



# PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee  
are summoned to attend a Meeting at 7.45pm on

**Monday 7 June 2021**

at Loughton Library, Traps Hill, Loughton, IG10 1HD  
to transact the business shown in the agenda.

**Mark Squire**  
**Town Clerk**  
1 June 2021

**Membership:**  
**Councillor T Downing (Chairman)**  
**Councillor C Davies (Vice Chairman)**

Councillors

P Abraham  
J Riley

S Murphy  
G Wiskin

K Rainbow

Note to Councillors:  
If you are unable to attend the meeting,  
please phone your apologies to the office on 020 8508 4200.

*Members of the public are welcome to appear in person at the meeting to make the case for or against a particular application. However, they **must have pre-registered to speak** by contacting the Council on 020 8508 4200 **no later than 3pm on the day of the meeting**. Speakers whether for or against will each have a maximum of 3 minutes to address the Committee. Under the Council's rules only those registered may speak during the meeting. (see also Appendix B of the Standing Orders for more information)*

## AGENDA

### 1 Apologies

To RECEIVE any apologies for absence.

### 2 Declarations of interest

For Councillors to DECLARE any pecuniary or non-pecuniary interest in any item on the Agenda.

### 3 Confirmation of Minutes

To NOTE the minutes of the last meeting of the Planning and Licensing Committee held on 16 March 2020 were CONFIRMED at the Council meeting held on 28 April 2021 and duly signed by the Chairman.

### 4 Matters for Report

To REPORT any further significant information on matters which have been previously discussed, in addition to those which may already be included on the Agenda.

**Following cancellation of the meeting on 24 May 2021, items 4.1 – 4.4 have been deferred for the committee to formally address:**

#### 4.1 Ratification of Planning and Licensing Committee Comments

**4.1.1 To NOTE that the comments for applications submitted by the Planning and Licensing Committee, under powers of delegated authority, following Covid 19 restrictions, were ratified by Full Council as listed below:**

**Council Meeting:** 8 July 2020 (Min no 319.1)  
**P&LC Meetings:** 30 March 2020, 20 April 2020, 4 May 2020, 18 May 2020, 1 June 2020, 15 June 2020, and 29 June 2020

**Council Meeting:** 28 October 2020 (Min no 331.1)  
**P&LC Meetings:** 13 July 2020, 27 July 2020, 24 August 2020, 7 September 2020, 21 September 2020, 5 October 2020 and 19 October 2020

**Council Meeting:** 9 December 2020 (Min no 342.1)  
**P&LC Meetings:** 2 November 2020, 16 November 2020, and 30 November 2020

**Council Meeting:** 17 February 2021 (Min no 361.1)  
**P&LC Meetings:** 14 December 2020, 4 January 2021, 18 January 2021, and 1 February 2021

**Council Meeting:** 10 March 2021 (Min no 342.1)  
**P&LC Meetings:** 15 February 2021, 1 March 2021, 15 March 2021, 29 March 2021, and 12 April 2021.

**4.1.2 To RATIFY the comments for applications submitted by the Planning and Licensing Committee, under powers of delegated authority, following Covid 19 restrictions, for its meeting on 26 April 2021; and the comments submitted after cancellation of its meeting on 24 May 2021 under Covid guidelines.**

**4.2 Planning applications dealt with under delegated powers**

To CONFIRM the representations made under delegated powers by the Planning Committee Clerk in discussion with the 2020/21 Committee members. This action was necessary to meet the statutory deadlines.

**4.2.1 Planning applications**

**Application No:** EPF/0887/21

**Officer:** David Maguire

**Applicant Name:** Ms & Mr Lisa & Enzo Johnston & Caffarelli

**Planning File No:** 031136

**Location:** 4 Lukintone Close, Loughton, IG10 3NS

**Proposal:** Conversion of integral garage into habitable 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=650458](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=650458)

The Committee had NO OBJECTION to this application.

**4.3 Pavement licence application dealt with under delegated authority.**

To CONFIRM the representations made under delegated powers by the Planning Committee Clerk in discussion with the 2020/21 Committee members. This action was necessary to meet the statutory deadlines.

