



# PLANNING AND LICENSING COMMITTEE

In line with Government advice on Coronavirus  
the Planning and Licensing Committee meeting for

**Monday 19 October 2020**

has been **CANCELLED**

Planning applications from the weekly lists dated

**2 October and 9 October 2020**

will be considered by members of the Committee  
under powers of delegated authority.

**Mark Squire  
Town Clerk**

13 October 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 2 October and 9 October 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/1671/20

**Officer:** Brendan Meade

**Applicant Name:** Mr Trevor Prior

**Planning File No:** 002406

**Location:** 28 Connaught Avenue, Loughton, IG10 4DS

**Proposal:** Proposed single storey side extension, demolish existing conservatory & construct 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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=640214](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=640214)

**Application No:** EPF/1744/20

**Officer:** Muhammad Rahman

**Applicant Name:** EOS Lighting Solutions Ltd Brian Glynn

**Planning File No:** 003658

**Location:** The Avenue Lawn Tennis Club, 18 The Avenue, Loughton, IG10 4PT

**Proposal:** Proposed replacement of lighting on court 1 and installation of new lighting to courts 2 and 3, including ground & duct works. (Revised application to EPF/2327/19).

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=640538](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=640538)

**Application No:** EPF/1781/20

**Officer:** Brendan Meade

**Applicant Name:** Sabina Lo

**Planning File No:** 030785

**Location:** 7 Roundmead Close, Loughton, IG10 1QD

**Proposal:** Side and rear ground floor 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=640753](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=640753)

**Application No:** EPF/1792/20

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mrs Carmen Quinn-Fryatt

**Planning File No:** 007111

**Location:** 65 The Broadway, Loughton, IG10 3SP

**Proposal:** Application for Prior Approval for a Proposed Change of use from D2 to Sui Generis (an addition to the existing class).

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=640794](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=640794)

**Application No:** EPF/1969/20

**Officer:** Marie-Claire Tovey

**Applicant Name:** Harley Harley

**Planning File No:** 009843

**Location:** 178 High Road, Loughton, IG10 1DN

**Proposal:** Proposed external condenser for cold room at Co-op Funeral Home.

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=641622](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641622)

**Application No:** EPF/1970/20

**Officer:** Ian Ansell

**Applicant Name:** Mr Nathan Eriemo

**Planning File No:** 014378

**Location:** 25 Felstead Road, Loughton, IG10 3BB

**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=641623](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641623)

**Application No:** EPF/1979/20

**Officer:** Muhammad Rahman

**Applicant Name:** E Maule

**Planning File No:** 012136

**Location:** 63 Whitehills Road, Loughton, IG10 1TU

**Proposal:** Single storey side and 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=641654](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641654)

**Application No:** EPF/1989/20

**Officer:** Muhammad Rahman

**Applicant Name:** Sutherland

**Planning File No:** 003219

**Location:** 65 Harwater Drive, Loughton, IG10 1LP

**Proposal:** Proposed conversion of house to suit wheelchair disabled use with new accommodation at lower ground to front & first floor at rear.

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=641664](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641664)

**Application No:** EPF/1990/20

**Officer:** Caroline Brown

**Applicant Name:** Mr Darryl Reed

**Planning File No:** 003095

**Location:** 12 Eleven Acre Rise, Loughton, IG10 1AN

**Proposal:** Demolition of existing side extension and construction of a ground floor rear and side extension and a 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=641665](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641665)

**Application No:** EPF/2013/20

**Officer:** Caroline Brown

**Applicant Name:** Mr Brett Racher

**Planning File No:** 010646

**Location:** 9 Shelley Grove, Loughton, IG10 1BY

**Proposal:** Two storey front extension. First floor side extension. Replacement and extension of roof.

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=641814](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641814)

**Application No:** EPF/2020/20

**Officer:** Marie-Claire Tovey

**Applicant Name:** Epping Forest District Council - Mr John Hayes

**Planning File No:** 010456

**Location:** Garage site Ladyfields, Loughton, IG10 3RP

**Proposal:** Redevelopment to provide two residential buildings, proposed flats and houses with associated parking spaces and landscaping, 16 units in total.

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=641835](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641835)

**Application No:** EPF/2024/20

**Officer:** Brendan Meade

**Applicant Name:** Mr and Mrs Bassi

**Planning File No:** 006907

**Location:** Goldings Manor Cottage, 3 Stanmore Way, Loughton, IG10 2SA

**Proposal:** Raising the roof of existing garage/gym and infill 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=641855](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641855)

**Application No:** EPF/2025/20

**Officer:** David Maguire

**Applicant Name:** Mr Paul Caruana

**Planning File No:** 023830

**Location:** 1 Priory Road, Loughton, IG10 1AF

**Proposal:** Single storey side and 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=641856](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641856)

**Application No:** EPF/2034/20

**Officer:** David Maguire

**Applicant Name:** Faye Hirons

**Planning File No:** 030778

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

**Proposal:** Front porch 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=641914](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641914)

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

**Application No:** EPF/1968/20

**Officer:** David Maguire

**Applicant Name:** Eric & Nicola Emanuel Garcia

**Planning File No:** 014200

**Location:** 41 Harwater Drive, Loughton, IG10 1LP

**Proposal:** Application for a Certificate of Lawful Development for a Proposed raising of hip roof to gable & dormer extensions.

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=641621](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641621)

**Application No:** EPF/2004/20

**Officer:** David Maguire

**Applicant Name:** Mr and Mrs R Potter

**Planning File No:** 026901

**Location:** 24 Park Hill, Loughton, IG10 4ES

**Proposal:** Application for a Certificate of Lawful Development for a Proposed single storey rear extension with x2 no. roof lanterns.

