



PLANNING AND LICENSING COMMITTEE

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

Monday 16 November 2020

has been **CANCELLED**

Planning applications from the weekly lists dated

30 October and 6 November 2020

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

**Mark Squire
Town Clerk**

10 November 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. 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 30 October and 6 November 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/1465/20

Officer: Ian Ansell

Applicant Name: Davenant Foundation School

Planning File No: 002574

Location: Davenant Foundation School, Chester Road, Loughton, IG10 2LD

Proposal: Replacement of existing temporary classrooms with permanent standalone block.

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=639155

Application No: EPF/1971/20

Officer: Brendan Meade

Application No: EPF/1971/20

Officer: Brendan Meade

Applicant Name: Mr Pravin Mayor

Planning File No: 013396

Location: 22 Alderton Hill, Loughton, IG10 3JB

Proposal: Proposed double storey front, double storey side, double storey rear and part single storey rear extension. Change of roof profile to create 2 small front and rear dormers.

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=641624

Application No: EPF/2142/20

Officer: David Maguire

Applicant Name: Mr Colin Southgate

Planning File No: 011421

Location: 31 Hazelwood, Loughton, IG10 4ET

Proposal: Application for a Certificate of Lawful development for single storey rear extension built in 2005 (conservatory).

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=642375

Application No: EPF/2277/20

Officer: Brendan Meade

Applicant Name: Mr Charles Ross

Planning File No: 030535

Location: 75 Audley Gardens, Loughton, IG10 2EW

Proposal: Certificate of lawful development for existing rear dormer window in a loft conversion.

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=642994

Application No: EPF/2281/20

Officer: Caroline Brown

Applicant Name: Mr Charvat

Planning File No: 020193

Location: 10 Monkchester Close, Loughton, IG10 2SN

Proposal: Proposed two storey side extension, floor plans redesign and all associated works.

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=642998

Application No: EPF/2294/20

Officer: Robin Hellier

Applicant Name: Mr Ian Harris

Planning File No: 015013

Location: 4 Little Goldings, The Barn, Clays Lane, Loughton, IG10 2RZ

Proposal: TPO/EPF/42/91 (Ref: G2)

T1: Sycamore - Cown reduce height by up to 3m & laterals by up to 2m, 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=643054

Application No: EPF/2297/20

Officer: Muhammad Rahman

Applicant Name: Alison Harris

Planning File No: 011996

Location: Forest View, 11 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Demolition of existing garage. New garage providing new lower ground floor entrance canopy and storage areas. Ground floor extension over new garage with new hipped roof providing additional space to existing bedroom. New dormer window to existing bedroom in rear roof space including alterations to existing dormer on North East elevation. Single storey rear extension with new hipped 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=643057

Application No: EPF/2300/20

Officer: Zara Seelig

Applicant Name: Mr Mark Grace

Planning File No: 030831

Location: 145 Chester Road, Loughton, IG10 2LJ

Proposal: 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=643075

Application No: EPF/2310/20

Officer: Brendan Meade

Applicant Name: Mr Christian Toumazi

Planning File No: 030844

Location: 23 Deepdene Path, Loughton, IG10 3PT

Proposal: Construction of a single storey extension to create a porch and wrap around side 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=643101

Application No: EPF/2312/20

Officer: Alastair Prince

Applicant Name: KEHAYOV

Planning File No: 005914

Location: 9 Hanson Close, Loughton, IG10 2EE

Proposal: Erection of a single storey front 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=643103

Application No: EPF/2313/20

Officer: Zara Seelig

Applicant Name: Mr Kelly

Planning File No: 016471

Location: 3 Sparelease Hill, Loughton, IG10 1BS

Proposal: Proposed single storey front porch & associated elevational alteration (Revised application to EPF/0249/20).

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=643104

Application No: EPF/2326/20

Officer: David Maguire

Applicant Name: Mr & Mrs Adams

Planning File No: 023161

Location: 5 Catherine Close, Loughton, IG10 3NJ

Proposal: Conversion of existing garage space into habitable room.