**4.3.1 Application for a Pavement Licence - New Breed Bottle Shop, 287 High Road, Loughton**

*The Committee OBJECTED to this application. The pavement outside this shop is too narrow. The photograph provided of the proposed table and chairs shows them close up to the shop front. Members considered that once they are in use, they will protrude too far out causing an obstruction/trip hazard for pedestrians; and anybody with a pushchair/wheelchair or mobility scooter would not have room to pass.*

**4.4 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/05/21: Land at Beech Farm, High Road, Loughton**

For information only: Epping Forest District Council has made the above Order which protects the trees described on the schedule (see attached, at T1-T10 on applicable reference map) on the grounds that the trees concerned are of public amenity value. The effect of this tree preservation order is to prohibit the felling, lopping, etc., of the trees specified unless the prior written consent of the Council is obtained. (As per agenda for 24 May 2021 - pages 15 – 18.)

**5 Pre-application Consultation on Mobile Phone Masts – CTIL and Telefonica – Proposed base station upgrade at Sterling House, 55 Langston Road, Loughton, IG10 3TS (ref: CTIL\_136774 24)**

The Council has been asked to comment on the proposal to upgrade this mobile phone mast. Responses are invited by 9 June 2021.

\* See letter and plans on pages 10 – 16.

## 6 Planning Applications

6.1 To CONSIDER the planning applications received for the weeks 21 May and 28 May 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.*

**Application No:** EPF/0937/21

**Officer:** Muhammad Rahman

**Applicant Name:** MRS SANDRA LAWLOR

**Planning File No:** 007759

**Location:** 165 High Road, Loughton, IG10 4LF

**Proposal:** Revisions to Building 1 fronting the High Road (Approved under EPF/2600/14 & EPF/0522/16) including internal and external alterations/additions and a new lift.

\*For clarity, no new flats are being created than that approved\*

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=650580](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=650580)

**Application No:** EPF/1096/21

**Officer:** David Maguire

**Applicant Name:** Mr Steve Hill

**Planning File No:** 031189

**Location:** 22 Ollards Grove, Loughton, IG10 4DW

**Proposal:** Two storey side extension, single story 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=651343](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=651343)

**Application No:** EPF/1169/21

**Officer:** Alastair Prince

**Applicant Name:** Drazal Ltd

**Planning File No:** 002033

**Location:** 152 Church Hill, Loughton, IG10 1LJ

**Proposal:** Proposed rear extensions to ground floor retail unit with internal alterations and new shopfront. New first floor rear extension and alterations to form a 1 bedroom self-contained 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=651733](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=651733)

**Application No:** EPF/1171/21

**Officer:** Muhammad Rahman

**Applicant Name:** Mr & Mrs Adam Curtis

**Planning File No:** 006496

**Location:** 5 Longfield, Loughton, IG10 4EE

**Proposal:** Single and two storey front extensions plus pitched roof added to converted garage and other elevational changes to the existing 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=651735](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=651735)

**Application No:** EPF/1185/21

**Officer:** Brendan Meade

**Applicant Name:** Mr Amir Shehzad Ali

**Planning File No:** 017139

**Location:** 13 Hilltop, Loughton, IG10 1PX

**Proposal:** Loft conversion with a rear dormer & front skylights.

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=651775](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=651775)

**Application No:** EPF/1190/21

**Officer:** David Maguire

**Applicant Name:** Mr Afrim Muca

**Planning File No:** 008437

**Location:** 33 Pyrles Lane, Loughton, IG10 2NW

**Proposal:** Hip to gable loft conversion with rear dormer and construction of first floor rear extension over existing 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=651780](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=651780)

**Application No:** EPF/1191/21

**Officer:** Ian Ansell

**Applicant Name:** Mr Nathan Eriemo

**Planning File No:** 014378

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

**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=651781](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=651781)

**Application No:** EPF/1195/21

**Officer:** David Maguire

**Applicant Name:** Jack Ricketts

**Planning File No:** 031171

**Location:** 23 Hilltop Close, Loughton, IG10 1PY

**Proposal:** 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=651785](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=651785)

**Application No:** EPF/1209/21

**Officer:** David Maguire

**Applicant Name:** Ms Maria Poullos

**Planning File No:** 011076

**Location:** 35 Upper Park, Loughton, IG10 4EQ

**Proposal:** Proposed loft conversion with increase of roof ridge level by 500mm with rear dormer and Juliet balcony.

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=651861](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=651861)

**Application No:** EPF/1244/21

**Officer:** Marie-Claire Tovey

**Applicant Name:** Ruth Parry

**Planning File No:** 031192

**Location:** 18 The Crescent, Loughton, IG10 4PY

**Proposal:** Two storey rear extension and 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=652033](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652033)

**Application No:** EPF/1250/21

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr & Mrs James Mariani

**Planning File No:** 004979

**Location:** 16 Park Hill, Loughton, IG10 4ES

**Proposal:** Single storey front and rear extensions and exterior alterations.

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=652113](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652113)

**Application No:** EPF/1265/21

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mrs A Harding

**Planning File No:** 030156

**Location:** 88 Smarts Lane, Loughton, IG10 4BS

**Proposal:** Proposed part single and part double front/side and rear extensions, and loft conversion with front/ side and rear dormers. Amendment to EPF/1022/19 - Rear first floor terrace with glass balustrade.

