The proposal would detract from the High Road and views of the forest, adding to the skyline.

The Planning Statement referenced granted application EPF/3294/21 (295–309 High Road). However, this approval had now lapsed, and the current resubmission, EPF/0651/26, which this Planning Committee had raised objections to, was currently under consultation. The quality of design and the Planning Statement provided for this application was much inferior/lacking in information compared to the above.

The proposed bedrooms facing common balcony access, and some living/dining rooms facing the common balcony access corridor had no privacy. Portions of the living/dining rooms lacked proper daylight due to the positions of the windows and the shape of the rooms. There was a lack of external amenity space. Although the existing flats had no private or shared external amenity space, it did not follow that the additional proposed should have no provision for such. The general quality should be improved for existing and new residents.

As the proposed would create a five storey building, lifts should be provided.

Insufficient detail has been included regarding refuse storage collection, and secured bicycle storage. The proposal made no provision for rainwater disposal or air conditioning. It is essential that these are not added later, further negatively impacting the street scene.

There was no provision for biodiversity, no environmental or ecological aspects had been included in the proposal, i.e. green roof, rainwater disposal etc.

The proposed also failed to provide sufficient parking. The Committee was aware that residents of existing flats had contacted the Council Office recently regarding existing parking issues at this site.

The application would therefore be contrary to Policies DM5, DM9, DM10 and T1 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The Committee confirmed its intention for a representative to attend and speak at a meeting of the District Council Planning Committee to decide this application.

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.

The Committee had NO OBJECTION to this application.

469.2 Removal/variation of conditions - Section 73 TCPA

No applications had been listed under this permission.

469.3 Consent to display an advertisement

No applications had been listed under this permission.

469.4 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.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment.

Members noted the introduction of screens at the rear to prevent overlooking of neighbours, which was a slight improvement to the previous proposal. However, the application failed to address the design issues. The front elevation was forward of the existing building line, and the porch would impact the existing parking area. This feature would be better removed from the design.

The proposal by reason of the amount and detailed design of the glazing was out of keeping with the area. As such it would result in a negative impact on the street scene and create light pollution. This would be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The Committee reiterated its previous concern, min no PL306.3, that the proposal resembled more of a demolition and rebuild. Demolition drawings should be provided for the front elevations.

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.

The Committee OBJECTED to this application, stating it was an overdevelopment, resulting in a reduction of the garden amenity space, setting an unwelcome precedent. Also, the Proposed Development plan failed to show the 1.5m covered veranda, which further reduced the uncovered garden. The trees at the rear would be severely affected. No arboricultural impact report had been provided, detailing tree protection.

The proposed front gable extension was incongruous, lacking character, and failed to compliment the neighbours. A hip-end roof would be preferable.

The first floor side extension over the garage would cause terracing and impact the amenity of the neighbours. It should therefore be set back, by a minimum of 1m away from the boundary to avoid terracing and retain much needed openness at the end of the cul-de-sac.

Members also noted, the right hand side of the proposed roof was over-sailing no.8, creating erection and maintenance issues, which would require the permission of the neighbour, a legal matter, rather than a planning issue.

This proposal would be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/0858/26

Officer: Suleman Uddin

Location: 31 The Greens Close, Loughton, IG10 1QE

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

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.

The Committee had NO OBJECTION to this application.

469.5 Listed building consent (Alt/Ext)

No applications had been listed under this permission.

469.6 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.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree and also objects to any application to fell such a protected tree. It therefore objected to this application.

Members noted that no justification had been provided to substantiate the proposed felling or the purported condition of the trees. Arboricultural reports should be provided as evidence. These were statement trees on the old Victorian estate, protected by the TPO when this development was built.

469.7 Deemed Permission and Others– provided for information only: The Committee NOTED the following applications: EPF/0888/26, EPF/0896/26, EPF/0867/26 and EPF/0845/26. Commenting on the following:

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.

The Committee OBJECTED to this application stating the proposal was building up to the boundary and at the rear to a live chimney stack, which would require party wall agreements to be put in place, whilst these are building control issues, it could potentially lead to planning issues. Members noted the plans were incomplete, failing to show proposed drainage.

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

The Committee OBJECTED to this application stating the proposed 6m extension was too long and would result in a major impact on the amenity of the neighbours.

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.

The Committee confirmed it would support any OBJECTION from the neighbour, in respect of this 4m proposal, resulting in a negative impact on their amenity.

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.

The Committee OBJECTED to this application stating the proposed 5m extension was too long and would result in a major impact on the amenity of the neighbours.

Application No: EPF/0907/26

Officer: James Rogers

Location: 19 Westall Road, Loughton, IG10 2AF

Proposal: Proposed single storey rear extension.

The Committee OBJECTED to this application on the grounds that the proposed extension was too long, resulting in a negative impact on the amenity of the neighbours. It would also encroach on the amenity space of the occupiers of this property. The proposal should be shorter, and in line with other extensions in this road.

PL470 Decisions

The Committee NOTED that no decision notices have been received.

PL471 Licensing Applications

No applications had come to the attention of officers.

PL472 Enforcement and Compliance

No Enforcement notices had been received.

Signed:

Date: 8 June 2026