



PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee
are summoned to attend a Meeting at 7.30pm on
Monday 26 September 2022
at Loughton Library, Traps Hill, Loughton, IG10 1HD
to transact the business shown in the agenda.

Mark Squire
Town Clerk
20 September 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 meeting of the Planning and Licensing Committee held on 30 August 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 Cancelled Planning and Licensing Committee meeting: 12 September 2022 – Ratification of Committee Comments**
Following the death of HM Queen Elizabeth II, and the cancellation of the above meeting, the Committee is asked to RATIFY the comments for applications listed on that agenda, which were submitted to the Local Planning Authority, Epping Forest District Council, under powers of delegated authority.
 - 4.2 Notice of Appeal**
 - 4.2.1 EPF/0240/22 – 56 Tycehurst Hill Loughton Essex 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. (Appeal ref no: APP/J1535/W/22/3300039 – Min no PL167.1)**
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=662682
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 asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 12 October 2022.

4.2.2 Aura, 179 – 181 High Road, Loughton, IG10 4LF. Description: Without planning permission the erection of a metal framed structure. (Appeal ref no: APP/J1535/C/223300111/112)

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 6 October 2022.

4.3 Amended Plans

4.3.1 EPF/1050/22 - 4 Little Goldings, The Barn Clays Lane Loughton Essex IG10 2RZ The proposed erection of an outbuilding with garaging on the ground floor and residential annexe on the first floor (Amended scheme of application EPF/2183/21).

***AMENDED PLANS & DESCRIPTION*– Min PL253.1**

The Committee is asked to RATIFY the following comments, submitted under powers of delegated authority, in order to meet the required deadline, in respect of this re-consultation. Comments or representations were required by Monday 26 September 2022.

The Committee's comments were:

The Committee OBJECTED to this amended application on the grounds that the planned building is to be squashed, unnecessarily onto a green boundary, which will require it to be removed. This will result in an urbanisation of this part of the verdant and forested setting of Clays Lane, that is renown throughout Essex. This will be out of keeping and have a negative impact on the street scene.

4.3.2 EPF/1416/22 - 57 Valley Hill, Loughton, IG10 3AL. Proposal: First floor rear extension. Single storey rear extension. Alterations to entrance porch. * AMENDED PLANS* Min PL253.1

The Committee is asked to RATIFY the following comments, submitted under powers of delegated authority, in order to meet the required deadline, in respect of this re-consultation. Comments or representations were required by Tuesday 27 September 2022.

The Committee's comments were:

The Committee reiterated its previous comments which were:

“The Committee OBJECTED to this application stating it was an overdevelopment. There had already been too much development on the site as a whole with far too many garden buildings resulting in a lack of garden space.

Members believed the applicant would need to remove the garden buildings in order to allow the proposed rear extension; and considered the porch alterations were acceptable as they retained the existing symmetry.”

5 **Planning Applications**

5.1 **To CONSIDER the planning applications received for the weeks 9 September and 16 September 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/1661/22

Officer: Ian Ansell

Location: 7A, Forest Road, Loughton, IG10 1DR

Proposal: Proposed two storeys of office accommodation over existing retail

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OKag>

Application No: EPF/1707/22

Officer: Caroline Brown

Location: 17-19, England's Lane, Loughton, IG10 2QX

Proposal: Double storey rear extension and loft conversion with rear dormer and raising the roof ridge.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000ONIU>

Application No: EPF/1808/22

Officer: Ian Ansell

Location: 46, High Beech Road, Loughton, IG10 4BL

Proposal: Two storey rear 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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OVHD>

Application No: EPF/1870/22

Officer: Rhian Thorley

Location: 20, Goldings Rise, Loughton, IG10 2QP

Proposal: Rear wraparound extension 3.00m from existing garage, Certificate of lawful development for proposed garage conversion, and 2m rear single storey extension has been granted as noted on drawings. REF: EPF/1255/22

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Oa7q>

Application No: EPF/1930/22

Officer: Kie Farrell

Location: Roding Valley High School, Alderton Hill, Loughton, IG10 3JA

Proposal: Proposed relocation of existing single storey modular building within current school site, from the west of the main building to the north of the building. Four parking spaces lost to the new modular build are to be relocated to the north behind the modular that is proposed to move.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Oem9>

Application No: EPF/1942/22

Officer: Muhammad Rahman

Location: Footpath outside Café Bengal, 41 The Broadway, Loughton, IG10

Proposal: Removal of existing BT phone box & installation of a proposed replacement BT street hub & associated display of advertisement to both sides of the unit.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OfOU>

