



# PLANNING AND LICENSING COMMITTEE

In line with Government advice on Coronavirus  
the Planning and Licensing Committee meeting for  
**Monday 5 October 2020**

has been **CANCELLED**

Planning applications from the weekly lists dated  
**18 September and 25 September 2020**  
will be considered by members of the Committee  
under powers of delegated authority.

**Mark Squire**  
**Town Clerk**  
29 September 2020

**Councillor J Angold-Stephens (Chairman)**  
**Councillor K Latchford (Vice Chairman)**

Councillors

P Abraham  
T Downing

T Cochrane  
S Murphy

C Davies

Residents are invited to submit letters of concern regarding the following planning applications by email to [contact@loughton-tc.gov.uk](mailto:contact@loughton-tc.gov.uk). The Planning and Licensing Committee will consider your views when making its comments on these applications.

## MATTERS TO BE CONSIDERED

### 1 Planning Applications

To CONSIDER the planning applications received for the weeks 18 September and 25 September 2020.

*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 Sub-Committee South where the proposal was to be considered.*

#### 1.1

**Application No:** EPF/1474/20

**Officer:** Francis Saayeng

**Applicant Name:** Mrs Chauhan

**Planning File No:** 006614

**Location:** 1 Nevill Way, Loughton, IG10 3BG

**Proposal:** Proposed construction of a two-storey side extension, single storey rear extension and subdivision into two dwellings.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=639196](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=639196)

**Application No:** EPF/1707/20

**Officer:** Marie-Claire Tovey

**Applicant Name:** Miss Emma Fallon

**Planning File No:** 008961

**Location:** 227 High Road, Loughton, IG10 1BB

**Proposal:** Application for Variation of Condition 3 for change of use from shop to a Public House with food and wine bar and managers flat.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=640399](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=640399)

**Application No:** EPF/1928/20

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Declan O'Driscoll

**Planning File No:** 016397

**Location:** 16 Eleven Acre Rise, Loughton, IG10 1AN

**Proposal:** Erection of detached dwelling.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=641434](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641434)

**Application No:** EPF/1933/20

**Officer:** Brendan Meade

**Applicant Name:** J Lindop

**Planning File No:** 030575

**Location:** 94 Avondale Drive, Loughton, IG10 3DQ

**Proposal:** First floor rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=641456](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641456)

**Application No:** EPF/1936/20

**Officer:** Zara Seelig

**Applicant Name:** Mr Dean Wilkinson

**Planning File No:** 015764

**Location:** 19 Goldings Rise, Loughton, IG10 2QP

**Proposal:** Upper ground floor extension over the existing roof terrace area, solar panels to be installed to the main roof and new doors with appropriate guarding installed to the lower ground floor level

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=641459](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641459)

**Application No:** EPF/1945/20

**Officer:** Robin Hellier

**Applicant Name:** Mr Harwood

**Planning File No:** 002775

**Location:** Saint Michael and All Angels Church, Roding Road, Loughton

**Proposal:** TPO/EPF/07/79

T77L Oak - Crown reduce, as specified.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=641495](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641495)

**Application No:** EPF/1951/20

**Officer:** Brendan Meade

**Applicant Name:** J Lindop

**Planning File No:** 030575

**Location:** 94 Avondale Drive, Loughton, IG10 3DQ

**Proposal:** Proposed first floor rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=641516](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641516)

- 1.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:** (Members are reminded that comments are not normally accepted by Epping Forest District Council on these types of applications unless there are strong concerns.)

**Application No:** EPF/1938/20

**Officer:** Julie Cottrell

**Applicant Name:** Miss Stephanie Valente

**Planning File No:** 030524

**Location:** 9 Firs Drive, Loughton, IG10 2SL

**Proposal:** Baldwins Hill Conservation Area

1 x Hawthorn - Fell.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=641473](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641473)

- 1.3 Deemed Permission – provided for information only:** (Members are reminded that comments are not normally accepted on these applications).