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=652133](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652133)

**Application No:** EPF/1301/21

**Officer:** David Maguire

**Applicant Name:** Mr. Antonis Kotsonis

**Planning File No:** 031188

**Location:** 3 Hanson Drive, Loughton, IG10 2ED

**Proposal:** Proposed porch extension, ground floor rear extension, facade alterations and creation of driveway.

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=652273](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652273)

**Application No:** EPF/1306/21

**Officer:** Muhammad Rahman

**Applicant Name:** Mr and Mrs Nooitgedacht

**Planning File No:** 008916

**Location:** 7 Brooklyn Avenue, Loughton, IG10 1BL

**Proposal:** Proposed detached 3 bedroom dwelling in an existing side garden.

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=652278](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652278)

**Application No:** EPF/1327/21

**Officer:** Brendan Meade

**Applicant Name:** Mr Woodland

**Planning File No:** 024838

**Location:** 2 The Avenue, Loughton, IG10 4PT

**Proposal:** 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=652356](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652356)

**Application No:** EPF/1328/21

**Officer:** Alastair Prince

**Applicant Name:** Mr Emery Luz

**Planning File No:** 031669

**Location:** 12 Hanson Close, Loughton, IG10 2EE

**Proposal:** Ground floor 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=652357](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652357)

**Application No:** EPF/1408/21

**Officer:** Muhammad Rahman

**Applicant Name:** Higgins Partnership 1961 LC

**Planning File No:** 000695

**Location:** 1 Langston Road, Loughton, IG10 3SD

**Proposal:** Prior approval application for change of use from Office (use class B1) to Residential (Use class C3)

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=652675](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652675)

**6.2 Demolition Determinations. To NOTE the following applications – provided for information only:**

**Application No:** EPF/1425/21

**Officer:** Marie-Claire Tovey

**Applicant Name:** David Chalmers

**Planning File No:** 002145

**Location:** Epping Forest College, Borders Lane, Loughton, IG10 3SA

**Proposal:** Prior approval for proposed demolition of former College Buildings.

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=652775](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652775)

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

**Application No:** EPF/1188/21

**Officer:** Muhammad Rahman

**Applicant Name:** Ms Beth Koiles

**Planning File No:** 031172

**Location:** 1 St Nicholas Place, Loughton, IG10 1BF

**Proposal:** Application for a Lawful Development certificate for a proposed ground floor rear extension, facade alterations, outbuilding demolition, floor plan redesign & 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=651778](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=651778)

**Application No:** EPF/1206/21

**Officer:** Graham Courtney

**Applicant Name:** Mr P Preston

**Planning File No:** 031175

**Location:** 42 Woodland Road, Loughton, IG10 1HJ

**Proposal:** Application for a Lawful Development certificate for a proposed new front porch, and new part single storey, part two 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=651858](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=651858)

**Application No:** EPF/1236/21

**Officer:** David Maguire

**Applicant Name:** Mr Afrim Muca

**Planning File No:** 008437

**Location:** 33 Pyrles Lane, Loughton, IG10 2NW

**Proposal:** Application for a Lawful Development certificate for a proposed hip to gable roof 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=652000](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652000)

**Application No:** EPF/1239/21

**Officer:** Brendan Meade

**Applicant Name:** Mr Scott

**Planning File No:** 030877

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

**Proposal:** Application for a Lawful Development certificate for a proposed hip to gable roof extension and 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=652003](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652003)

**Application No:** EPF/1287/21

**Officer:** Graham Courtney

**Applicant Name:** Mr N Patel

**Planning File No:** 029842

**Location:** 7 Churchfields, Loughton, IG10 1AG

**Proposal:** Application for a Lawful Development certificate for a proposed hip to gable 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=652216](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652216)

