



PLANNING AND LICENSING COMMITTEE

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

Monday 7 February 2022

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

Mark Squire
Town Clerk

1 February 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 24 January 2022.

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 Notices of Appeal

4.1.1 EPF/0418/21 - 13-17, High Beech Road, Loughton, IG10 4BN. Proposal: Erection of a third floor to provide two flats involving the raising of the existing parapet of the building. (Appeal ref no: APP/J1535/W/21/3283181) – Min no 1.1 (29/3/21)

An appeal has been made to the Secretary of State in respect of the above site. The appeal is Against an Enforcement Notice, following the decision of Epping Forest District Council. The appeal is to be determined based on Written Representations and a site visit by an Inspector.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 23 February 2022

4.1.2 EPF/0550/21 - 8 Stanmore Way, Loughton, IG10 2SA. Proposal: Demolition of an existing bungalow and replacement with two chalet bungalows. (Appeal ref no: APP/J1535/W/21/3283846) – Min no 1.1 (29/3/21)

An appeal has been made to the Secretary of State in respect of the above site. The appeal is Against an Enforcement Notice, following the decision of Epping Forest District Council. The appeal is to be determined based on Written Representations and a site visit by an Inspector.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 25 February 2022

- 4.1.3 EPF/1705/21- 36 Sparelease Hill, Loughton, IG10 1BT. Proposal: Demolition of existing detached dwellinghouse. Erection of a new build detached replacement dwelling with rear landscaping and alterations to the front fenestration and driveway. (Appeal ref no: APP/J1535/W/21/3283343) – Min no PL34.1**

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 based on 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 26 January 2022.

- 4.1.4 EPF/2450/21– 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). (Appeal ref no: APP/J1535/D/21/3290176) – Min no PL85.1**

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 based on 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 27 January 2022.

4.2 Epping Forest District Council Sustainability Guidance and Checklist Volume 3: Extensions and Refurbishments

This matter was deferred from the previous meeting to allow the Committee further time to examine the guidance.

Epping Forest District Council have invited the Committee to comment on this consultation. Comments are required by 21 February 2022.

[EFDC Sustainability Guidance Volume 3:Refurbishment & Extensions](#)

5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 21 January and 28 January 2022.

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/2642/21

Officer: Alastair Prince

Applicant Name: Mrs Linda Davey

Planning File No: 022158

Location: 5 Steeds Way, Loughton, IG10 1HX

Proposal: Proposed rear upper and ground floor extension with internal alteration 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=658376

Application No: EPF/3024/21

Officer: Rhian Thorley

Applicant Name: Mr Darren Crawley

Planning File No: 031453

Location: 27 Hatfields, Loughton, IG10 1TJ

Proposal: Certificate of lawful development for existing conservatory to 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=660133

Application No: EPF/3060/21

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Paul Marianayagam

Planning File No: 006627

Location: 26 The Uplands, Loughton, IG10 1NH

Proposal: Removal of existing rear conservatory & construction of a 2.5m deep single storey rear extension, alterations to the existing flat roof front dormer to a pitched roof dormer & infill side door/window & create 2 no. new windows in the side wall.

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=660303

Application No: EPF/3110/21

Officer: Sukhvinder Dhadwar

Applicant Name: DR Agha Arshad

Planning File No: 012504

Location: 14 Wellfields, Loughton, IG10 1NX

Proposal: Existing pitch roof to match main ridge and internal 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_TYP=E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=660533

Application No: EPF/3230/21

Officer: Zara Seelig

Applicant Name: Mr & Mrs Digwa

Planning File No: 008759

Location: 32 Alderton Hill, Loughton, IG10 3JB

Proposal: Proposed demolition of existing house, outbuilding and garage. Erection of two/single storey detached house with rooms in the 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=661061

Application No: EPF/3287/21

Officer: Alastair Prince

Applicant Name: Mr Kevin Bradick

Planning File No: 024315

Location: 7 Nafferton Rise, Loughton, IG10 1UB

Proposal: Proposed part single storey/part two storey side extension to existing 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=661281

Application No: EPF/3290/21

Officer: Zara Seelig

Applicant Name: Mr Steven Hill

Planning File No: 031189

Location: 22 Ollards Grove, Loughton, IG10 4DW

Proposal: Application for Variation of Condition 3 for EPF/2291/21. (Two storey side extension, single storey rear extension.) (Minor material change - Use of aluminium framed doors and windows at the rear elevation (new extension only)

