



PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee
are summoned to attend a Meeting at 7.45pm on
Monday 29 November 2021

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

This meeting will be preceded at 7.15pm by a presentation from Higgins Homes for a proposal: the redevelopment of the Higgins HQ, 1 Langston Road, Loughton IG10 3SD

Mark Squire
Town Clerk
23 November 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 15 November 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/1880/19 - Parking area at southern end of cul-de-sac, Thatchers Close, Loughton, Essex, IG10 3SP. Proposal: Erection of one 2 storey affordable home with 2 parking spaces. *** SAC Case Progressing *** – Min no PL739.1

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=626877

4.2 Street Naming & Numbering: x 139 residential flats in 3 buildings and new street to be created, Loughton: Planning Application: EPF/2905/19 – Min no PL94

For information: Epping Forest District Council have advised the following: The properties in the above development have been allocated postal addresses. The names and numbers are shown below.

1 – 72 Academy Way, Loughton, IG10 3GS

73 – 109 Academy Way, Loughton, IG10 3GW

110 – 139 Academy Way, Loughton, IG10 3GY

(See Page 8)

4.3 Loughton Building Design Award 2022

The 2022 design award was launched on page 6 of the winter edition of Think Loughton. A press release is to be issued and nominations will also be invited from local architects and builders. A copy of the nomination form is available at [LBD nomination form 2022.docx \(live.com\)](#)

This award seeks to recognise and reward individual examples of good design and construction and raise public awareness of the built environment within Loughton.

In particular we are looking for significant contributions during the previous 12 months for building works that either:

- enhanced the town;
- improved a dilapidated building;
- upgraded or enhanced a conservation area; or were
- noteworthy in terms of design or innovation.

Members are also invited to submit suggestions and reminded that nominations should be sent to the Planning Committee Clerk by the closing date of 31 January 2022.

5 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/10/21: 47 Hillcrest Road, Loughton IG10 4QH

For information only: Epping Forest District Council has made the above Order which protects the trees described on the schedule (namely an Oak, at T1 on applicable reference map) on the grounds that the tree concerned is of public amenity value. The effect of this tree preservation order is to prohibit the felling, lopping, etc., of the tree specified unless the prior written consent of the Council is obtained. (See pages 9 – 12)

6 Epping Forest District Council's Sustainability Guidance – Net Zero Forum
For Information: Epping Forest District Council have given an overview of its Sustainability Guidance documents.

The guidance is split into major and minor developments, but both contain the same themes and are a useful tool for Parish and Town Councils to help to evaluate planning applications from a net zero point of view.

Since the document was adopted by the Council in March 2020 it carries planning weight and the checklist within the document is to be completed by all new build applications. To note, an extensions and refurbishments document is to follow. The Sustainability Guidance documents are linked below. The Committee is encouraged to raise awareness of the document and its requirement in the planning process.

[EFDC-Sustainability-Guidance_Vol1_major-dev.pdf \(efdclocalplan.org\)](http://efdclocalplan.org/EFDC-Sustainability-Guidance_Vol1_major-dev.pdf)

[EFDC-Sustainability-Guidance_Vol2_minor-dev.pdf \(efdclocalplan.org\)](http://efdclocalplan.org/EFDC-Sustainability-Guidance_Vol2_minor-dev.pdf)

7 Planning Applications

7.1 To CONSIDER the planning applications received for the weeks 12 November and 19 November 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/2445/21

Officer: David Maguire

Applicant Name: Mrs Gillian Short

Planning File No: 010637

Location: 68 Goldingham Avenue, Loughton, IG10 2JE

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=657335

Application No: EPF/2693/21

Officer: Muhammad Rahman

Applicant Name: Mr Nabil Dar

Planning File No: 017741

Location: 5 Nafferton Rise, Loughton, IG10 1UB

Proposal: Loft conversion with a front 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_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=658614

Application No: EPF/2707/21

Officer: Ian Ansell

Applicant Name: Wright

Planning File No: 015097

Location: 66 Meadow Road, Loughton, IG10 4HX

Proposal: Single storey side extension, new front window bay, replacement windows, new side access gate.

