



PLANNING AND LICENSING COMMITTEE

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

Monday 1 February 2021

has been **CANCELLED**

Planning applications from the weekly lists dated

15 January and 22 January 2021

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

Mark Squire
Town Clerk
26 January 2021

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 15 January and 22 January 2021.

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/2449/20

Officer: Caroline Brown

Applicant Name: Littlecroft Properties Ltd

Planning File No: 001877

Location: 9-11 High Beech Road, Loughton, IG10 4BN

Proposal: Change of use, conversion and enlargement of ground floor and first floor b1 offices to create 6 one bed flats, 1 two bed flat and 1 studio flat with 6 car parking spaces at the rear to serve the new flats and two existing flats.

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=643754

Application No: EPF/2832/20

Officer: David Maguire

Applicant Name: Mr Joey Musaphia

Planning File No: 014566

Location: 55 Wellfields, Loughton, IG10 1PA

Proposal: New walls, railings and gates to boundary.

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=645473

Application No: EPF/2888/20

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs King

Planning File No: 016240

Location: 64 Sedley Rise, Loughton, IG10 1LT

Proposal: A single storey side extension and a rear 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=645738

Application No: EPF/2989/20

Officer: Brendan Meade

Applicant Name: Mr & Mrs Georgio

Planning File No: 007999

Location: 17 Stony Path, Loughton, IG10 1SJ

Proposal: Removal of existing roof and construction of a higher roof, rear dormer and new pitched roof over rear first-floor projection.

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=646237

Application No: EPF/2990/20

Officer: Robin Hellier

Applicant Name: Beavis

Planning File No: 002705

Location: 7 Ashfields, Loughton, IG10 1SB

Proposal: TPO/CHI/02/68

T1: Oak - Crown reduce western facing crown by up to 1.5m, as specified.

Crown lift to give 2m clearance over garage roof, 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=646238

Application No: EPF/2997/20

Officer: Brendan Meade

Applicant Name: Mr Daniel Bezani

Planning File No: 030401

Location: 176 Forest Road, Loughton, IG10 1EG

Proposal: Proposed rear first 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=646245

Application No: EPF/3002/20

Officer: Muhammad Rahman

Applicant Name: Tanya Pasichnyk

Planning File No: 026203

Location: 47 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Proposed ground floor rear extension, partial raising of end walls to gable extending ridge line with rear dormer and front rooflights.

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=646273

Application No: EPF/3011/20

Officer: Robin Hellier

Applicant Name: Karrelle Dixon

Planning File No: 004208

Location: 3 Warren Hill, Loughton, IG10 4RL

Proposal: TPO/EPF/09/16

T1: Oak - Crown reduce 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=646282

Application No: EPF/3020/20

Officer: Zara Seelig

Applicant Name: Mr Martin Senaris

Planning File No: 030402

Location: 30 St Johns Road, Loughton, IG10 1RZ

Proposal: Proposed single storey rear extension, associated alterations to internal layout of dwelling and proposed new detached garage

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=646295

Application No: EPF/3052/20

Officer: Zara Seelig

Applicant Name: Mrs Karen Guenzl

Planning File No: 019869

Location: 46 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Front access steps to side access path and installation of stair riser involving partial removal of boundary wall.

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=646423

Application No: EPF/3054/20

Officer: Alastair Prince

Applicant Name: Mr Tony Clark

Planning File No: 024016 000703 024

Location: Land at Barncroft Road, Loughton, IG10 3EY

Proposal: Removal of condition 7 'Ecological Monitoring' on application EPF/0219/19 (Erection of a 2 unit, 2 storey dwelling house with private gardens, including 2 no. off street parking spaces and bicycle parking with separate waste bin area)

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=646425

Application No: EPF/3057/20

Officer: Brendan Meade

Applicant Name: Mr Haresh Sellaturay

Planning File No: 018039

Location: 63 The Crescent, Loughton, IG10 4PU

Proposal: Proposed single storey rear extension, conversion of part detached garage to living accommodation.

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=646434

Application No: EPF/3061/20

Officer: Muhammad Rahman

Applicant Name: Mr. Alan Green

Planning File No: 003487

Location: 13 Spareleaze Hill, Loughton, IG10 1BS

Proposal: Demolition of existing dwelling. Proposed 2 storey replacement dwelling with crown roof over, insert garage to front and rear flat 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=646473

Application No: EPF/3066/20

Officer: Muhammad Rahman

Applicant Name: Mr and Mrs J Lock

Planning File No: 030497

Location: 103 Whitehills Road, Loughton, IG10 1TU

Proposal: Proposed rear terrace. Finished level 500mm above ground 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=646478

Application No: EPF/0008/21

Officer: Muhammad Rahman

Applicant Name: Mr Paul Kemp

Planning File No: 026219

Location: 48 Spring Grove, Loughton, IG10 4QD

Proposal: Single storey rear extension and first floor rear infill extension (Revised application to EPF/2410/20).