**Application No:** EPF/1754/20

**Officer:** Muhammad Rahman

**Applicant Name:** Mr George Wilson

**Planning File No:** 030618

**Location:** 47 The Crescent, Loughton, IG10 4PU

**Proposal:** Certificate of lawful development for a proposed 4 metre deep single storey rear extension and dormer windows in connection with conversion of existing roof space.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=640556](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=640556)

**Application No:** EPF/1876/20

**Officer:** Brendan Meade

**Applicant Name:** Ms Jenny Lellow

**Planning File No:** 030707

**Location:** 96 Newmans Lane, Loughton, IG10 1TN

**Proposal:** Certificate of lawful development for a proposed front porch and single storey rear extension. (Revised application to EPF/1367/20)

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=641079](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641079)

**Application No:** EPF/1960/20

**Officer:** David Maguire

**Applicant Name:** Faye Hirons

**Planning File No:** 030778

**Location:** 53 Stonards Hill, Loughton, IG10 3EH

**Proposal:** Application for a Certificate of Lawful Development for a Proposed rear single storey extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=641613](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641613)

- 1.4 Others – provided for information only:** (Members are reminded that comments are not normally accepted on these applications).

**Application No:** EPF/2010/20

**Officer:** Graham Courtney

**Applicant Name:** Mr Charles Ross

**Planning File No:** 030535

**Location:** 75 Audley Gardens, Loughton, IG10 2EW

**Proposal:** Prior approval for a 4.0 metre deep single storey rear extension, height to eaves 2.8 metres and maximum height of 2.9 metres.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=641793](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641793)

## **2 Matters for Report**

### **2.1 Notices of Appeal**

**2.1.1 EPF/2486/19 - 5 Staples Road, Loughton, IG10 1HP. Proposal: Ground and lower ground floor rear renovation and extension. (Appeal Ref No: APP/J1535/W/20/3254872) – Min No PL804.1**

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=629415](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629415)

An appeal has been made to the Secretary of State in respect of the above site. The appeal is Against a Refusal, following the decision of Epping Forest District Council. The appeal is to be determined on the basis of Written Representations and a site visit by an Inspector.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 30 October 2020.

**2.1.2 EPF/2561/19 - Highgrove Close 1-7, Loughton, Formerly land r/o 33 - 37 Hillyfields, Loughton, Loughton, IG10 2PT. Proposal: Proposed 4-bedroom two storey dwelling (in addition to those approved under EPF/2913/16). (Appeal Ref No: APP/J1535/W/20/3256223) – Min No PL821.1**

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=629685](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629685)

An appeal has been made to the Secretary of State in respect of the above site. The appeal is Against a Refusal, following the decision of Epping Forest District Council. The appeal is to be determined on the basis of Written Representations and a site visit by an Inspector.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 2 November 2020.

**3 Pre-application Consultation on Mobile Phone Masts – by EE Ltd and Hutchison 3G Ltd proposed shared mobile telecommunications radio equipment at Epping Forest College, Block B, Borders Lane, Loughton, Essex, IG10 3SA [NGR E: 543696 N: 196440] – replacing site 55523 “Epping Forest College mid. building”**

The Council has been asked to comment on the proposal to upgrade this mobile phone mast. Responses are invited by 9 October 2020.

\* See letter and plans on pages 5 – 10.

**4 Licensing Act 2003 Consultation Policy (draft)**

As a requirement of the Licensing Act 2003, licensing authorities are required to consult on their licensing policies every five years. This in accordance with the current guidance issued under section 182 of the Licensing Act.

Epping Forest District Council (EFDC), the local Licensing Authority have notified of minor changes at paragraphs 1.5, 1.6, 1.12, 1.16 to 1.19 and 1.50 of its Statement of Licensing Policy. These changes are inclusions and updates since the previous policy was published. There have also been some minor changes to the consultees list.

The Committee’s comments are invited, for EFDC Council Members to have time to consider them by no later than **16th November 2020**.

\*(Statement of Licensing Policy sent under separate cover)

**5 Decisions**

**5.1 Decisions by Epping Forest District Council**

There are no decisions listed.

**6 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

**7 Enforcement and Compliance**

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

**NO CASES REPORTED**

**Mark Squire**  
**TOWN CLERK**  
29 September 2020

**Agenda item 3**

**Pre-application Consultation on Mobile Phone Masts – by EE Ltd and Hutchison 3G Ltd proposed shared mobile telecommunications radio equipment at Epping Forest College, Block B, Borders Lane, Loughton, Essex, IG10 3SA [NGR E: 543696 N: 196440] – replacing site 55523 “Epping Forest College mid. building”**