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=643197

Application No: EPF/2353/20

Officer: David Maguire

Applicant Name: Mr Martin Ten Houten

Planning File No: 022505

Location: 34 Meadow Road, Loughton, IG10 4HX

Proposal: Loft extension over 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=643339

Application No: EPF/2355/20
Officer: Caroline Brown
Applicant Name: Mrs Leanne Finch
Planning File No: 030834
Location: 141 Smarts Lane, Loughton, IG10 4BP
Proposal: Single storey rear 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=643341

Application No: EPF/2363/20
Officer: Zara Seelig
Applicant Name: Mr and Mrs C Mobbs
Planning File No: 016151
Location: 83 Forest Road, Loughton, IG10 1EF
Proposal: Demolition of existing rear extension. Proposed single and two storey rear extension. Proposed two storey front extension and garage conversion.

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=643398

Application No: EPF/2369/20
Officer: Sukhvinder Dhadwar
Applicant Name: Reformer Ltd
Planning File No: 029822
Location: 69 Church Hill, Loughton, IG10 1QP
Proposal: Demolition of the existing dwelling and replacement with a block of 8 residential apartments alongside associated access, landscaping, amenity space, parking and other ancillary works.

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=643434

Application No: EPF/2381/20
Officer: Alastair Prince
Applicant Name: Jennie Crook
Planning File No: 030849
Location: 1 Cherston Gardens, Loughton, IG10 3PN
Proposal: Proposed single storey side 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=643454

Application No: EPF/2395/20
Officer: Robin Hellier
Applicant Name: Mr Bill Bassi
Planning File No: 017578
Location: 14 Park Hill, Loughton, IG10 4ES
Proposal: TPO/EPF/14/85 (Ref: T20 & T21)

T1 & T2: Lime - Re-pollard, 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=643535

Application No: EPF/2400/20

Officer: David Maguire

Applicant Name: Ms Iris Fraser

Planning File No: 017440

Location: 35 Hazelwood, Loughton, IG10 4ET

Proposal: Proposed internal alterations & conversion of a garage into a habitable room.

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=643555

Application No: EPF/2401/20

Officer: Robin Hellier

Applicant Name: Mrs B ChoppingTheydon Tree Care

Planning File No: 004218

Location: 43 Upper Park, Loughton, IG10 4EQ

Proposal: TPO/EPF/07/79 (Ref: T4)

T1: Horse Chestnut- Crown thin by up to 30%, 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=643556

Application No: EPF/2417/20

Officer: David Maguire

Applicant Name: Ms. A. Lack

Planning File No: 030843

Location: 37 Roding Gardens, Loughton, IG10 3NH

Proposal: Conversion of an existing detached garage to ancillary use.

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=643618

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

Application No: EPF/2280/20

Officer: David Maguire

Applicant Name: Mr Matt Bienkowski

Planning File No: 001494

Location: 14 The Drive, Loughton, IG10 1HB

Proposal: Certificate of lawful development for a proposed garage conversion.

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=642997

Application No: EPF/2334/20

Officer: David Maguire

Applicant Name: Mr & Mrs Jones

Planning File No: 019605

Location: 2 The Fountains, Loughton, IG10 4RZ

Proposal: Application for a Lawful Development Certificate for a proposed 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=643255

Application No: EPF/2354/20

Officer: David Maguire

Applicant Name: Mr Martin Ten Houten

Planning File No: 022505

Location: 34 Meadow Road, Loughton, IG10 4HX

Proposal: Application for a Lawful Development Certificate for a Proposed loft extension with outrigger.