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=661284

Application No: EPF/3308/21

Officer: Mohinder Bagry

Applicant Name: Buckman

Planning File No: 020748

Location: 2 Tylers Close, Loughton, IG10 3BD

Proposal: Creation of a first-floor rear extension, removing the existing ground floor rear door and replacing it with a 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=661358

Application No: EPF/3313/21

Officer: Rhian Thorley

Applicant Name: Mrs Yochy Davis

Planning File No: 011578

Location: 19 Carroll Hill, Loughton, IG10 1NL

Proposal: Erection of a 9.43m deep x 6.3m wide Orangery 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=661413

Application No: EPF/0047/22

Officer: Alastair Prince

Applicant Name: Ms Izabela Honeyman

Planning File No: 031031

Location: 15 Newnham Close, Loughton, IG10 4JG

Proposal: Retention of outbuilding at 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=661716

Application No: EPF/0049/22

Officer: Caroline Brown

Applicant Name: Mr & Mrs Rob Hones

Planning File No: 022620

Location: 3 Aragon Close, Loughton, IG10 3NP

Proposal: Garage conversion with a window to the front elevation.

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=661718

Application No: EPF/0054/22

Officer: Muhammad Rahman

Applicant Name: Mr Russell Huntley

Planning File No: 005256

Location: 12 Carroll Hill, Loughton, IG10 1NJ

Proposal: Proposed ground and first floor extensions and new pitched 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=661734

Application No: EPF/0060/22

Officer: Zara Seelig

Applicant Name: Mr Schaller

Planning File No: 008974

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

Proposal: Front extension, front dormer, alterations to elevations & internal 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_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=661833

Application No: EPF/0066/22

Officer: Muhammad Rahman

Applicant Name: Debbie Campbell

Planning File No: 024744

Location: 73 Meadow Road, Loughton, IG10 4HY

Proposal: Proposed single storey rear infill 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=661839

Application No: EPF/0073/22

Officer: Alastair Prince

Applicant Name: Mr John Teye

Planning File No: 021134

Location: 30 Algiers Road, Loughton, IG10 4NG

Proposal: Double storey side, 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=661877

Application No: EPF/0100/22

Officer: Alastair Prince

Applicant Name: Specsavers

Planning File No: 011039

Location: 231 High Road, Loughton, IG10 1AD

Proposal: Installation of 1no. outdoor AC Condensing unit, to flat roof 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=662034

Application No: EPF/0101/22

Officer: Muhammad Rahman

Applicant Name: Alan Marcelis

Planning File No: 013058

Location: 40 Traps Hill, Loughton, IG10 1SZ

Proposal: Single storey 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=662035

Application No: EPF/0112/22

Officer: Mohinder Bagry

Applicant Name: Mr Param Doal

Planning File No: 022424

Location: 37 Valley Hill, Loughton, IG10 3AQ

Proposal: Building of a 3m 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=662095

Application No: EPF/0121/22

Officer: Sean Green

Applicant Name: Mr & Mrs Philip Curtis

Planning File No: 011385

Location: 93 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Single and two storey rear extensions

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=662117

Application No: EPF/0129/22

Officer: Alastair Prince

Applicant Name: Mr and Mrs Simon and Keely Burnage

Planning File No: 004342

Location: 14 Sedley Rise, Loughton, IG10 1LT

Proposal: Single storey rear extension, and raising of roof to existing side elevation.

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=662125

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

Application No: EPF/0037/22

Officer: Zara Seelig

Applicant Name: Tracy Taylor

Planning File No: 005230

Location: 25 River Way, Loughton, IG10 3LJ

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with hip-to gable extension, 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=661653

Application No: EPF/0119/22

Officer: Rhian Thorley

Applicant Name: Bargaoanu

Planning File No: 031454

Location: 11 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Certificate of lawful development for proposed rear dormer windows 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=662115

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

Application No: EPF/0133/22

Officer: Graham Courtney

Applicant Name: Mr Pavlin Primov

Planning File No: 031455

Location: 53 Audley Gardens, Loughton, IG10 2EW

Proposal: Prior approval for a 5.70 metre deep single storey rear extension, height to eaves 3.00 metres and maximum height 3 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=662134

Application No: EPF/0172/22

Officer: Graham Courtney

Applicant Name: Ms M Alexander

Planning File No: 004674

Location: 59 Oakwood Hill, Loughton, IG10 3EP

Proposal: An 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=662353

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
1 February 2022