



# PLANNING AND LICENSING COMMITTEE

In line with Government advice on Coronavirus  
the Planning and Licensing Committee meeting for  
**Monday 4 January 2021**

has been **CANCELLED**

Planning applications from the weekly lists dated  
**11 December, 18 December and 24 December 2020**  
will be considered by members of the Committee  
under powers of delegated authority.

**Mark Squire**  
**Town Clerk**  
29 December 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 11 December, 18 December and 24 December 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/2728/20

**Officer:** Muhammad Rahman

**Applicant Name:** Mr George Wilson

**Planning File No:** 030618

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

**Proposal:** Proposed detached outbuilding ancillary to the main house.

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=645014](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645014)

**Application No:** EPF/2744/20

**Officer:** Zara Seelig

**Applicant Name:** Mr Stefan Attfield

**Planning File No:** 001841

**Location:** 119 Forest Road, Loughton, IG10 1EF

**Proposal:** Erection of outbuilding within the rear garden to be used as a home office.

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=645073](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645073)

**Application No:** EPF/2748/20

**Officer:** David Maguire

**Applicant Name:** Mr Telling and Ms Wiggins

**Planning File No:** 014748

**Location:** 38 Alderton Hill, Loughton, IG10 3JB

**Proposal:** Demolition of the open porch and erection of enclosed porch.

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=645077](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645077)

**Application No:** EPF/2762/20

**Officer:** Marie-Claire Tovey

**Applicant Name:** Trevalyn House Ltd

**Planning File No:** 001876

**Location:** 1-8 Trevelyan Gardens, Loughton, IG10 2FB

**Proposal:** Application for variation of condition 2 "plan numbers" on EPF/1578/16 (Demolition of three existing properties and associated buildings)

to be replaced with 8 no. dwelling houses, new access road, parking and landscaping- ref: EPF/2379/17).

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=645153](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645153)

**Application No:** EPF/2767/20

**Officer:** Brendan Meade

**Applicant Name:** Ms Shanaz Faqir

**Planning File No:** 030877

**Location:** 2 Hillyfields, Loughton, IG10 2JS

**Proposal:** Proposed two storey & part 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=645158](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645158)

**Application No:** EPF/2784/20

**Officer:** Brendan Meade

**Applicant Name:** Mr & Mrs Lamont

**Planning File No:** 021588

**Location:** 9 Foxley Close, Loughton, IG10 2HU

**Proposal:** First floor side and rear extension. (Revised application to EPF/1388/20).

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=645218](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645218)

**Application No:** EPF/2794/20

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Nurtac Timur

**Planning File No:** 008800

**Location:** 209 D High Road, Loughton, IG10 1BB

**Proposal:** Erection of canopies for use of garden as additional seating to cafe and associated landscaping.

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=645293](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645293)

**Application No:** EPF/2798/20

**Officer:** Zara Seelig

**Applicant Name:** Mr & Mrs Edmund Benson

**Planning File No:** 026252

**Location:** 43 Woodland Road, Loughton, IG10 1HQ

**Proposal:** Single storey extensions to front and rear, plus a rear extension at first floor level including Juliet balcony and minor elevational modifications.

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=645297](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645297)

**Application No:** EPF/2799/20

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Kevin Desouza

**Planning File No:** 006560

**Location:** 167 High Road, Loughton, IG10 4LF

**Proposal:** Replacement and relocation of flue.

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=645298](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645298)

**Application No:** EPF/2800/20

**Officer:** Muhammad Rahman

**Applicant Name:** Mr & Mrs Kingra

**Planning File No:** 029933

**Location:** 2 Tycehurst Hill, Loughton, IG10 1BU

**Proposal:** Amendments to approved EPF/1068/18 to regularise changes made during construction (original proposed two storey side & rear extensions, including rear dormer to the new loft 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=645299](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645299)

**Application No:** EPF/2813/20

**Officer:** Brendan Meade

**Applicant Name:** Coughlin

**Planning File No:** 002911

**Location:** Forest Rise, Debden Road, Loughton, IG10 2NY

**Proposal:** Application for Variation of Condition 2 'Plan numbers' of EPF/3476/17 (Total refurbishment and extensions with outbuilding for guest and swimming pool/gym).

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=645358](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645358)

**Application No:** EPF/2841/20

**Officer:** Muhammad Rahman

**Applicant Name:** Tracy Holding

**Planning File No:** 030889

**Location:** 14 Avondale Drive, Loughton, IG10 3BZ

**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=645499](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645499)

**Application No:** EPF/2891/20

**Officer:** Brendan Meade

**Applicant Name:** Mr & Mrs Janet & Lee Hughes

**Planning File No:** 030988

**Location:** 89 Whitehills Road, Loughton, IG10 1TU

**Proposal:** Two storey side extension and 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=645741](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645741)

**Application No:** EPF/2914/20

**Officer:** David Maguire

**Applicant Name:** Mr Selahattin Cicek

**Planning File No:** 030405

**Location:** 46 Ibbetson Path, Loughton, IG10 2AS

**Proposal:** Application for a Lawful Development Certificate for an existing rear roof dormer.

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=645792](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645792)

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

**Application No:** EPF/2742/20

**Officer:** David Maguire

**Applicant Name:** Mr Dimitar Grablev

**Planning File No:** 019427

**Location:** 18 Mannoek Drive, Loughton, IG10 2JA

**Proposal:** Application for a Lawful Development Certificate for rear outbuilding.

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=645058](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645058)

**Application No:** EPF/2782/20

**Officer:** David Maguire

**Applicant Name:** Mr. Stewart

**Planning File No:** 030884

**Location:** 5 Goldingham Avenue, Loughton, IG10 2JF

**Proposal:** Application for a Lawful Development certificate for a proposed loft conversion with a rear dormer & x3 no. rooflights to the front elevation.