**Waldon Telecom Ltd**  
Phoenix House  
Pyrford Road  
West Byfleet  
Surrey  
KT14 6RA

**Telephone**  
01932 411011  
**Facsimile**  
01932 411012

**Email**  
enq@waldontelecom.com  
**Website**  
waldontelecom.com



Dear Mr Squire,

**CONSULTATION BY EE LTD AND HUTCHISON 3G LTD  
PROPOSED SHARED MOBILE TELECOMMUNICATIONS RADIO EQUIPMENT AT  
EPPING FOREST COLLEGE, BLOCK B, BORDERS LANE LOUGHTON, LOUGHTON,  
ESSEX, IG10 3SA [NGR E: 543696 N: 196440] – REPLACING SITE 55523 “EPPING  
FOREST COLLEGE MID. BUILDING”**

Mobile operators EE and 3 (H3G) currently have a radio base station located at the Epping Forest College Mid. Building, Epping Forest College, Borders Lane, Loughton, Essex, IG10 3SA which provides network coverage to your area. This site is being lost from the network due to redevelopment of that site by the landowner. The loss of an established site from the network can result in a loss of communications and data services locally and wider disruption to the network if a replacement site capable of adequately replicating coverage within that specific area is not identified and integrated into the network at the earliest opportunity.

The operators are now seeking to secure a replacement site in your local area to prevent any loss of services once the apparatus at Epping Forest College Mid. Building has been removed. Following a search of the area and consideration of various potential options, a suitable solution has been identified which is still on Epping Forest College property that can adequately replace the coverage being lost.

The purpose of this letter is to inform you of the proposed installation and provide you with an opportunity to comment or seek additional information prior to the submission of an application to the local authority.

Proposed location: Epping Forest College, Block B, Borders Lane Loughton, Loughton, Essex, IG10 3SA [NGR E: 543696 N: 196440]

Proposed development: Installation of assorted steelwork to support 6no antenna apertures & 4no 600mm dishes; installation of 9no cabinets; ancillary development thereto. Please refer to drawings numbered Rev B 002-265.

This site and design have been selected as they provide the technical requirements whilst keeping environmental and visual impact to a minimum. The proposed installation is on the rooftop of an existing building, which is approximately 17m tall. As such the technical requirements can be achieved without the use of large support poles.

We confirm that the installation has been designed to be fully compliant with the public health and safety guidelines established by the ICNIRP, the independent commission set up to provide scientific advice and guidance on the health and environmental effects of non-ionizing radiation to protect people and the environment. These guidelines have the support of UK Government and the formal backing of the World Health Organisation. They are in place to protect all members of the public, wherever they are in relation to a base station, 24 hours a day.

We respectfully request that any comments are submitted in writing within 14 days and include site reference 93888.

Yours faithfully,

**Waldon Telecom**  
**For and on behalf of MBNL (EE UK Ltd and H3G UK Ltd).**

E-mail:

Ciara.Daly@waldoteleco

m.com Enc.