**Application No:** EPF/1302/21

**Officer:** David Maguire

**Applicant Name:** Mr. Antonis Kotsonis

**Planning File No:** 031188

**Location:** 3 Hanson Drive, Loughton, IG10 2ED

**Proposal:** Application for a Lawful Development certificate for a proposed loft conversion with rear dormer, facade alterations, floor plan 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=652274](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652274)

- 6.4 Others – provided for information only:** (Members are reminded that comments are not normally accepted on these applications).  
**Application No:** EPF/1269/21  
**Officer:** Sophie Ward Bennett  
**Applicant Name:** Davenant Foundation School Davenant Foundation School  
**Planning File No:** 002574  
**Location:** Davenant Foundation School, Chester Road, Loughton, IG10 2LD  
**Proposal:** Application for Approval of Details reserved by conditions 3" details of flood mitigation " & 4"Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule" for EPF/1465/20. (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=652173](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652173)

**Application No:** EPF/1388/21  
**Officer:** Graham Courtney  
**Applicant Name:** Mr Josh Benjamin  
**Planning File No:** 031169

**Location:** 83 Southern Drive, Loughton, IG10 3BX

**Proposal:** Prior approval for a 4.5 metre deep single storey rear extension, height to eaves 2.95 metres and overall height of 2.95 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=652593](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652593)

**Application No:** EPF/1409/21  
**Officer:** Graham Courtney  
**Applicant Name:** Mr Matt Rose  
**Planning File No:** 031180

**Location:** 26 Lower Park Road, Loughton, IG10 4NA

**Proposal:** Prior approval for a 5.10 metre deep single storey rear extension, height to eaves 3.00 metres and overall height of 3.00 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=652676](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652676)

**Application No:** EPF/1410/21  
**Officer:** Graham Courtney  
**Applicant Name:** Mr Paul Green  
**Planning File No:** 030226

**Location:** 92 Alderton Hall Lane, Loughton, IG10 3HD

**Proposal:** Prior approval for a 5,00 metre deep single storey rear extension, height to eaves 2.50 metres and overall height of 3.90 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=652677](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652677)

**Application No:** EPF/1449/21  
**Officer:** Graham Courtney  
**Applicant Name:** Mr Jordan Walker  
**Planning File No:** 031191

**Location:** 36 Oakwood Hill, Loughton, IG10 3EW

**Proposal:** Prior approval for a 6.0 metre deep single storey rear extension, height to eaves 3.0 metres and maximum height of 4.0 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=652854](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652854)

## **7 Decisions**

### **7.1 Decisions by Epping Forest District Council**

No decision notices have been received.

## **8 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

## **9 Enforcement and Compliance**

**9.1.1** To ADVISE the Committee of any updates to the reports previously received.  
**No Cases Reported.**

**Mark Squire**  
**TOWN CLERK**  
1 June 2021

**Agenda item 5**

**Pre-application Consultation on Mobile Phone Masts – CTIL and Telefonica –  
Proposed base station upgrade at Sterling House, 55 Langston Road, Loughton, IG10  
3TS (ref: CTIL\_136774 24)**



Our ref: PC/CTIL\_136774 24

Monday 17<sup>th</sup> May 2021

Loughton Town Council  
Loughton Library & Town Hall  
Traps Hill  
Loughton, IG10 1HD

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

**BY EMAIL**

Dear Representatives of the Loughton Town Council,

**PROPOSED BASE STATION UPGRADE AT CTIL\_136774 24, TEF\_46000 STERLING HOUSE, 55  
LANGSTON ROAD, LOUGHTON, ESSEX, IG10 3TS (NGR: 544549, 196051).**

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone have identified this site as suitable for an equipment upgrade for Telefonica. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone and Telefonica are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of Telefonica's network improvement program, there is a specific requirement for a radio base station upgrade at this location to provide improved 4G and 5G for Telefonica in the area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

**In the first instance, all correspondence should be directed to the agent.**

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:  
Cornerstone Telecommunications Infrastructure Limited  
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA,  
Registered in England & Wales No. 08287351,  
VAT No. GB142 8555 04

 Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA

Classification: Unrestricted

page 1

[www.cornerstone.network](http://www.cornerstone.network)

Agenda item 5 /continued



Please find below the details of the proposed upgrade: -

Our technical network requirement is as follows:

- CTIL\_136774 24, TEF\_46000, Sterling House.
- To provide improved 4G and 5G for Telefónica in the area.

We consider the best solution is as follows:

- Sterling House, 55 Langston Road, Loughton, Essex, IG10 3TS (NGR: 544549, 196051)
- The proposed upgrade consists of Internal Cabinet and Ancillary works.
- This option has been chosen as it utilises an existing installation which will improve coverage with minimal changes to the equipment, reducing the visual impact on the surrounding area as far as technically possible.

