

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 22 June 2026 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court**

**Committee Members:**

**Councillors:** C Davies (in the Chair)  
W Dodd K-W Lee R Minhas  
J Riley C Ubah (from min no.483)

**Also present:**

**Officers:** Liz Petyt Start (Town Clerk)  
Jonathon Glynn (Planning Committee Clerk)

**PL481 Apologies for Absence**

No apologies for absence had been received for this meeting.

**PL482 Declarations of Interest**

The Committee declared a non-pecuniary interest in the following planning applications: EPF/1087/27 – 27 York Hill and EPF/1108/26 – 90, Goldings Road owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

Cllr Minhas arrived for the next item.

**PL483 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 8 June 2026 were CONFIRMED as a correct record and signed by the Chairman.

**PL484 Matters for Report**

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

The Committee NOTED the information received from Buckhurst Hill Parish Council and EFDC, the local planning authority regarding this matter.

**484.2 Epping Forest District Council Planning Committee B Meeting – Wednesday, 1 July 2026 at 7pm.**

The Committee NOTED and strongly supported the report submitted by the Planning Officer, which addressed their objections in respect of planning application EPF/0455/26 – Rear of 268-278 High Road

Cllr Davies would CONFIRM if she would be available to attend the above meeting on behalf of this Committee, if was still felt appropriate, in respect of planning application EPF/0455/26 – Rear of 268-278 High Road, to which it had previously objected.

**PL485 Government Places EFDC in Planning Special Measures**

The Committee NOTED the information received from EFDC, the local planning authority regarding this matter.

**PL486 Planning Applications**

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

**486.1 Full Planning Permission:**

No applications had been listed under this permission.

**486.2 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).

The Committee OBJECTED to this application as the variation to the approved plans would allow the roof eaves to encroach on the boundary, which would be overbearing on the neighbouring properties.

There would be a negative impact to the street scene, which will be contrary to Policy DM9.

**486.3 Consent to display an advertisement**

No applications had been listed under this permission.

**486.4 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.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application based on design and heritage ground, and fully supports the submitted report from the EFDC Conservation Officer, which recommends:

*“The proposed formation of a gable end door and associated roof terrace with balustrading is considered to result in less than substantial harm to the character and appearance of the wider York Hill Conservation Area, and the setting of the listed buildings.*

*This is supported by Policies DM7 and DM9 of the Epping Forest District Local Plan 2011-2033 (2023); and paragraphs 202, 207, 208, 210, 212, 213, 215 and 219 of the NPPF (2024).”*

**Application No:** EPF/1097/26

**Officer:** Klajdi Koci

**Location:** 47 Fallow Fields, Loughton, IG10 4QP

**Proposal:** Orangery extension to rear.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1107/26

**Officer:** Loredana Ciavucco

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

**Proposal:** Two storey side extension.

The Committee had NO OBJECTION to this application.

**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.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that this is a substantial development and demolition of a bungalow and should be subject to a full planning application.

The loss of this bungalow would reduce the housing choice in the area, particularly for people with disabilities, which is contrary to the Council's policy on mixed and balance communities.

The property would have a negative impact on the street scene in contrary to policy DM9.

**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.

The Committee had NO OBJECTION to this application.

**486.5 Listed building consent (Alt/Ext)**

No applications had been listed under this permission.

**486.6 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.

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.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

**486.7 Deemed Permission and Others– provided for information only:**

**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.

The Committee OBJECTED to this application being within permitted development. The dormer roof should not be higher than the existing ridge (as set out in the permitted development rule) as with no. 35.

It would set a dangerous precedent if permission were granted on the basis of permitted development.

**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.

The Committee NOTED the above application.

**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.

The Committee NOTED the above application.

**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).

The Committee NOTED the above application.

**PL487 Decisions**

No decision notices have been received.

**PL488 Licensing Applications**

No applications had come to the attention of officers.

**PL489 Enforcement and Compliance**

No Enforcement notices had been received.

**Signed:** .....

**Date:** 6 July 2026