



# PLANNING AND LICENSING COMMITTEE

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

**Monday 18 October 2021**

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

**Mark Squire  
Town Clerk**

12 October 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 4 October 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.
  - 4.1 **Amended Plans**
    - 4.1.1 **EPF/2144/21 - Bank of England Printing Works, Langston Road, Loughton, IG10 3TN Proposal: Proposed 519 msq. loading bay extension to the existing industrial facility (Revised application to EPF/2622/20). Additional plans received to show current proposal against existing permission.**  
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=655913](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=655913)
  - 4.2 **Notices of Appeal**
    - 4.2.1 **EPF/2831/20 – 84 Goldings Road, Loughton, IG10 2QN. Proposal: Proposed single storey rear extension with a raised terrace. (Appeal ref no: APP/J1535/D/21/3278832 – Min no 1.1 – 12.4.21)**  
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=645454](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645454)  
  
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 8 October 2021.

**4.2.2 EPF/1657/21 – 27 Roundmead Avenue, Loughton, IG10 1QA.  
Proposal: Two storey side extension, single storey rear extension & loft conversion including Juliet balcony. (Appeal ref no: APP/J1535/D/21/3282177 – Min no PL34.1)**

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=653834](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653834)

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 11 October 2021.

**4.3 Planning Procedures**

To discuss current planning procedures.

**5 Planning Applications**

**5.1 To CONSIDER the planning applications received for the weeks 1 October and 8 October 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/2217/21

**Officer:** David Maguire

**Applicant Name:** Mark Cross

**Planning File No:** 007424

**Location:** 67 Pyrles Lane, Loughton, IG10 2NL

**Proposal:** Proposed garage conversion and front extension to create 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=656319](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=656319)

**Application No:** EPF/2279/21

**Officer:** Brendan Meade

**Applicant Name:** Mr Antony Shine

**Planning File No:** 010657

**Location:** 91 Tycehurst Hill, Loughton, IG10 1BZ

**Proposal:** Garage extension to front 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\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=656556](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=656556)

**Application No:** EPF/2333/21

**Officer:** Zara Seelig

**Applicant Name:** Mr. Kazim Aslan

**Planning File No:** 018910

**Location:** 47-49 The Broadway, Loughton, IG10 3SP

**Proposal:** New shopfront and ATM.

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=656777](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=656777)

**Application No:** EPF/2361/21

**Officer:** David Maguire

**Applicant Name:** Mr and Mrs C. Schaller

**Planning File No:** 008974

**Location:** Castlerea, 15 Campions, Loughton, IG10 2SG

**Proposal:** Front porch 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=656914](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=656914)

**Application No:** EPF/2374/21

**Officer:** David Maguire

**Applicant Name:** Mr Gokcek

**Planning File No:** 031346

**Location:** 20 Goldings Rise, Loughton, IG10 2QP

**Proposal:** Proposed remodelling of existing facade using existing levels and roof remodelling to adapt proposed hip to gable style roof 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=656955](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=656955)

**Application No:** EPF/2388/21

**Officer:** Brendan Meade

**Applicant Name:** SIRGHI

**Planning File No:** 015079

**Location:** Forest Lodge, 1 Fairmeadside, Loughton, IG10 4RH

**Proposal:** Part single and part two storey rear extension and conversion of garage to habitable room. (Revised application to EPF/1564/21)

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=657093](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=657093)

**Application No:** EPF/2390/21

**Officer:** Brendan Meade

**Applicant Name:** Mr Simon Grainger

**Planning File No:** 004237

**Location:** 11 Roundmead Avenue, Loughton, IG10 1QA

**Proposal:** Proposed ground floor rear, side and front extension. First floor 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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=657095](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=657095)

**Application No:** EPF/2416/21

**Officer:** Zara Seelig

**Applicant Name:** Mr Pieter Hoeksma

**Planning File No:** 031347

**Location:** 119 Queens Road, Loughton, IG10 1RR

**Proposal:** New single storey rear extension incorporating level changes.

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=657213](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=657213)

**Application No:** EPF/2447/21

**Officer:** Caroline Brown

**Applicant Name:** Chigwell Real Estate Ltd

**Planning File No:** 031351

**Location:** 1 Trevelyan Gardens, 1 Goldings Hill, Loughton, IG10 2FB

**Proposal:** Front extension at ground and 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=657337](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=657337)

**Application No:** EPF/2450/21

**Officer:** Zara Seelig

**Applicant Name:** Mr Ed Delaney

**Planning File No:** 016946

**Location:** 27 Roundmead Avenue, Loughton, IG10 1QA

**Proposal:** Two storey side extension, single storey rear extension and loft conversion including Juliet balcony (Revised application to EPF/1657/21).

