



PLANNING AND LICENSING COMMITTEE

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

Monday 7 March 2022

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

Mark Squire
Town Clerk
1 March 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 21 February 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 Notice of Appeal

4.1.1 EPF/2570/21– 83 Forest Road, Loughton, IG10 1EF. Proposal: Demotion of existing rear extension & conservatory. Proposed single storey rear extension with a roof lantern, roof extension with rear dormer window to facilitate a loft room. two storey front extension, conversion of undersized existing garage into habitable accommodation. (Appeal ref no: APP/J1535/D/22/3292200 – Min no PL95.1)

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 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 17 February 2022.

4.2 Amended Plans

4.2.1 EPF/3110/21 – 14 Wellfields, Loughton, IG10 1NX.

Proposal: Existing pitch roof to match main ridge and internal alterations **Amended plan and description – Min no PL150.1**

To CONSIDER the amended plans received from Epping Forest District Council.

5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 18 February and 25 February 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/3310/21

Officer: Kie Farrell

Applicant Name: Dr Helen Rogers

Planning File No: 031435

Location: 42 Ibbetson Path, Loughton, IG10 2AS

Proposal: Erection of single storey front, side and rear extension and 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=661374

Application No: EPF/0020/22

Officer: Ian Ansell

Applicant Name: Mr Daskalov

Planning File No: 003371

Location: 30 Stanmore Way, Loughton, IG10 2SA

Proposal: Erection of a single storey outbuilding.

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=661580

Application No: EPF/0086/22

Officer: Ian Ansell

Applicant Name: Mr & Mrs J Patel

Planning File No: 011481

Location: 126 Valley Hill, Loughton, IG10 3AU

Proposal: Proposed 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=661942

Application No: EPF/0180/22

Officer: Muhammad Rahman

Applicant Name: Sara Vidal

Planning File No: 022995

Location: 7 Drayton Avenue, Loughton, IG10 3DF

Proposal: Proposed 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=662414

Application No: EPF/0193/22

Officer: Alastair Prince

Applicant Name: Marie Evripidou

Planning File No: 031473

Location: 92 River Way, Loughton, IG10 3LL

Proposal: Proposed loft conversion, 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=662475

Application No: EPF/0234/22

Officer: Zara Seelig

Applicant Name: Mr 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_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=662676

Application No: EPF/0240/22

Officer: Muhammad Rahman

Applicant Name: Mr Peter Argent

Planning File No: 006112

Location: 56 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Demolition of the existing 1.5 storey dwelling as previously agreed (EPF/1008/16). Subdivision of site into two plots. Erection of replacement bungalow on the western plot. Erection of three-storey family dwelling on the eastern plot.

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=662682

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

There are no applications listed under “Deemed Permission”.

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

There are no applications listed under “Others”

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 Notice of application for a new street trading consent under the Local Government (Miscellaneous Provisions) Act 1982, in respect of Connaught Waters Car Park, Rangers Road, Loughton, E4 7QH

* (See attached notice on Page 5)

7.2 Application for the review of a premises licence or club premises certificate under the Licensing Act 2003, in respect of The Gardeners Arms, 103 York Hill, Loughton, IG10 1RX.

* (See attached notice on Page 6)

8 Enforcement and Compliance

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

8.1.1 To NOTE the update on an Enforcement Notice issued by Epping Forest District Council in respect of the following:

Reference	ENF/0181/20	Date Issued	18/08/2021
Date Effective	20/09/2021	Complete/Withdrawn	25/02/2022
Notice Type	Breach Type: Breach of Conditions		
LOCATION	119 High Road, Loughton, IG10 4LT		
Alleged Breach	Breach of condition of EPF/0093/19 soft landscaping		

Case Events

E03a - Notice Authorised 17/08/2021
1 - Notice Issued 18/08/2021
1 - Enforcement Notice Served 18/08/2021
E03c - Notice Effective Date 20/09/2021
E03d - Notice Compliance Due 20/12/2021
1 - Planning Permission Granted 25/02/2022

Mark Squire
TOWN CLERK
1 March 2022

Agenda item 7.1

Notice of application for a new street trading consent under the Local Government (Miscellaneous Provisions) Act 1982, in respect of Connaught Waters Car Park, Rangers Road, Loughton, E4 7QH



Register of Street Trading Consent - Application Received.

Date application received: 24th March 2022

Applicant name: Mustafa Dervis

Address of Premises: Connaught Waters Car Park, Rangers Road
Loughton, E4 7QH

Brief details of the nature of the application:

Street Trading Consent Application to sell hot and cold drinks and cold food

Monday to Sunday 10:00 – 19:00

Any representations regarding the above application should be made by 17th March 2022, to;

EFDC Licensing
The Gate House
Merlin Way
North Weald
Epping
CM16 6HR

Agenda item 7.2

Application for the review of a premises licence or club premises certificate under the Licensing Act 2003, in respect of The Gardeners Arms, 103 York Hill, Loughton, IG10 1RX.



Register of Licence applications received.

Date application received: 25th February 2022

Applicant name: Community Resilience Team, Epping Forest District Council

Address of Premises: The Gardeners Arms, 103 York Hill, Loughton, Essex, IG10 1RX

Brief details of the nature of the application;

An application has been made to review the Premises Licence for the above premises. The grounds for the review relate to the following licensing objective:

The Prevention of Public Nuisance

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