



PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee
are summoned to attend a Meeting at 7.45pm on
Monday 10 January 2022
at Loughton Library, Traps Hill, Loughton, IG10 1HD
to transact the business shown in the agenda.

Mark Squire
Town Clerk
4 January 2022

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 13 December 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 **Planning Applications**
 - 5.1 **To CONSIDER the planning applications received for the weeks 10 December, 17 December and 24 December 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/2413/21
Officer: Caroline Brown
Applicant Name: Chauhan
Planning File No: 006614
Location: 1 Nevill Way, Loughton, IG10 3BG
Proposal: Proposed construction of a two-storey side extension & sub-division of the resulting enlarged building to form an additional dwelling, including a single storey rear extension. (Revised application to EPF/1474/20).

If you are viewing this report in an electronic format, click on the link below to view related documents including plans
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=657178

Application No: EPF/2730/21
Officer: Alastair Prince
Applicant Name: Drazal Ltd
Planning File No: 002033
Location: Rear of 152 Church Hill, Loughton, IG10 1LJ
Proposal: Redevelopment of rear of site to provide a new detached dwelling.
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=658813

Application No: EPF/2794/21

Officer: Kie Farrell

Applicant Name: Mr Baljit Virk

Planning File No: 001860

Location: Car park rear of 38 Chigwell Lane, Loughton

Proposal: Application for Variation of condition 3 of EPF/0140/18 Hours of use of car park (Currently opening times consented from 0900am - 0600pm weekdays and 1100am-6pm Saturday, Sunday and Bank holiday. Application requests 0700am - 1000pm on all days).

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=659034

Application No: EPF/2802/21

Officer: Muhammad Rahman

Applicant Name: Mr Rajeshchandra Patel

Planning File No: 020155

Location: 58 Traps Hill, Loughton, IG10 1TD

Proposal: Outbuilding and open barbecue area in rear garden with previous old shade.

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=659096

Application No: EPF/2941/21

Officer: Alastair Prince

Applicant Name: Mr Dave Coxell

Planning File No: 030993

Location: 4 Lucton Mews, Loughton, IG10 3PE

Proposal: Pitch roof to consented rear extension (under EPF/0960/21 (roof has been reduced to match the neighbouring property at no.2 with a shallow pitch roof).

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=659700

Application No: EPF/2991/21

Officer: Sukhvinder Dhadwar

Applicant Name: Mr & Mrs Twell

Planning File No: 031416

Location: 11 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Proposed part single storey and 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_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=659937

Application No: EPF/3029/21

Officer: Zara Seelig

Applicant Name: Mr George Mokonchu

Planning File No: 002908

Location: 31 Hillyfields, Loughton, IG10 2PT

Proposal: Proposed 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_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=660195

Application No: EPF/3054/21

Officer: Ian Ansell

Applicant Name: Mr and Mrs M Scott

Planning File No: 002598

Location: Coach House, 25 Woodbury Hill, Loughton, IG10 1JF

Proposal: Proposed removal of a large part of the flat roofed side extension to allow historic core part of the building to project forward. Remove front balcony & reinstate a traditional window. First-floor side extension above the existing (remaining) ground floor 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=660297

Application No: EPF/3069/21

Officer: Muhammad Rahman

Applicant Name: Mr Shivji

Planning File No: 016966

Location: 61 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Ground floor rear/side infill extension, garage conversion and first floor 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=660337

Application No: EPF/3092/21

Officer: Muhammad Rahman

Applicant Name: Mrs Sobia Amin

Planning File No: 031332

Location: 47 Whitehills Road, Loughton, IG10 1TS

Proposal: Proposed first floor rear extension above existing ground 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_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=660454

Application No: EPF/3098/21

Officer: Alastair Prince

Applicant Name: Mr and Mrs Bhudia

Planning File No: 011483

Location: 21 Wellfields, Loughton, IG10 1PB

Proposal: Three front dress dormers to 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=660477

Application No: EPF/3100/21

Officer: Alastair Prince

Applicant Name: Mr and Mrs Bhudia

Planning File No: 011483

Location: 21 Wellfields, Loughton, IG10 1PB

Proposal: Front ground floor extension and new 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=660479

Application No: EPF/3105/21

Officer: Zara Seelig

Applicant Name: Mrs Sobia Amin

Planning File No: 031332

Location: 47 Whitehills Road, Loughton, IG10 1TS

Proposal: Proposed first floor side extension above existing ground floor 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=660484

Application No: EPF/3114/21

Officer: Muhammad Rahman

Applicant Name: Mr T Brough

Planning File No: 015867

Location: 8 Stanmore Way, Loughton, IG10 2SA

Proposal: Application for Prior Approval for a proposed enlargement of a dwelling by construction of additional storeys (Refused EPF/2649/21).

