



PLANNING AND LICENSING COMMITTEE

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

Monday 4 April 2022

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

Mark Squire
Town Clerk
29 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 March 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/2353/21– 43 A Upper Park, Loughton, IG10 4EQ.**
Proposal: First floor extension replacing dormer roof rooms plus a two storey front extension. (Appeal ref no: APP/J1535/D/22/3294069 – Min no PL103.1)

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Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn.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 23 March 2022.

- 4.1.2 **EPF/2662/21– Warren Hill Lodge, Manor Road, Loughton, IG10 4RP.**

Proposal: Proposed car port and plant room. (Appeal ref no: APP/J1535/D/22/3290841 – 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 23 March 2022.

5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 18 March and 25 March 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/0150/22

Officer: Sukhvinder Dhadwar

Applicant Name: Dr and Mrs Goriparthi

Planning File No: 004374

Location: 39 Traps Hill, Loughton, IG10 1SZ

Proposal: Addition of first floor side extensions, loft conversion, façade remodelling including internal remodelling (Revision to EPF/0671/21)

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=662233

Application No: EPF/0265/22

Officer: Ian Ansell

Applicant Name: Mr John Collins

Planning File No: 018759

Location: 16 Station Road, Loughton, IG10 4NX

Proposal: Proposed replacement 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=662754

Application No: EPF/0329/22

Officer: Ian Ansell

Applicant Name: Faris Liaqat

Planning File No: 017510

Location: Debden Park High School, Willingale Road, Loughton, IG10 2BQ

Proposal: Proposed re-location of the boilers from the plant room to the identified location inside the outbuilding. The existing outbuilding will be utilized to accommodate 3 boiler units due to a lack of space in the plant room to provide adequate repairs to the boilers.

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=663037

Application No: EPF/0330/22

Officer: Mohinder Bagry

Applicant Name: Ms Brooker

Planning File No: 031492

Location: 45 Harwater Drive, Loughton, IG10 1LP

Proposal: Proposed side extension to incorporate garage, demolition of an existing garage & 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=663038

Application No: EPF/0345/22

Officer: Alastair Prince

Applicant Name: Mr Goher Hanafi

Planning File No: 020931

Location: 11 Wellfields, Loughton, IG10 1PB

Proposal: New railings and electronic gates with low wall and brick piers.

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=663053

Application No: EPF/0390/22

Officer: Alastair Prince

Applicant Name: Mr & Mrs Wedderburn

Planning File No: 031268

Location: 83 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Two storey front extension, two storey & single storey extension.

First floor side extension, new and raised roof, rear dormers, entrance wall & gates & external swimming pool. Alterations to planning approval:

EPF/2777/21

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=663193

Application No: EPF/0391/22

Officer: Mohinder Bagry

Applicant Name: Mr Simon Isaac

Planning File No: 008518

Location: 53 Spring Grove, Loughton, IG10 4QD

Proposal: Single storey rear extension following demolition of the existing 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=663194

Application No: EPF/0423/22

Officer: Zara Seelig

Applicant Name: Mr & Mrs Andrew Levenson

Planning File No: 021387/017941

Location: 1 The Lanterns, Whitakers Way, Loughton, IG10 1SQ

Proposal: Addition of new dormer windows to existing roof and conversion of existing attic 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=663315

Application No: EPF/0424/22

Officer: Muhammad Rahman

Applicant Name: Mr Ioan Misca

Planning File No: 030257

Location: 44 Barrington Green, Loughton, IG10 2BA

Proposal: Proposed erection of a single storey rear extension & 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_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=663316

Application No: EPF/0428/22

Officer: Mohinder Bagry

Applicant Name: Mr Stephen Metcalfe

Planning File No: 023887

Location: 54 Station Road, Loughton, IG10 4NX

Proposal: Ground floor rear extension and corresponding 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=663320

Application No: EPF/0483/22

Officer: Muhammad Rahman

Applicant Name: Ms T Brough

Planning File No: 015867

Location: 8 Stanmore Way, Loughton, IG10 2SA

Proposal: The replacement of an existing house.