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number PC/CTIL\_136774 24)

Yours faithfully,

**Peter Cherry**  
**Waldon Telecom Ltd.**  
(for and on behalf of Cornerstone)  
Email: [peter.cherry@waldontelecom.com](mailto:peter.cherry@waldontelecom.com)

**In the first instance, all correspondence should be directed to the agent.**

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:  
Cornerstone Telecommunications Infrastructure Limited,  
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.  
Registered in England & Wales No. 08087551.  
VAT No. GB142 8555 04

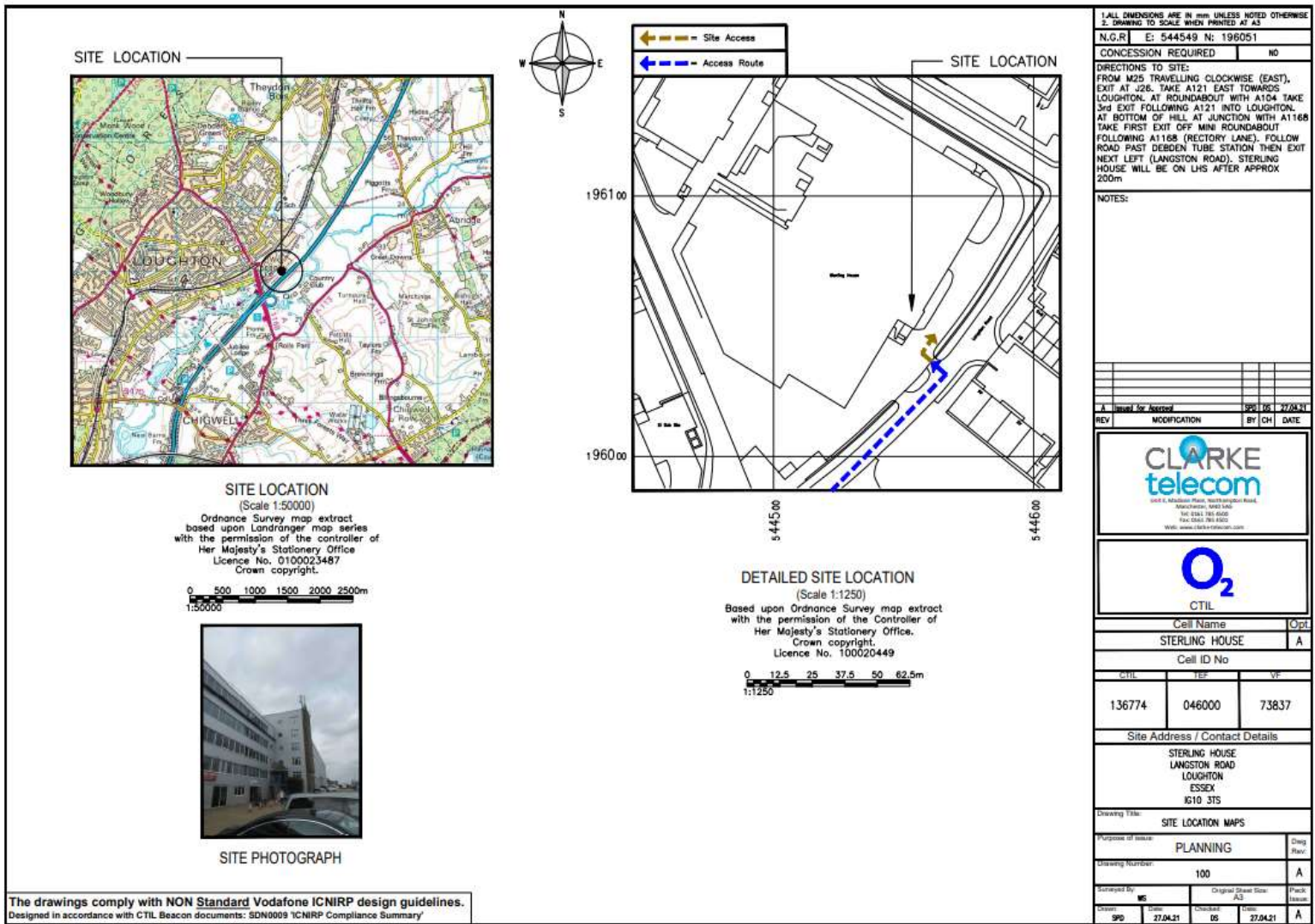
Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA