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=641724](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641724)

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

**Application No:** EPF/1963/20

**Officer:** Sophie Ward Bennett

**Applicant Name:** Mr Dave Tumbridge

**Planning File No:** 024816

**Location:** Kirby Close, Loughton,

**Proposal:** Application for Approval of Details Reserved by Condition 11"full details of both hard and soft landscape works (including tree planting) and implementation programme" for EPF/2035/16. (4 affordable homes with 10 parking spaces).

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=641616](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641616)

**Application No:** EPF/1966/20

**Officer:** Sophie Ward Bennett

**Applicant Name:** Mr Dave Tumbridge

**Planning File No:** 029575

**Location:** Garages at rear of numbers 62-72 Etheridge Road and at rear of 8-13 Etheridge Green, Loughton, IG10 2HY

**Proposal:** Application for Approval of Details Reserved by Condition 7"scheme of soft landscaping and a statement of the methods" for

EPF/2592/15. (Demolition of garages and erection of a pair of semi detached 2 storey affordable homes, and a third affordable home in the form of a bungalow, together with 7 parking spaces).

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=641619](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641619)

**Application No:** EPF/2175/20

**Officer:** Graham Courtney

**Applicant Name:** Mr & Mrs Loe

**Planning File No:** 026373

**Location:** 23 River Way, Loughton, IG10 3LJ

**Proposal:** Application to Determine if Prior Approval is Required for a Larger Home Extension measuring 5.35 metres, height to eaves of 3.00 metres & a maximum height of 3.55 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=642555](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=642555)

**Application No:** EPF/2211/20

**Officer:** Graham Courtney

**Applicant Name:** Miss Lucy Golden

**Planning File No:** 023516

**Location:** 5 Westall Road, Loughton, IG10 2AF

**Proposal:** Application to determine if Prior Approval is required for a Larger Home Extension measuring 4.27 metres, height to eaves of 2.70 metres & a maximum height of 3.84 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=642713](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=642713)

## 2 Matters for Report

There are no matters for report.

## 3 Decisions

### 3.1 Decisions by Epping Forest District Council

There are no decisions listed.

## 4 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
- 5.

### 4.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of New Breed Bottle Shop, 287 High Road, Loughton, IG10 1AH.

\* See attached Notice, page 7.

**4.2 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Café Caribbean (Loughton) Ltd., 262 High Road, Loughton, IG10 1RB.**

\* See attached Notice, page 8.

**5 Enforcement and Compliance**

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

**NO CASES REPORTED**

**Mark Squire**  
**TOWN CLERK**  
13 October 2020

**Agenda item 4.1**

**Notice of application for a new premises licence under the Licensing Act 2003 in respect of New Breed Bottle Shop, 287 High Road, Loughton, IG10 1AH**

**Epping Forest  
District Council**

**Register of Licence applications received.**

Date application received: 29<sup>th</sup> September 2020

Applicant name: New Breed Bottle Shop Ltd

Address of Premises: New Breed Bottle Shop, 287 High Road, Loughton, IG10 1AH.

Brief details of the nature of the application:

The application is for a specialist off-licence with a local & UK focus on independent producers of craft beer, wine & spirits. They propose to sell bottles, cans and have 6-8 draft lines for beer and wine. As well as traditional off trade they will offer the opportunity for customers to sample products in store and refill. Main revenue stream is to serve products to be consumed off site not as a bar, although they will provide a small seating area for customers to consume onsite.

The applicant is asking for the following licensable activities:

**Supply of Alcohol (both on & off the premises)**

**Monday to Saturday 12:00-20:00**

**Sunday 12:00-17:00**

**Provision of recorded music**

**Monday to Saturday 12:00-20:00 Sunday**

**12:00-17:00**

**Hours Premises will be open to the public**

**Monday to Saturday 12:00-20:00 Sunday**

**12:00-17:00**

Any representations regarding the above application should be made within 28 days of the day above, to:

Epping Forest District Council  
Licensing Unit Civic Offices,  
High Street  
Epping Essex  
CM16 4BZ



**Agenda item 4.2**

**Notice of application for a new premises licence under the Licensing Act 2003 in respect of Café Caribbean (Loughton) Ltd., 262 High Road, Loughton, IG10 1RB.**

**Epping Forest  
District Council**

**Register of Licence applications received.**

Date application received: 9<sup>th</sup> October 2020

Applicant name: Cafe Caribbean (Loughton) Ltd

Address of Premises: 262 High Road, Loughton, IG10 1RB

Brief details of the nature of the application:

The application is for a new Premises Licence for a cafe/restaurant serving Caribbean Food. The applicant is asking for the following licensable activities:

**Supply of Alcohol (both on & off the premises)**

Monday to Thursday 11:00 to 23:00

Friday and Saturday 11:00 to 00:00

Sunday 11:00 to 23:00

**Provision of Live Music**

Friday and Saturday 23:00 to 00:00

**Provision of Recorded Music**

Friday and Saturday 23:00 to 00:00

**Provision of Late Night Refreshment**

Monday to Thursday 23:00 to 23:30

Friday and Saturday 23:00 to 00:30

Sunday 23:00 to 23:30

**Hours Premises will be open to the public**

Monday to Thursday 11:00 to 23:30

Friday and Saturday 11:00 to 00:30

Sunday 11:00 to 23:30

Any representations regarding the above application should be made within 28 days of the day above, to:

Epping Forest District Council  
Licensing Unit Civic Offices,  
High Street  
Epping  
Essex CM16 4BZ