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=645216](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645216)

**Application No:** EPF/2809/20

**Officer:** Muhammad Rahman

**Applicant Name:** Mrs Sabina Gardiner

**Planning File No:** 030886

**Location:** 23 Priory Road, Loughton, IG10 1AF

**Proposal:** Application for Lawful Development Certificate for proposed demolition of an existing garage & erection of a single storey side extension & a front porch.

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=645354](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645354)

**Application No:** EPF/2818/20

**Officer:** David Maguire

**Applicant Name:** Mr Will Littlechild

**Planning File No:** 030887

**Location:** 98 Valley Hill, Loughton, IG10 3AT

**Proposal:** Certificate of lawful development for proposed hip to gable loft conversion with rear dorm window and front roof lights.

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=645364](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645364)

**Application No:** EPF/2887/20

**Officer:** Muhammad Rahman

**Applicant Name:** Mr & Mrs King

**Planning File No:** 016240

**Location:** 64 Sedley Rise, Loughton, IG10 1LT

**Proposal:** Application for a Lawful Development Certificate for a proposed hip to gable loft conversion, with a rear dormer and 3 rooflights to the front elevation, and 1 rooflight to the rear elevation.

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=64](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=64)

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

**Application No:** EPF/2743/20

**Officer:** Sukhvinder Dhadwar

**Applicant Name:** Mr Marc Dennis

**Planning File No:** 006876

**Location:** Unit B, C & D Landmark House, 30 Barrington Green, Loughton IG10 2BA - Former Zara Bar & Grill

**Proposal:** Application for approval of details reserved by condition 2 'Details of Internal Layout' and condition 8 'Ceiling/party floor insulation' on planning application EPF/0495/20 (Change of use from use for purposes within Use Classes A1 (shops), A3 (restaurants and cafes) and A4 (drinking establishments), as approved under planning permission EPF/2163/13, to use for purposes within Use Class D2 (assembly and leisure) as a Boxing Gym)

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=645057](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645057)

**Application No:** EPF/2965/20

**Officer:** Graham Courtney

**Applicant Name:** Donna Smith

**Planning File No:** 030897

**Location:** 24 Southern Drive, Loughton, IG10 3BU

**Proposal:** Application to determine if Prior Approval is required for a Larger Home extension measuring 4.77 metres, height to eaves of 2.30 metres & a maximum height of 3.53 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=646033](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646033)

## 2 Matters for Report

### 2.1 Notices of Appeal

- 2.1.1 EPF/0542/20 – Aubrey House 1-14 Flats + Unit 1 + Unit 2, (Formerly Rear of 165 High Road), 165H High Road, Loughton, IG10 4LF.**  
**Proposal:** Revisions to Building 2 rear building (Approved under EPF/2600/14) to include penthouse as allowed under appeal APP/J1535/W/19/3226911 and internal and external alterations.  
(Appeal ref no: APP/J1535/W/20/3261582 – Min no PL1.1 – 30/3/20)

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=634495](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=634495)

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 18 January 2021.

**2.1.2 EPF/1317/19 - Trevelyan House, Goldings Hill, Loughton, IG10 2SW. Proposal: Application for Variation of Condition 2:"completed strictly with approved drawings" for EPF/2379/17. (Demolition of three existing properties and associated buildings to be replaced with x 8 no. dwelling houses, new access road, parking and landscaping). Erection of 7 no. streetlights accompanied by a lighting report.**

**(Appeal ref no: APP/J1535/W/20/3263513 – Min no PL701.1)**

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=624325](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=624325)

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 27 January 2021.

### **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

#### **4.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of 179-181 High Road, Loughton, IG10 4LF for a restaurant, lounge and bar.**

\* See attached notice, page 8.

**5 Enforcement and Compliance**

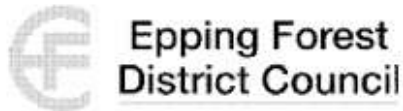
5.1 To ADVISE the Committee of any updates to the reports previously received.  
**NO CASES REPORTED**

**Mark Squire  
TOWN CLERK  
29 December 2020**



**Agenda item 4.1**

**Notice of application for a new premises licence under the Licensing Act 2003 in respect of 179-181 High Road, Loughton, IG10 4LF for a restaurant, lounge and bar.**



**Register of Licence applications received.**

Date application received: 24<sup>th</sup> December 2020

Applicant name: Umut Demir

Address of Premises: 179-181 High Road, Loughton, Essex, IG10 4LF

Brief details of the nature of the application;

The application is for a new Premises Licence for a restaurant, lounge and bar. The applicant is applying for the following licensable activities:

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

Monday to Thursday	10:00 to 00:00
Friday and Saturday	10:00 to 00:30
Sunday	10:00 to 00:00

**Provision of Recorded Music**

Monday to Thursday	10:00 to 00:00
Friday and Saturday	10:00 to 00:30
Sunday	10:00 to 00:00

**Provision of Late Night Refreshment**

Monday to Thursday	23:00 to 00:00
Friday and Saturday	23:00 to 00:30
Sunday	23:00 to 00:00

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

Monday to Thursday	10:00 to 00:30
Friday and Saturday	10:00 to 01:00
Sunday	10:00 to 00:30

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