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=657340](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=657340)

**Application No:** EPF/2467/21

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Ismet Asili

**Planning File No:** 011617

**Location:** 240 The Broadway, Loughton, IG10 3TF

**Proposal:** Demolition of a single storey rear timber construction conservatory & erection of a single storey rear extension & 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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=657434](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=657434)

**Application No:** EPF/2520/21

**Officer:** Alastair Prince

**Applicant Name:** Mr Dean Jarvis

**Planning File No:** 022722

**Location:** 16 The Avenue, Loughton, IG10 4PT

**Proposal:** Proposed extension of existing 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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=657681](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=657681)

**Application No:** EPF/2649/21

**Officer:** Muhammad Rahman

**Applicant Name:** Ms T Brough

**Planning File No:** 015867

**Location:** 8 Stanmore Way, Loughton, IG10 2SA

**Proposal:** Application for Prior Approval of a proposed enlargement of a dwellinghouse by construction of additional storeys.

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=658383](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=658383)

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

**Application No:** EPF/2375/21

**Officer:** Brendan Meade

**Applicant Name:** Mr VOLODYMYR BORYSIK

**Planning File No:** 024566

**Location:** 82 Goldingham Avenue, Loughton, IG10 2JE

**Proposal:** Certificate of lawful development for proposed outbuilding underneath existing raised patio deck.

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=656973](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=656973)

**Application No:** EPF/2405/21

**Officer:** Zara Seelig

**Applicant Name:** MR & MSS Ivan & Irena Levytskyy & Khoma

**Planning File No:** 006796

**Location:** 14 Hillyfields, Loughton, IG10 2JS

**Proposal:** Certificate of lawful development for a proposed hip to gable roof extension and 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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=657136](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=657136)

**Application No:** EPF/2439/21

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Ioan Misca

**Planning File No:** 030257

**Location:** 44 Barrington Green, Loughton, IG10 2BA

**Proposal:** Application for a Lawful Development certificate for a proposed loft conversion with a rear dormer & installation of x3 no.rooflight windows at front.

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=657320](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=657320)

**Application No:** EPF/2464/21

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Michael Lopez

**Planning File No:** 011996

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

**Proposal:** Application for a Lawful Development certificate for a proposed construction of a new dormer to the South facing roof slope to an existing 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\\_TYP E=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=657403](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=657403)

- 5.3 Others – provided for information only:** (Members are reminded that comments are not normally accepted on these applications).  
**Application No:** EPF/2424/21  
**Officer:** Sophie Ward Bennett  
**Applicant Name:** Mr Robert Mackenzie-Grieve  
**Planning File No:** 002145  
**Location:** Epping Forest College, Borders Lane, Loughton, IG10 3SA  
**Proposal:** Application for Approval of Details reserved by condition 3 "programme of archaeological trial trenching & excavation" for EPF/2905/19 (The development proposed is the 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 & 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=657255](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=657255)

## 6 Decisions

### 6.1 Decisions by Epping Forest District Council

No decision notices have been received.

## 7 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

### 7.1.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of 191 High Road, Loughton, IG10 4LN.

\* See attached application notice (page 7).

## 8 Enforcement and Compliance

### 8.1.1 To ADVISE the Committee of any updates to the reports previously received.

No Cases Reported.

**Mark Squire**  
**TOWN CLERK**  
12 October 2021

**Agenda item 7.1.1**

**Notice of application for a new premises licence under the Licensing Act 2003 in respect of 191 High Road, Loughton, IG10 4LN.**



**Register of Licence applications received.**

Date application received: 8<sup>th</sup> October 2021

Applicant name: Hunter Biscuit & Wolf Ltd

Address of Premises: 191 High Road, Loughton, Essex , IG10 4LN

Brief details of the nature of the application;

The application is for a new Premises Licence. The application is for a membership club during the day, providing a space to work/conduct meetings for the working at home community and will convert to a 40 seater single screening cinema in the evening.

The applicant is applying for the following licensable activities:

The sale of alcohol

Monday to Sunday 08:00 to 23:00

The provision of films

Monday to Friday 19:00 to 23:00

Saturday 09:00 to 23:00

Sunday 09:00 to 22:00

The opening hours of the premises are Monday to Sunday 08:00 to 23:00

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