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=643340

Application No: EPF/2418/20

Officer: David Maguire

Applicant Name: Ms. A. Lack

Planning File No: 030843

Location: 37 Roding Gardens, Loughton, IG10 3NH

Proposal: Application for a Lawful Development Certificate for a proposed erection of 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=643619

Application No: EPF/2419/20

Officer: Brendan Meade

Applicant Name: Mr & Mrs Golstein

Planning File No: 008882

Location: 72 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Application for a Certificate fo Lawful Development for a proposed construction of a single storey building.

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=643620

Application No: EPF/2436/20

Officer: David Maguire

Applicant Name: Mr Greg Brandon

Planning File No: 030847

Location: 36 Mannock Drive, Loughton, IG10 2JB

Proposal: Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.

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=643678

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

Application No: EPF/2337/20

Officer: Sophie Ward Bennett

Applicant Name: Mr James Dignan

Planning File No: 026588

Location: Garages rear of 119-125 Chester Road, Loughton, IG10 2LR

Proposal: Application for Approval of Details Reserved by Condition 12"full details of both hard and soft landscape works (including tree planting) and implementation programme" for EPF/2590/15. (3 affordable homes 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=643258

2 Matters for Report

2.1 Notice of Appeal

EPF/0934/20 – 14 Broadstroad, Loughton, IG10 2SB. Proposal:

Proposed part demolition of existing & erection of a new rear, front & roof extension, with internal remodeling & associated landscaping (Revised application to EPF/2689/19)

(Appeal ref no: APP/J1535/D/20/3258420 – Min no PL1.1 – 15/6/20)

For information only: 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.

The Committee is advised that as the appeal is proceeding under the Householder Appeals Service there is no opportunity to submit further comments. The District Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn. The Planning Inspectorate aims to deal with appeals that follow the above procedure within 8 weeks of the appeal: 30 December 2020.

3 Loughton Building Design Award

Nominations have been invited annually since 2012, the 2021 design award will be launched on page 10 of the winter edition of Think Loughton. A press release is to be issued and nominations will also be invited from local architects and builders as previously agreed by the Committee. A copy of the nomination form is available at <https://tinyurl.com/ybsqvrn9>

This award seeks to recognise and reward individual examples of good design and construction, and raise public awareness of the built environment within Loughton.

In particular we are looking for significant contributions during the previous 12 months for building works that either:

- enhanced the town;
- improved a dilapidated building;
- upgraded or enhanced a conservation area; or were
- noteworthy in terms of design or innovation.

Members are also invited to submit suggestions and reminded that nominations should be sent to the Planning Committee Clerk by the closing date of 31 January 2021.

4 Decisions

4.1 Decisions by Epping Forest District Council

* There are no decisions listed.

5 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

5.1 Notice of Application for a variation of premises licence under the Licensing Act 2003 in respect of The Hive Cafe, 38b Chigwell Lane, Loughton, Essex, IG10 3NY

* See attached notice, page 9.

6 Enforcement and Compliance

6.1 To ADVISE the Committee of any updates to the reports previously received.
NO CASES REPORTED

Mark Squire
TOWN CLERK
10 November 2020

Agenda item 5.1

**Notice of Application for a variation of premises licence under the Licensing Act 2003
in respect of The Hive Cafe, 38b Chigwell Lane, Loughton, Essex, IG10 3NY**

**Epping Forest
District Council**

Register of Licence applications received.

Date application received: 9th October 2020

Applicant name: Serna Yildiz

Address of Premises: The Hive Cafe, 38b Chigwell Lane, Loughton, Essex, IG10 3NY

Brief details of the nature of the application.

The proposed application is to vary the Premises Licence to extend the hours for the sale of alcohol from 08:00 to 23:00 Monday to Sunday and a seasonal variation of 08:00 to 00:00 on Christmas Eve and New Year's Eve. Also to add provision of late night refreshment from 23:00 to 00:00 on Christmas Eve and New Year's Eve. The standard opening hours of the premises will be 08:00 to 23:00 Monday to Sunday and non-standard opening hours of 08:00 to 00:00 on Christmas Eve and New Year's Eve.

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 CM164BZ