



PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee
are summoned to attend a Meeting at 7.30pm on

Monday 30 May 2022

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

Mark Squire
Town Clerk
25 May 2022

Membership:
Councillor C Davies (Chairman)
Councillor W Kauffman (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 meetings of the Planning and Licensing Committee held on 25 April 2022 and 16 May 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 Amended Plans

4.1.1 EPF/2502/20 – Land and Garages, Chequers Road Site B, Loughton, Essex, IG10 3QF. Proposal: Erection of one residential building, accommodating 8 flats with associated parking spaces and landscaping.

**** SAC case now progressing ** – Min no 1.1 (30/11/2020)**

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?SEA_RCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=643995

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

4.2 Notices of Appeal

4.2.1 EPF/0975/19 – 11 Crossfields, Loughton, IG10 3PY. Proposal: Erection of a single storey rear extension and erection of a new attached dwelling, following demolition of existing garage. (Appeal ref no: APP/J1535/W/21/3289165 – Min no PL718.1)

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?SEA_RCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=622881

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 on the basis of 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 14 June 2022.

**4.2.2 EPF/1306/21 – 7 Brooklyn Avenue, Loughton, IG10 1BL.
Proposal: Proposed detached 3 bedroom dwelling in an existing side garden. (Appeal ref no: APP/J1535/W/22/3292682 – Min no PL7.1)**

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=652278

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 on the basis of 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 27 June 2022.

5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 13 May and 20 May 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/0727/22

Officer: Mohinder Bagry

Applicant Name: DR H NANDRA

Planning File No: 001209

Location: 35 Alderton Hill, Loughton, IG10 3JD

Proposal: Single storey rear extension for disabled resident and ramped access with handrails.

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=664616

Application No: EPF/0821/22

Officer: Alastair Prince

Applicant Name: Mr A Anwar

Planning File No: 019325

Location: 5 Wellfields, Loughton, IG10 1PB

Proposal: Proposed improvements and 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_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=664981

Application No: EPF/0826/22

Officer: Kie Farrell

Applicant Name: Mr Ramazan Jakupi

Planning File No: 031246

Location: 71 Deepdene Road, Loughton, IG10 3PH

Proposal: Demolition of existing pre-fab house and replacement of a new dwelling 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=665016

Application No: EPF/0846/22

Officer: Alastair Prince

Applicant Name: Mr & Mrs Pagano

Planning File No: 031493

Location: 80 Algiers Road, Loughton, IG10 4ND

Proposal: Proposed rear & side infill ground floor extension with a combination of pitched, tiled & flat membrane roofs, with x3no. rooflights in total, front porch added with a tiled 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=665134

Application No: EPF/0849/22

Officer: Muhammad Rahman

Applicant Name: Mr Mark Perring

Planning File No: 018762

Location: 71 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Single storey 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=665155

Application No: EPF/0864/22

Officer: Muhammad Rahman

Applicant Name: Mr and Mrs Dalton

Planning File No: 009299

Location: 33 Tycehurst Hill, Loughton, IG10 1BX

Proposal: Rear extension to the first floor, loft conversion, new side dormer to accommodate stair and WC/shower room.

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP=E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=665216

Application No: EPF/0924/22

Officer: Muhammad Rahman

Applicant Name: Mr Pampellonne

Planning File No: 015137

Location: 8 Garden Way, Loughton, IG10 2SF

Proposal: Revision of approved application EPF/2184/19 to refine external aesthetics.

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP=E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=665453

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

Application No: EPF/0882/22

Officer: Alastair Prince

Applicant Name: Mr & Ms P & J Ainsworth & Myronidis

Planning File No: 026279

Location: 47 Harwater Drive, Loughton, IG10 1LP

Proposal: Application for a Lawful Development Certificate for a Proposed hip to gable loft conversion with a rear dormer.

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=665276

Application No: EPF/0954/22

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=665673

Application No: EPF/0988/22

Officer: Muhammad Rahman

Applicant Name: Mr Anthony Davis

Planning File No: 006706

Location: 51 High Road, Loughton, IG10 4JE

Proposal: Certificate of lawful development for a proposed two storey rear extension to the main house and new rear roof dormer.

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=665777

Application No: EPF/0997/22

Officer: Mohinder Bagry

Applicant Name: Miss Anna Florczak

Planning File No: 031547

Location: 61 Greensted Road, Loughton, IG10 3DJ

Proposal: Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=665816

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

Application No: EPF/0680/22

Officer: Mohinder Bagry

Applicant Name: Mr John Cooper

Planning File No: 008743

Location: 89 Forest Road, Loughton, IG10 1EF

Proposal: Application for Approval of Details Reserved by Conditions 3 'Materials', 4 'Parking and EVP', 5 'Broadband', 7 'Flood Risk Assessment' and 8 'Surface water drainage' for EPF/1864/19 (Alterations and extensions to convert one dwelling into two dwellings).

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=664454

Application No: EPF/0911/22

Officer: Ian Ansell

Applicant Name: Mr D Tumbridge - Indecon Building Ltd

Planning File No: 024816

Location: Land and garages, Kirby Close, Loughton, IG10 3BA

Proposal: Application for approval of details reserved by conditions 7 and 8 'Remediation Verification Report' on planning permission EPF/2035/16 (4 affordable homes with 10 parking spaces)

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=665369

Application No: EPF/0994/22

Officer: Marie-Claire Tovey

Applicant Name: Mr Robert Mackenzie-Grieve

Planning File No: 005276

Location: Epping Forest College - Library and Middle Building, Borders Lane, Loughton, IG10 3SA

Proposal: Application for approval of details reserved by condition 10 'Lighting' on planning permission EPF/2905/19 allowed on appeal (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)

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=665813

Application No: EPF/0995/22

Officer: Marie-Claire Tovey

Applicant Name: Mr Robert Mackenzie-Grieve

Planning File No: 000351

Location: Former Playing Fields Epping Forest College, Borders Lane, Loughton, IG10 3SA

Proposal: Application for approval of details reserved by condition 7 'Off site flooding' on planning permission EPF/0379/20 allowed on appeal (The development proposed is redevelopment of the site to provide 285 residential dwellings (Use Class C3) in a series of blocks ranging from 2 to 5 storeys in height, a new Wellness Centre (Use Class D1), creation of a new public park, car parking, communal landscaped amenity areas, secure cycle parking and other associated development)

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=665814

Application No: EPF/0999/22

Officer: Muhammad Rahman

Applicant Name: Mr Mark Andrews

Planning File No: 030226

Location: 92 Alderton Hall Lane, Loughton, IG10 3HD

Proposal: Application for Approval of Details Reserved by Condition 9 'Contaminated Land Investigation' on planning permission EPF/0338/19 (Erection of 2 x attached terraced dwellings with rear dormers and Juliet balconies).

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=665818

Application No: EPF/1035/22

Officer: Graham Courtney

Applicant Name: Mr Kreshnik Gjana

Planning File No: 031537

Location: 2 Cedar Drive, Loughton, IG10 2PA

Proposal: Prior approval for a 5.85 metre deep single storey rear extension, height to eaves 2.42 metres and maximum height 3.32 metres.

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=665933

Application No: EPF/1106/22

Officer: Mohinder Bagry

Applicant Name: Jenna Patient

Planning File No: 031484

Location: 38 Highland Avenue, Loughton, IG10 3AH

Proposal: Prior approval for a 3.35 metres deep single storey rear extension, height to eaves 2.50 metres and maximum height 3.00 metres.

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYP E=1&DOC_CLASS_CODE=PL&FOLDER1_REF=666173

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
25 May 2022