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=658716

Application No: EPF/2728/21

Officer: Alastair Prince

Applicant Name: Mr Rashid Ahmed

Planning File No: 021112

Location: 28 Roding Road, Loughton, IG10 3ED

Proposal: Proposed demolition of the existing side garage, 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=658782

Application No: EPF/2738/21

Officer: Muhammad Rahman

Applicant Name: Ms Danielle Robinson

Planning File No: 023383

Location: 33 Broadstrod, Loughton, IG10 2SB

Proposal: Proposed ground floor side infill, internal 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_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=658821

Application No: EPF/2746/21

Officer: Muhammad Rahman

Applicant Name: Mr and Mrs Dalton

Planning File No: 009299

Location: 33 Tycehurst Hill, Loughton, IG10 1BX

Proposal: Extension to rear first-floor level (providing larger bedrooms, dressing room & an additional en-suite/ alterations to rear raised patio.

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=658838

Application No: EPF/2769/21

Officer: Muhammad Rahman

Applicant Name: Mr and Mrs Sack

Planning File No: 031208

Location: 55 The Drive, Loughton, IG10 1HG

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=658945

Application No: EPF/2770/21

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Sack

Planning File No: 031208

Location: 55 The Drive, Loughton, IG10 1HG

Proposal: The proposals involve only minor changes to the garage to upgrade the thermal performance & provide a new home office to the rear.

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=658946

Application No: EPF/2791/21

Officer: Alastair Prince

Applicant Name: Miss Rachael Kendrew

Planning File No: 001034

Location: Council Carpark, Oakwood Hill East, Oakwood Hill Industrial Estate, Loughton, IG10 3TZ

Proposal: InstaVolt are proposing to install two rapid electric vehicle charging stations within the council car park, just off Oakwood Hill East Industrial Estate. Three existing parking spaces will become two EV charging bays, along with associated equipment.

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=659028

Application No: EPF/2809/21

Officer: Alastair Prince

Applicant Name: Mr & Mrs Doal

Planning File No: 013386

Location: 53 Spareleaze Hill, Loughton, IG10 1BS

Proposal: Proposed ground and first floor 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=659136

Application No: EPF/2814/21

Officer: Caroline Brown

Applicant Name: Mr & Mrs Smith

Planning File No: 026403

Location: 15 Lower Park Road, Loughton, IG10 4NB

Proposal: Part two storey hipped & part single storey flat roofed rear extension, with changes & additions to fenestration.

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=659141

Application No: EPF/2837/21

Officer: Muhammad Rahman

Applicant Name: Mr Shan

Planning File No: 014403

Location: 36 Spareleaze Hill, Loughton, IG10 1BT

Proposal: Demolition of existing detached dwellinghouse, erection of a new build detached replacement dwelling with rear landscaping & alterations to the front fenestration & 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_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=659240

Application No: EPF/2852/21

Officer: Kie Farrell

Applicant Name: Mrs Fayka Ahmet

Planning File No: 031386

Location: 16 A Church Close, Loughton, IG10 1LQ

Proposal: Application for a Lawful Development certificate for existing use as a separate dwelling of 16A Church Close.

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=659333

Application No: EPF/2853/21

Officer: David Maguire

Applicant Name: Ms Gursharan Rai

Planning File No: 008988

Location: 124 The Lindens, Loughton, IG10 3HU

Proposal: Conversion of existing garage/workshop to living accommodation and utility 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=659334

Application No: EPF/2872/21

Officer: Zara Seelig

Applicant Name: Mr Bobby Nagpal

Planning File No: 002367

Location: 20 Clays Lane, Loughton, IG10 2RZ

Proposal: Variation to condition 2 'Plans' on EPF/1954/21 (Single storey rear extension. Formation of a new rear terrace and associated balustrade and steps at ground floor level providing access to the garden level. Extension of existing lower ground floor level void to provide associated cycle storage & general storage space).