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=660553

Application No: EPF/3130/21

Officer: Muhammad Rahman

Applicant Name: Mrs Mina Giordano

Planning File No: 003011

Location: 39 Albion Hill, Loughton, IG10 4RD

Proposal: Retention of single storey side & part single storey front extension with flat roof to be used as a terrace area. Swimming pool to the rear 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=660606

Application No: EPF/3172/21

Officer: Marie-Claire Tovey

Applicant Name: Nikolov

Planning File No: 013689

Location: Tuscany, 35 Durnell Way, Loughton, IG10 1TG

Proposal: Erection of a 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=660834

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

Application No: EPF/2515/21

Officer: Muhammad Rahman

Applicant Name: Mr Irfan Tas

Planning File No: 006346

Location: Cafe de Vivaldi, 236 High Road, Loughton, IG10 1RB

Proposal: Application for a Lawful Development certificate for a proposed pergola with flexible blinds.

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=657676

Application No: EPF/3026/21

Officer: Muhammad Rahman

Applicant Name: Mr Warren Law

Planning File No: 021747

Location: 23 Longfield, Loughton, IG10 4EE

Proposal: Certificate of Lawful development for a proposed rear 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_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=660173

Application No: EPF/3028/21

Officer: Zara Seelig

Applicant Name: Mr George Mokonchu

Planning File No: 002908

Location: 31 Hillyfields, Loughton, IG10 2PT

Proposal: Certificate of lawful development for a proposed hip to gable roof alteration 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=660194

Application No: EPF/3059/21

Officer: Zara Seelig

Applicant Name: Mr Paul Marianayagam

Planning File No: 006627

Location: 26 The Uplands, Loughton, IG10 1NH

Proposal: Application for a Lawful Development certificate for a proposed removal of existing original rear dormer at loft level, construct 3 new dormers & extend existing loft floor area. Convert existing garage into a study & 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=660302

Application No: EPF/3065/21

Officer: Zara Seelig

Applicant Name: Mr and Mrs Noonan

Planning File No: 031415

Location: 58 Southern Drive, Loughton, IG10 3BX

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear dormer window.

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=660333

Application No: EPF/3101/21

Officer: Alastair Prince

Applicant Name: Mr and Mrs Bhudia

Planning File No: 011483

Location: 21 Wellfields, Loughton, IG10 1PB

Proposal: Application for a Lawful Development Certificate for a proposed removal of roof to the existing two storey extension/ new 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_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=660480

Application No: EPF/3140/21

Officer: Marie-Claire Tovey

Applicant Name: Littlecroft Properties Ltd

Planning File No: 000491

Location: 127 High Road, Loughton, IG10 4LT

Proposal: Application for a Lawful Development certificate for a proposed change of use from offices to three residential dwellings.

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=660654

Application No: EPF/3167/21

Officer: Muhammad Rahman

Applicant Name: Keith Russell

Planning File No: 030039

Location: 6 The Beacons, Loughton, IG10 2SQ

Proposal: Application for a Lawful Development certificate for a proposed rear facing dormer loft conversion with three front roof slope skylight windows.

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=660795

Application No: EPF/3181/21

Officer: Alastair Prince

Applicant Name: Leonardo Do Carmo

Planning File No: 001241

Location: 3 The Heights, Loughton, IG10 1RN

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear facing dormer and front roof windows.

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=660843

Application No: EPF/3192/21

Officer: Alastair Prince

Applicant Name: Mr Christopher King and Miss Carly Louise Austin
Planning File No: 031429
Location: 11 Nevill Way, Loughton, IG10 3BG
Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear facing dormer and front roof windows.
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=660878

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

Application No: EPF/3011/21
Officer: Graham Courtney
Applicant Name: Mr Shohid Chowdhury
Planning File No: 031209
Location: 185 Chester Road, Loughton, IG10 2LJ
Proposal: Application to determine if Prior Approval is required for a Larger Home Extension measuring 4 metres, height to eaves of 2.90 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=660033

Application No: EPF/3106/21
Officer: Graham Courtney
Applicant Name: Mr & Mrs Bhudia
Planning File No: 011483
Location: 21 Wellfields, Loughton, IG10 1PB
Proposal: Application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 6.00 metres, height to eaves of 3.00 metres & a maximum height of 3.30 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=660493

Application No: EPF/3128/21
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"risks posed by any contamination" 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=660604

Application No: EPF/3175/21
Officer: Marie-Claire Tovey
Applicant Name: Mr John Hayes
Planning File No: 024565

Location: Land and Garages accessed to the rear of 82 Alderton Hall Lane and to the rear of 139 Chequers Road, Bushfields, Loughton, IG10 3JR

Proposal: Application for Approval of Details reserved by conditions 8"verification report" & 9"Phase 2 report" for EPF/0258/16. (Demolition of existing garages and erection of 2 x 2 bed two storey affordable homes with 5 parking spaces).

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=660837

Application No: EPF/3176/21

Officer: Marie-Claire Tovey

Applicant Name: Mr John Hayes

Planning File No: 026586

Location: Land and Garages to rear of 12A Chequers Road, Loughton, IG10 3QF

Proposal: Application for Approval of Details reserved by conditions 8"verification report" & 9"Phase 2 report" for EPF/2608/15. (Demolition of garages and replacement with 3 x 3 bed two storey affordable homes with 8 parking spaces and associated landscaping).

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=660838

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

8 Enforcement and Compliance

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

Mark Squire
TOWN CLERK
4 January 2022