Classification: Unrestricted

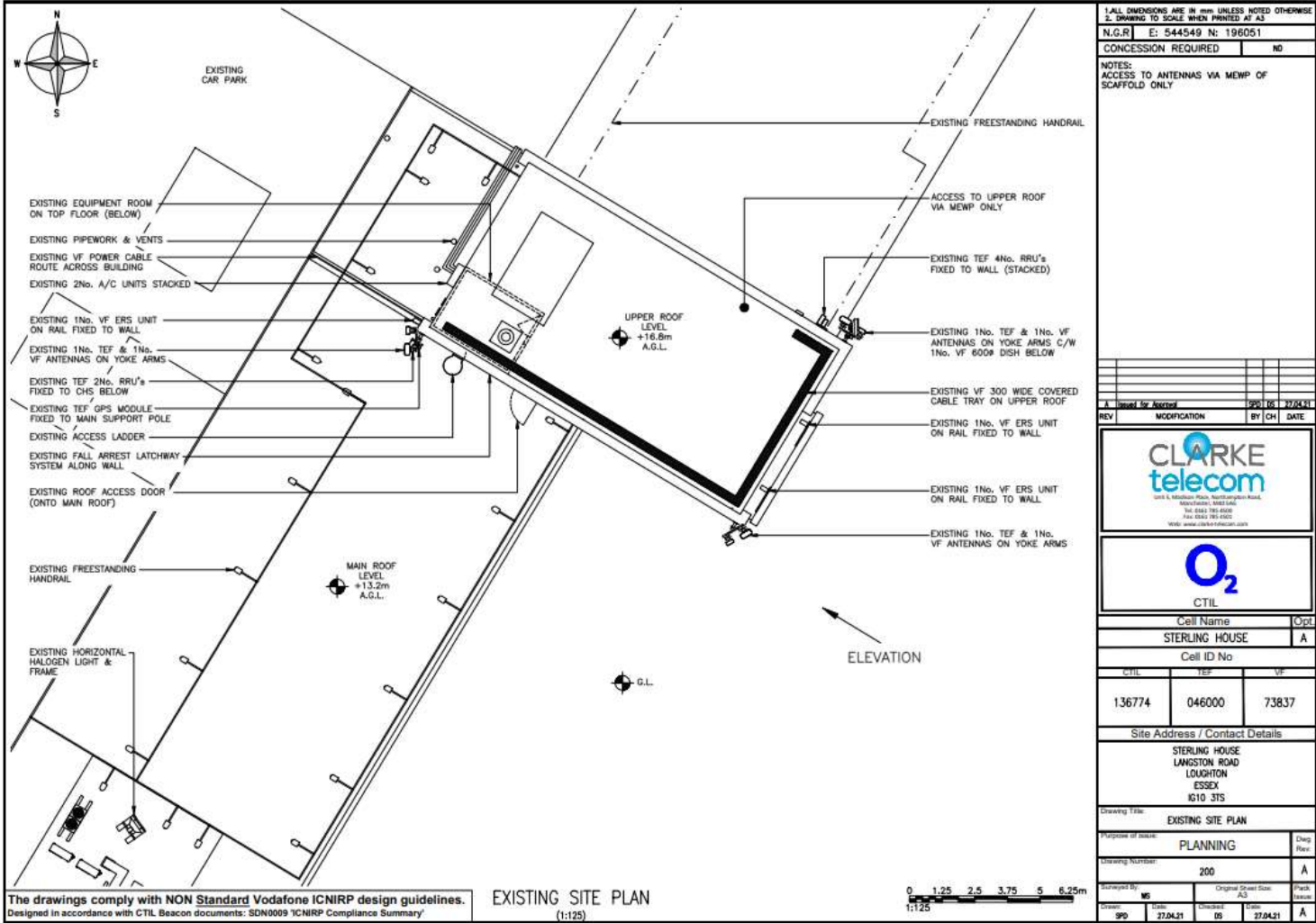
page 2

[www.cornerstone.network](http://www.cornerstone.network)