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=659414

7.2 Deemed Permission – provided for information only: (Members are reminded that comments are not normally accepted on these applications).
Application No: EPF/2788/21
Officer: David Maguire
Applicant Name: Mr. & Mrs. Kissin
Planning File No: 019520
Location: 27 Whitehills Road, Loughton, IG10 1TS
Proposal: Application for a Lawful Development certificate for a proposed hip-to-gable extension with a rear dormer 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=659025

Application No: EPF/2871/21
Officer: Alastair Prince
Applicant Name: Kelvin Seecharan
Planning File No: 031390
Location: 59 Grosvenor Drive, Loughton, IG10 2JX
Proposal: Certificate of lawful development for a proposed 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=659413

7.3 Others – provided for information only: (Members are reminded that comments are not normally accepted on these applications).
Application No: EPF/2786/21
Officer: Marie-Claire Tovey
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 8"Biodiversity Enhancement Plan" 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 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=659023

8 Decisions

8.1 Decisions by Epping Forest District Council
No decision notices have been received.

9 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

9.1.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Zambrero, 295 High Road, Loughton, IG10 1AH

* See Notice on Page 12.

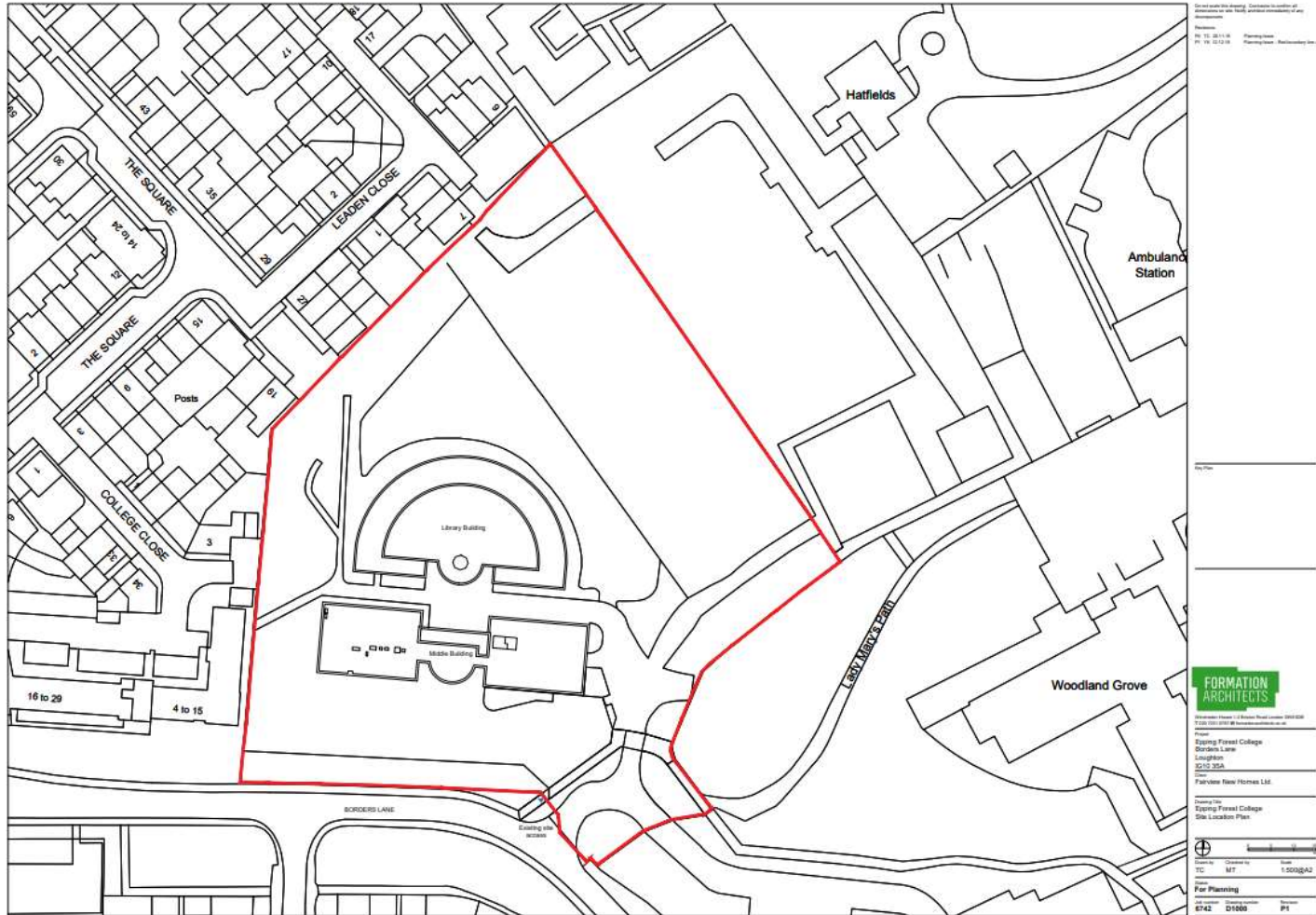
10 Enforcement and Compliance

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

Mark Squire
TOWN CLERK
23 November 2021

Agenda item 4.2

Street Naming & Numbering: x 139 residential flats in 3 buildings and new street to be created, Loughton: Planning Application: EPF/2905/19 – Min no PL94



Agenda item 5

**Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order
TPO/EPF/10/21: 47 Hillcrest Road, Loughton IG10 4QH**

DOCUMENT 1