Drawings referenced: Rev B 002-265



SITE LOCATION



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SITE AREA PLAN



SITE PHOTOGRAPH



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SITE LOCATION PLAN



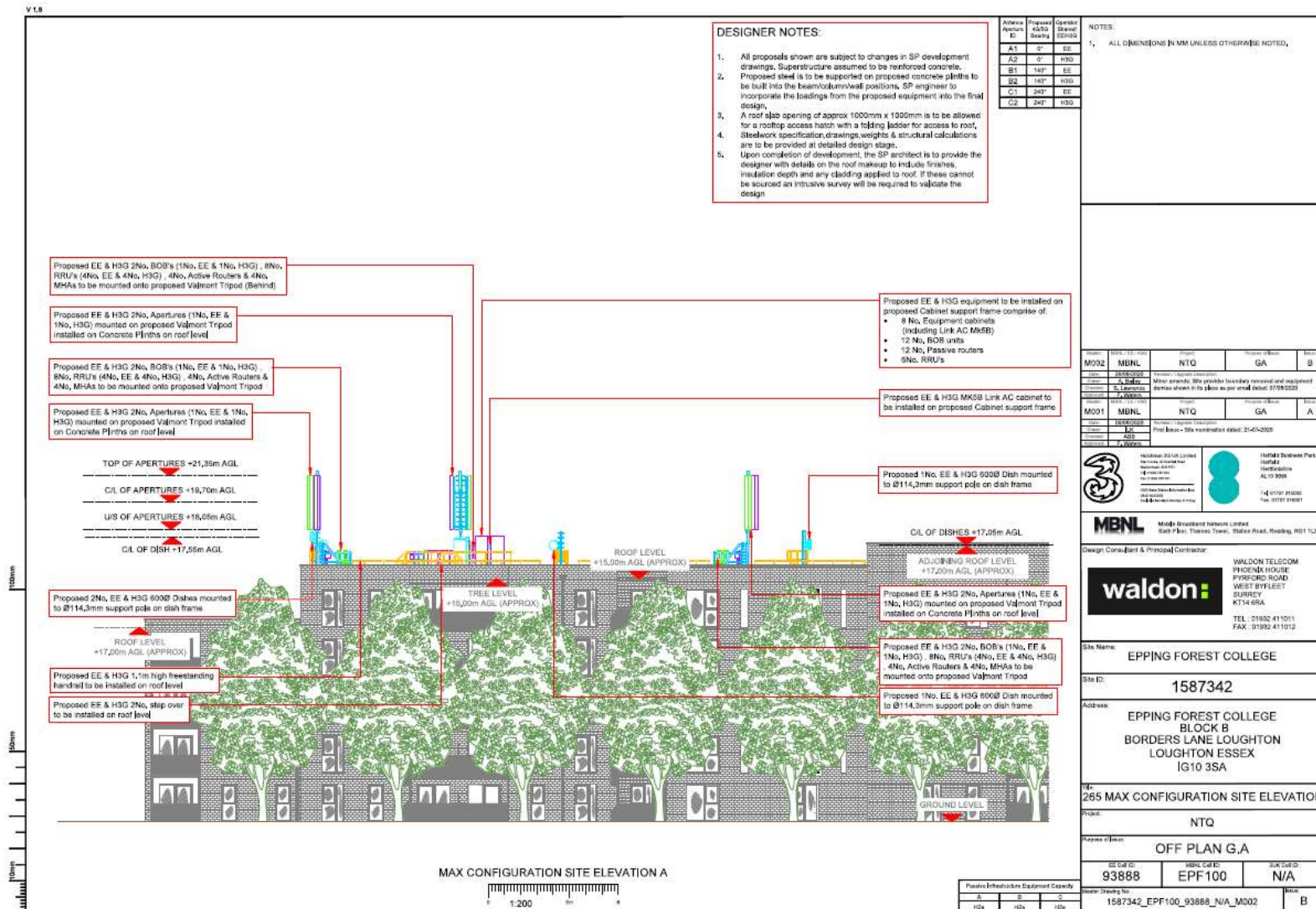
GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://goo.gl/maps/xYGh9rvVQ2Crjec8>

GOOGLE STREETVIEW - <https://goo.gl/maps/MvTwTVx6Xwap7pWA8>

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.					
DIRECTIONS TO SITE					
DRIVE FROM M11, LOUGHTON, UK, HEAD SOUTH ON LANGSTON RD, AFTER 42 FEET CONTINUE ONTO LANGSTON RD, AFTER 0.7 MILE TURN RIGHT ONTO CHIDWELL LANE 188, AFTER 0.2 MILE TURN LEFT ONTO COLSDON RD, AFTER 381 FEET TURN RIGHT ONTO LADYFELDS, AFTER 496 FEET TURN LEFT, AFTER 0.2 MILE SHARP RIGHT, AFTER 0.1 MILE TURN LEFT ONTO BORDERS LN, AFTER 463 FEET TURN RIGHT, AFTER 42 FEET TURN LEFT, AFTER 136 FEET YOUR DESTINATION WILL BE ON THE LEFT HAND SIDE.					
Site Demos					
Access Route To Site					
Access Route					
Model	MBNL	NTQ	GA	B	
Project	Epping Forest College				
Client	Waldon				
Contract	S. Loughton				
Scale	1:1000				
Model	MBNL	NTQ	GA	A	
Project	Epping Forest College				
Client	Waldon				
Contract	S. Loughton				
Scale	1:1000				
Model	3				
Project	Epping Forest College				
Client	Waldon				
Contract	S. Loughton				
Scale	1:1000				
Model	MBNL				
Project	Epping Forest College				
Client	Waldon				
Contract	S. Loughton				
Scale	1:1000				
Model	Waldon Telecom				
Project	Epping Forest College				
Client	Waldon				
Contract	S. Loughton				
Scale	1:1000				
Model	Epping Forest College				
Project	Epping Forest College				
Client	Waldon				
Contract	S. Loughton				
Scale	1:1000				
Model	002 SITE LOCATION PLAN				
Project	NTQ				
Project of Item	OFF PLAN G.A				
Site Code ID	93888	MBNL Code ID	EPF100	Site Code ID	N/A
Model Drawing No.	1587342_EPF100_93888_N/A_M002			Block	B





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