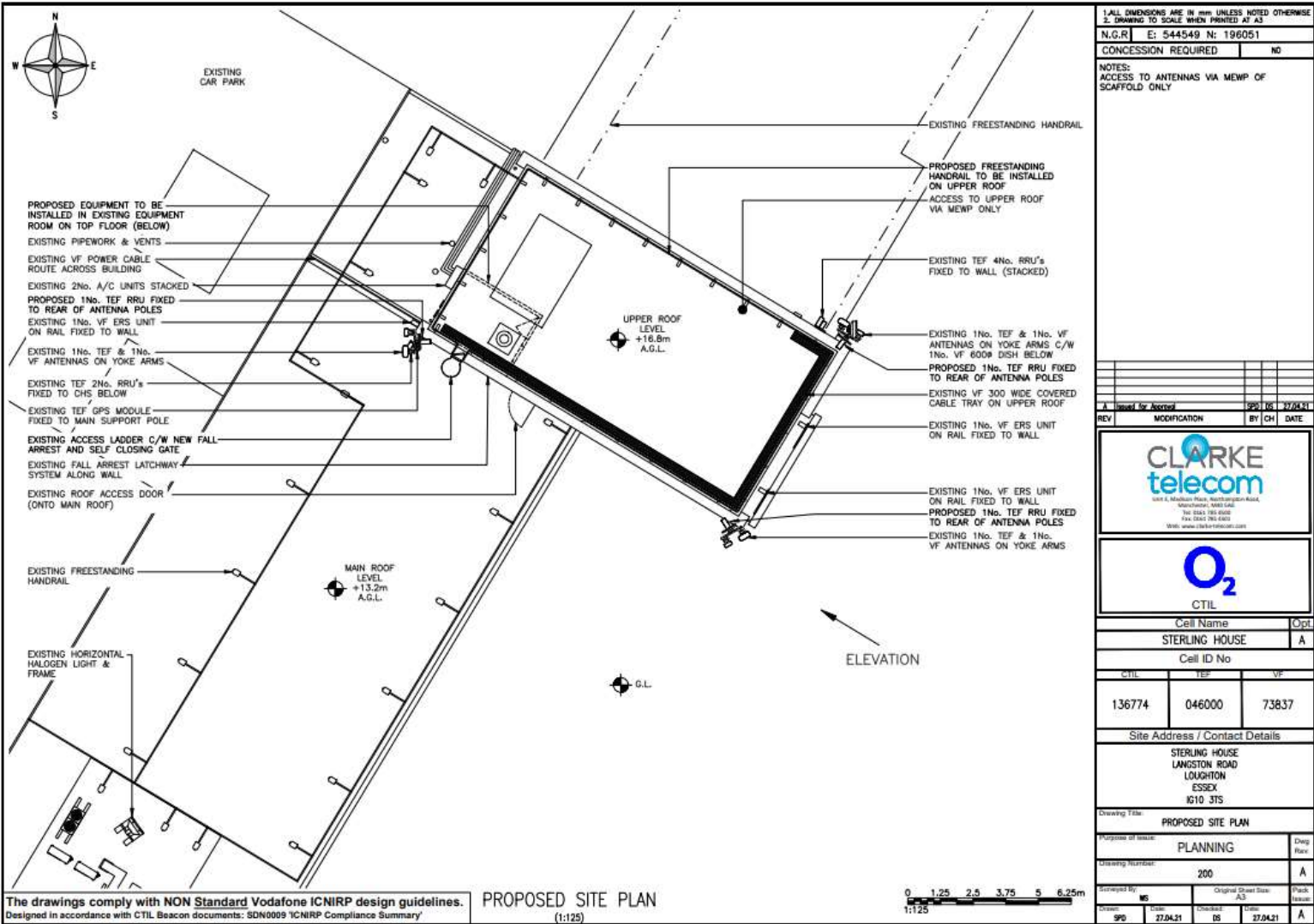
Agenda item 5 /cont...