Tree Preservation Order

**Town and Country Planning Act 1990
Regulation 3(1)**

TPO/EPF/10/21

47 Hillcrest Road, Loughton, Essex, IG10 4QH

The EPPING FOREST DISTRICT COUNCIL in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 hereby make the following Order—

Citation

1. This Order may be cited as TPO/EPF/10/21

Interpretation

2. –(1) In this Order “the authority” means EPPING FOREST DISTRICT COUNCIL (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. –(1) Subject to article 4, this Order takes effect provisionally on 10th November 2021.

(2) Without prejudice to subsection (7) of Section 198 (power to make tree preservation orders) or subsection (1) of Section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall –

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,



any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of Section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this: 09/11/2021

Signed on behalf of EPPING FOREST DISTRICT COUNCIL

Signed:  Signed: 

Authorised by the Council to sign in that behalf

CONFIRMATION OF ORDER

This Order was confirmed by EPPING FOREST DISTRICT COUNCIL without modification on the

Signed: Signed:

Authorised by the Council to sign in that behalf

This Order was confirmed by EPPING FOREST DISTRICT COUNCIL subject to the modifications indicated by on the

Signed: Signed:

Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by EPPING FOREST DISTRICT COUNCIL on the

Signed: Signed:

Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by EPPING FOREST DISTRICT COUNCIL on the under the reference number

Signed: Signed:

Authorised by the Council to sign in that behalf

REVOCAION OF ORDER

This Order was revoked by EPPING FOREST DISTRICT COUNCIL on the under the reference number

Signed: Signed:

Authorised by the Council to sign in that behalf

SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
T1	Oak	

Trees specified by reference to an area
(within a dotted black line on the map)