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=646656

Application No: EPF/0012/21

Officer: Robin Hellier

Applicant Name: Mrs Julie Rolls

Planning File No: 000288

Location: 5 Woodcote Mews, Loughton, IG10 4QS

Proposal: TPO/EPF/04/98 (Ref: T113-T118)

T1-T5: 5 x Poplars - Fell & replace, 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=646695

Application No: EPF/0026/21

Officer: Ian Ansell

Applicant Name: Mr T Claridge

Planning File No: 012453

Location: Royal Oak House, Forest Road, Loughton, IG10 1EG

Proposal: Retention of external lighting installed on completed development granted under

EPF/0199/18 and previous applications for residential redevelopment of former public house site.

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=646774

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

Application No: EPF/3003/20

Officer: David Maguire

Applicant Name: Carol Penniall

Planning File No: 003229

Location: 53 The Uplands, Loughton, IG10 1NQ

Proposal: Certificate of lawful development for proposed hip to gable loft conversion with rear dormer 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=646274

Application No: EPF/3015/20

Officer: Brendan Meade

Applicant Name: Mr & Mrs Golstein

Planning File No: 008882

Location: 72 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Application for a Certificate for Lawful Development for a proposed construction of a single storey building (Revised application to EPF/2419/20)

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=646286

Application No: EPF/0002/21

Officer: David Maguire

Applicant Name: Mrs E Petrova

Planning File No: 022415

Location: 12 Paley Gardens, Loughton, IG10 2AN

Proposal: Application for a Lawful Development Certificate for a proposed construction of a loft conversion with rear 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=646614

Application No: EPF/0015/21

Officer: David Maguire

Applicant Name: P

Planning File No: 030408

Location: 67 High Beech Road, Loughton, IG10 4BN

Proposal: Application for a Lawful Development Certificate for a proposed 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=646698

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

Application No: EPF/3044/20

Officer: Sophie Ward Bennett

Applicant Name: Mr Tony Clark

Planning File No: 024016 000703 024

Location: Land at Bancroft Road, Loughton, IG10 3EY

Proposal: Application for approval of details reserved by conditions 4 'Details of boundary treatments', condition 6 'Hard and Soft Landscaping' and condition 9 'Drainage details' on planning application EPF/0219/19 (Erection of a 2 unit, 2 storey dwelling house with private gardens, including 2 no. off street parking spaces and bicycle parking with separate waste bin area)

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=646415

Application No: EPF/0140/21

Officer: Graham Courtney

Applicant Name: Ms Glenda Batten

Planning File No: 000009

Location: 26 Crossfields, Loughton, IG10 3PY

Proposal: Prior approval for a 6 metre deep single storey rear extension, height to eaves 3.00 metres and maximum height of 3.77 metres.

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=647173

2 Matters for Report

2.1 Notices of Appeal

2.1.1 EPF/1483/20 – 27 Algiers Road, Loughton, IG10 4NG. Proposal: Replacement outbuilding. (Appeal ref no: APP/J1535/D/20/3263989 – Note No PL1.1. – 24/08/20)

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 start date of 13 January 2021.

2.1.2 EPF/2905/19 – Epping Forest College, Library and Middle Building, Borders Lane Loughton IG10 3SA – Proposal: Redevelopment of the site to provide x 139 no. residential units in 3 buildings ranging from 3-5 storeys, car parking spaces, communal landscaped amenity areas, secure cycling parking & other associated development.

(Appeal ref no: APP/J1535/W/20/3258787 – Min no PL824.1)

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=630855

and.

2.1.3 EPF/0379/20 - Epping Forest College, Former Playing Fields, Borders Lane Loughton IG10 3SA – Proposal: Redevelopment of the site to provide 285 residential dwellings (Use Class C3) in a series of blocks ranging from 2 to 5 storeys in height, a new Wellness Centre (Use Class D1), creation of a new public park, car parking, communal landscaped amenity areas, secure cycle parking and other associated development. (Appeal ref no: APP/J1535/W/20/3263876 – Min no PL869.1)

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=633757

Appeals have been made to the Secretary of State in respect of the above sites. The appeals are following Non-Determination by the Council.

The appeals are to be decided on the basis of Public Inquiry and a site visit by an Inspector.

For any group or organisation who wish to take an active part in the Inquiry, the opportunity is available to apply for what is known as Rule 6 status. Although unusual, there is also scope for interested individuals to take part on the same basis. Rule 6 status means that you would be able to present your evidence on a formal basis and cross examine the evidence of others.

You are invited to give your views in writing no later than 19 February 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

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
26 January 2021**