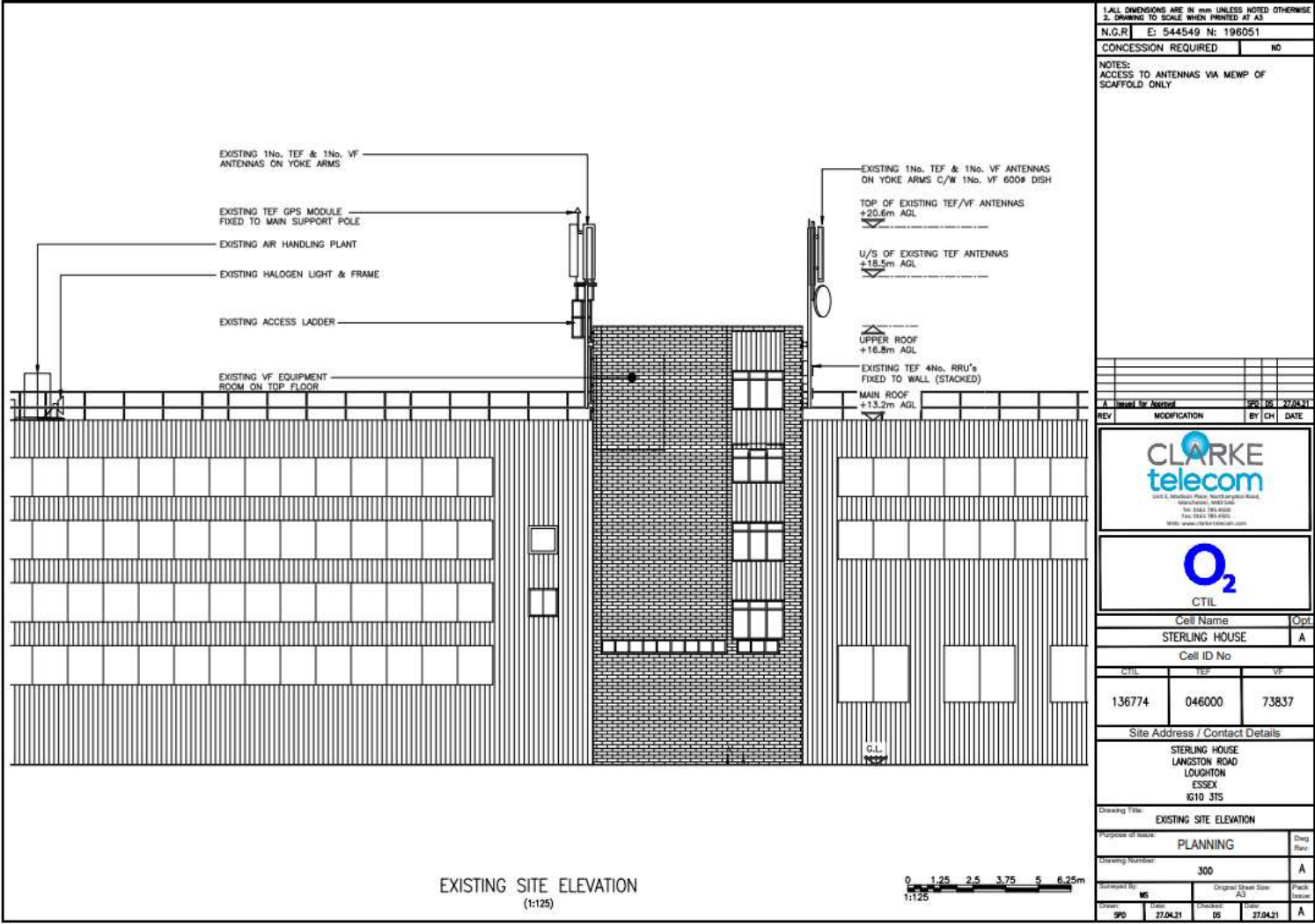
Agenda item 5 /cont...



Agenda item 5 /cont...



Agenda item 5 /cont...



1. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 2. DRAWING TO SCALE WHEN PRINTED AT A3

N.G.R E: 544549 N: 196051

CONCESSION REQUIRED	NO
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NOTES:  
 ACCESS TO ANTENNAS VIA MEWP OF SCAFFOLD ONLY

REV	DESCRIPTION	SPS	DB	27.04.21
A	Initial for Approval			

**CLARKE telecom**  
Unit 4, Millbrook Place, Northampton Road, Southminster, SS0 1AD  
 Tel: 0241 781 4100 Fax: 0241 781 4100  
 Web: www.clarke-telecom.com

**O<sub>2</sub>**  
 CTIL

Cell Name	Opt	
STERLING HOUSE	A	
Cell ID No		
CTIL	TEF	VF
136774	046000	73837

Site Address / Contact Details

STERLING HOUSE  
 LANGSTON ROAD  
 LOUGHTON  
 ESSEX  
 SS19 3TS

Drawing Title: EXISTING SITE ELEVATION

Purpose of Issue:	PLANNING	Eng. Rev.
Drawing Number:	300	A

Submitted By:	Original Sheet Size:	Pack Issue:
MS	A3	
Printed:	Plotted:	Printed:
SPD	DB	27.04.21



Agenda item 5 /cont...