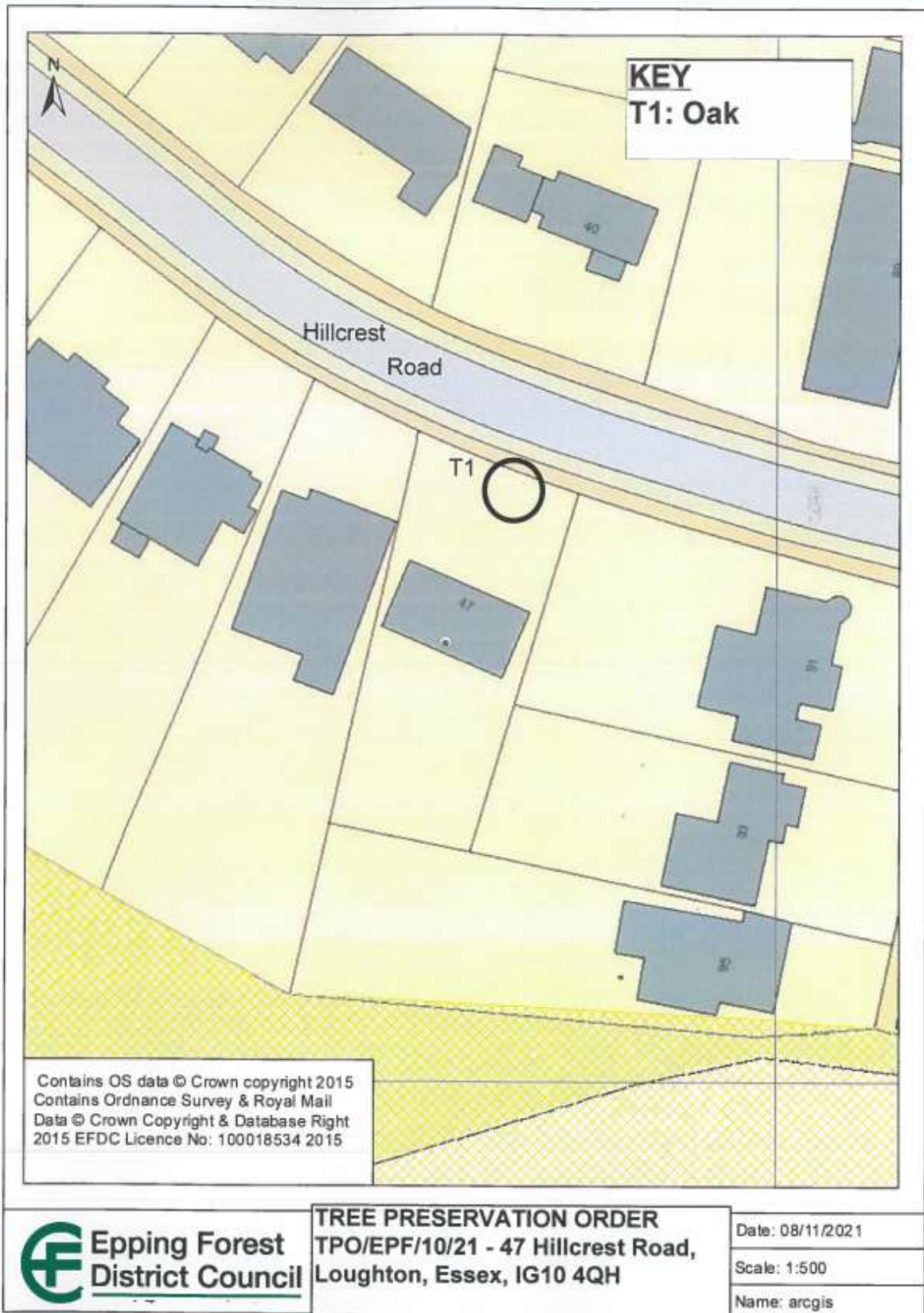
Reference on map	Description	Situation
None	None	

Groups of trees
(within a broken black line on the map)

Reference on map	Description (including number of trees in the group)	Situation
None	None	

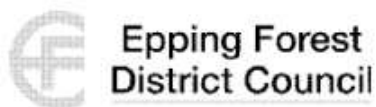
Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
None	None	



Agenda item 9.1.1

Notice of application for a new premises licence under the Licensing Act 2003 in respect of Zambrero, 295 High Road, Loughton, IG10 1AH



Register of Licence applications received.

Date application received: 11th November 2021

Applicant name: Zamcorp FXXXII Ltd

Address of Premises: Zambrero, 295 High Road, Loughton, Essex , IG10 1AH

Brief details of the nature of the application;

The application is for a new Premises Licence in relation to a restaurant.

The applicant is applying for the following licensable activities:

Supply of Alcohol (both on & off the premises)

Sunday to Thursday 10:00 to 22:30

Friday and Saturday 10:00 to 23:00

Non-standard Hours

From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day

Hours Premises will be open to the public

Sunday to Thursday 10:00 to 23:00

Friday and Saturday 10:00 to 23:30

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