



# PLANNING AND LICENSING COMMITTEE

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

**Monday 2 August 2021**

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

**Mark Squire**  
**Town Clerk**  
27 July 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 CONFIRM the minutes of the meeting of the Planning and Licensing Committee held on 19 July 2021.
- 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.
- 5 Local Plan Main Modifications Public Consultation**  
The Committee is invited to prepare the Council's response to this consultation. Comments are required by 23 September 2021. Details of the Main Modifications can be found on Epping Forest District Council's website, using the following link:  
[Consultation on Main Modifications – EFDC Local Plan](#)
- 6 Planning Applications**
  - 6.1 To CONSIDER the planning applications received for the weeks 16 July and 23 July 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/1733/21  
**Officer:** Kie Farrell  
**Applicant Name:** Ms Reda Ramanauskiene  
**Planning File No:** 000506  
**Location:** 1 Stonards Hill, Loughton, IG10 3EH  
**Proposal:** Single storey ground floor rear extension and side and rear extension at first floor.

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\\_TYP=E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=654124](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP=E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654124)

**Application No:** EPF/1746/21  
**Officer:** Zara Seelig  
**Applicant Name:** Mr Amjid Shabbir  
**Planning File No:** 026372

**Location:** 99 River Way, Loughton, IG10 3LN

**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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=654157](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654157)

**Application No:** EPF/1770/21

**Officer:** Zara Seelig

**Applicant Name:** Mr & Mrs Alan & Jo Kurt

**Planning File No:** 031249

**Location:** 25 The Uplands, Loughton, IG10 1NQ

**Proposal:** Convert existing garage into a habitable room, incorporating the construction of a single storey side 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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=654314](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654314)

**Application No:** EPF/1789/21

**Officer:** David Maguire

**Applicant Name:** Mr Mike Reynolds

**Planning File No:** 031251

**Location:** 8 Goldings Rise, Loughton, IG10 2QP

**Proposal:** Proposed two storey rear extension, part single storey front extension, internal alterations & concrete hardstanding to the front of the property.

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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=654395](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654395)

**Application No:** EPF/1811/21

**Officer:** Zara Seelig

**Applicant Name:** Mr Alan Scarpenter

**Planning File No:** 026358

**Location:** 19 Millsmead Way, Loughton, IG10 1LR

**Proposal:** Demolition of existing conservatory & construction 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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=654481](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654481)

**Application No:** EPF/1827/21

**Officer:** David Maguire

**Applicant Name:** Mr Daniel Little

**Planning File No:** 013817

**Location:** 82 Valley Hill, Loughton, IG10 3AT

**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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=654538](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654538)

**Application No:** EPF/1951/21

**Officer:** Marie-Claire Tovey

**Applicant Name:** Littlecroft Properties Limited  
**Planning File No:** 000491  
**Location:** 127 High Road, Loughton, IG10 4LT  
**Proposal:** Prior approval for change of use of first and second floors from offices to three residential units.

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=654993](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654993)

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

**Application No:** EPF/1547/21

**Officer:** David Maguire

**Applicant Name:** Mr Nathan Jones

**Planning File No:** 031257

**Location:** 3 St Nicholas Place, Loughton, IG10 1BF

**Proposal:** Application for a Lawful Development certificate for a proposed single storey rear extension; and loft conversion with rear dormer and 3 roof lights to front roof slope.

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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=653360](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653360)

**Application No:** EPF/1794/21

**Officer:** Brendan Meade

**Applicant Name:** Ms Jenny Forbes

**Planning File No:** 026329

**Location:** 113 Whitehills Road, Loughton, IG10 1TU

**Proposal:** Application for a Lawful Development certificate for a proposed erection of a 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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=654400](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654400)

**Application No:** EPF/1796/21

**Officer:** Alastair Prince

**Applicant Name:** Mr John Toye

**Planning File No:** 021134

**Location:** 30 Algiers Road, Loughton, IG10 4NG

**Proposal:** Application for a Lawful Development certificate for a proposed loft 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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=654402](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654402)

**Application No:** EPF/1823/21

**Officer:** Alastair Prince

**Applicant Name:** Mr Seeralan Govindaraju

**Planning File No:** 031141

**Location:** 103 Barrington Road, Loughton, IG10 2AX

**Proposal:** Application for a Lawful Development certificate for a proposed loft conversion with rear dormer and front roof lights and 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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=654534](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654534)

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

**Application No:** EPF/1761/21

**Officer:** Sophie Ward Bennett

**Applicant Name:** Mr Robert Mackenzie-Grieve

**Planning File No:** 005276

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

**Proposal:** Application for Approval of Details reserved by condition 2"assessment of the risks posed by any contamination" for EPF/2905/19. (Redevelopment of the site to provide 139 residential units in 3 buildings ranging from 3 to 5 storeys, car parking spaces, communal landscaped amenity areas, secure cycle parking and other associated development).

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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=654275](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654275)

**Application No:** EPF/1763/21

**Officer:** Sophie Ward Bennett

**Applicant Name:** Mr Robert Mackenzie-Grieve

**Planning File No:** 002145

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

**Proposal:** Application for Approval of Details reserved by condition 2"assessment of the risks posed by any contamination" for EPF/0379/20. (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).

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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=654277](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654277)

**Application No:** EPF/1786/21

**Officer:** Sophie Ward Bennett

**Applicant Name:** Mr Kyle Hollyomes

**Planning File No:** 030183

**Location:** 74 Valley Hill, Loughton, IG10 3AT

**Proposal:** Application for Approval of Details reserved by conditions 10"details & location of parking spaces (including garages) equipped with active &/or passive EVCP", & 14"strategy to facilitate super-fast broadband for future occupants" for EPF/2971/18. (Extension and subdivision of existing property to form 2 no. dwellings).

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=654373](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654373)

**Application No:** EPF/1879/21

**Officer:** Graham Courtney

**Applicant Name:** Mr Ramazan Jakupi

**Planning File No:** 031246

**Location:** 71 Deepdene Road, Loughton, IG10 3PH

**Proposal:** Application to determine if Prior Approval is required for a Larger Home Extension measuring 6.00 metres, height to eaves of 3.00 metres & a maximum height of 3.00 metres.

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=654753](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654753)

**Application No:** EPF/1902/21

**Officer:** Graham Courtney

**Applicant Name:** Miss Irene Maan

**Planning File No:** 012405 (estate)

**Location:** 86 Lushes Road, Loughton, IG10 3QB

**Proposal:** Application to determine if Prior Approval is required for a Larger Home Extension measuring 4.50 metres, height to eaves of 3.00 metres & a maximum 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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=654893](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654893)

**Application No:** EPF/1986/21

**Officer:** Graham Courtney

**Applicant Name:** Ms Maxine Williams

**Planning File No:** 030225

**Location:** 84 Lushes Road, Loughton, IG10 3QB

**Proposal:** Application to determine if Prior Approval is required for a Larger Home Extension measuring 3.50 metres, height to eaves of 2.70 metres & a maximum 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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=655175](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=655175)

## 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**  
27 July 2021