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=663735

Application No: EPF/0498/22

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Dean

Planning File No: 020996

Location: 23 Connaught Avenue, Loughton, IG10 4DS

Proposal: First floor side extension / construction of rear dormer to create a larger master suite on the second 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=663779

Application No: EPF/0502/22

Officer: Robin Hellier

Applicant Name: Mr and Mrs Daniel and Cordelia Caldwell

Planning File No: 023775

Location: 77 York Hill, Loughton, IG10 1HZ

Proposal: TPO/EPF/27/13 T1: Norway Spruce - Fell.

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=663796

Application No: EPF/0514/22

Officer: Ian Ansell

Applicant Name: Ms Puneeta Aujla

Planning File No: 002923

Location: 30 Roding Gardens, Loughton, IG10 3NH

Proposal: Proposed garage 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=663859

Application No: EPF/0559/22

Officer: Robin Hellier

Applicant Name: James Wood

Planning File No: 006928

Location: Fairmead, 48 Church Lane, Loughton, IG10 1PD

Proposal: TPO/EPF/21/14 T3: Norway Maple - Reduce overhanging branches by up to 3m, as specified.

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=664017

Application No: EPF/0562/22

Officer: Robin Hellier

Applicant Name: Bill Haywood

Planning File No: 013435

Location: 62 Church Lane, Loughton, IG10 1NT

Proposal: TPO/EPF/10/88 T1: Holly - Crown reduce height and spread by up to 300mm, as specified.

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=664034

Application No: EPF/0575/22

Officer: Zara Seelig

Applicant Name: Mr Thomas Willan

Planning File No: 031372

Location: 6 Pump Hill, Loughton, IG10 1RT

Proposal: New two storey side and single storey rear extension on the ground and lower ground floor. New lightwell courtyard to the 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=664093

Application No: EPF/0590/22

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Merralls

Planning File No: 030100

Location: 34 Millsmead Way, Loughton, IG10 1LR

Proposal: Proposed 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=664135

Application No: EPF/0604/22

Officer: Robin Hellier

Applicant Name: Nando Chickenland Ltd

Planning File No: 003730

Location: 2 Station Road, Loughton, IG10 4NZ

Proposal: TPO/EPF/07/79 T1: Cedar - Crown lift by up to 3m from ground level, as specified.

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=664153

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

Application No: EPF/0454/22

Officer: Alastair Prince

Applicant Name: Mr Marco Pagano

Planning File No: 031493

Location: 80 Algiers Road, Loughton, IG10 4ND

Proposal: Certificate of lawful development for a proposed rear and side box dormers and 1 rooflight to front 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=663533

Application No: EPF/0513/22

Officer: Ian Ansell

Applicant Name: Ms Puneeta Aujla

Planning File No: 002923

Location: 30 Roding Gardens, Loughton, IG10 3NH

Proposal: Application for a Lawful Development certificate for a proposed loft conversion & a garden 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=663858

Application No: EPF/0534/22

Officer: Zara Seelig

Applicant Name: Mr Thomas Willan

Planning File No: 031372

Location: 6 Pump Hill, Loughton, IG10 1RT

Proposal: Application for a Lawful Development certificate for a proposed new dormer extension to the existing 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=663953

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

Application No: EPF/0456/22

Officer: Marie-Claire Tovey

Applicant Name: Mr James Mariani

Planning File No: 004979

Location: 16 Park Hill, Loughton, IG10 4ES

Proposal: Application for approval of details reserved by condition 4 'Tree Protection Measures' and condition 5 'Foundation detail' on planning

permission EPF/1250/21 (Single storey front and rear extensions and exterior 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=663573

Application No: EPF/0542/22

Officer: Marie-Claire Tovey

Applicant Name: Lizzie Tym

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 condition 14" Residential Travel Information Pack" 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=663961

Application No: EPF/0665/22

Officer: Graham Courtney

Applicant Name: Ms B Koseoglu

Planning File No: 031500

Location: 61 Pyrles Lane, Loughton, IG10 2NL

Proposal: Application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 3.80 metres, height to eaves of 3.00 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=664414

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
29 March 2022