Application No: EPF/1943/22

Officer: Muhammad Rahman

Location: Footpath outside Subway, 258 High Road, Loughton, IG10 1RB

Proposal: Removal of existing BT phone box & installation of a proposed replacement BT street hub & associated display of advertisement to both sides of the unit.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OfOZ>

Application No: EPF/1944/22

Officer: Muhammad Rahman

Location: Footpath opposite Two Kitchens, 167 High Road, Loughton, IG10 4LF

Proposal: Removal of existing BT phone box & installation of a replacement BT street hub & associated display of advertisement to both sides of the unit.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OfOe>

Application No: EPF/1945/22

Officer: Muhammad Rahman

Location: Footpath outside Zee & Co. 221-225 High Road, Loughton, IG10 1BB

Proposal: Removal of existing BT phone box & installation of a replacement BT street hub & associated display of advertisement to both sides of the unit.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OfOj>

Application No: EPF/1946/22

Officer: Muhammad Rahman

Location: Footpath outside Gail's, 199 High Road, Loughton, IG10 1AA

Proposal: Removal of existing BT phone box & installation of a replacement BT street hub & associated display of advertisement to both sides of the unit.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OfOo>

Application No: EPF/1947/22

Officer: Muhammad Rahman

Location: Footpath outside T Cribb & Sons, 73 The Broadway, Loughton, IG10 3SP

Proposal: Removal of existing BT phone box & installation of a replacement BT street hub & associated display of advertisement to both sides of the unit.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OfOt>

Application No: EPF/1948/22

Officer: Muhammad Rahman

Location: Footpath outside Zee & Co., 221-225 High Road, Loughton, IG10 1BB

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OfOy>

Application No: EPF/1949/22

Officer: Muhammad Rahman

Location: 41 The Broadway, Loughton, IG10 3SP

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OfP3>

Application No: EPF/1950/22

Officer: Muhammad Rahman

Location: Footpath outside Gail's, 199 High Road, Loughton, IG10 1AA

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OfP8>

Application No: EPF/1951/22

Officer: Muhammad Rahman

Location: Footpath outside T Cribb & Sons, 73 The Broadway, Loughton, IG10 3SP

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OfPD>

Application No: EPF/1952/22

Officer: Muhammad Rahman

Location: Footpath outside Subway, 258 High Road, Loughton, IG10 1RB

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OfPI>

Application No: EPF/1953/22

Officer: Muhammad Rahman

Location: Footpath outside Two Kitchens, 167 High Road, Loughton, IG10 4LF

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OfPN>

Application No: EPF/1991/22

Officer: Muhammad Rahman

Location: 275-277, High Road, Loughton, IG10 1AH

Proposal: Advert consent for new fascia above doors/windows with new boxed signage. The existing doors and columns remain as per existing and decorated. A new menu box included. Illuminated box signage 'DIM T' and 'taste of asia' mounted on perforated aluminum panel. Provided with individual LED. pane.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Oi9B>

Application No: EPF/2046/22

Officer: Marie-Claire Tovey

Location: 22, Connaught Avenue, Loughton, IG10 4DS

Proposal: Rear single storey extension on the ground floor and rear and side wrap around single storey extension to the lower ground floor.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Omea>

Application No: EPF/2070/22

Officer: Marie-Claire Tovey

Location: 19, High Road, Loughton, IG10 4JJ

Proposal: Single storey side extension to replace existing covered carport to existing 2-storey detached house. Addition of obscured glass window to existing side elevation at ground floor.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OnWU>

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

Application No: EPF/2002/22

Officer: Alastair Prince

Location: 18, Southview Road, Loughton, IG10 3LG

Proposal: Certificate of Lawful Development for 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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OivX>

Application No: EPF/2005/22

Officer: Mohinder Bagry

Location: 6, Tewkesbury Close, Loughton, IG10 3NT

Proposal: Certificate of Lawful Development for proposed outbuilding.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OjEj>

Application No: EPF/2010/22

Officer: Mohinder Bagry

Location: 49, River Way, Loughton, IG10 3LJ

Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer and front roof lights.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OjQP>

- 5.3 Others – provided for information only:** (Members are reminded that comments are not normally accepted on these applications).
Application No: EPF/1978/22
Officer: Graham Courtney
Location: 9, Avondale Drive, Loughton, IG10 3BZ
Proposal: Prior approval for a 6m deep single storey rear extension, rendered blockwork with flat roof and rooflight, height to eaves 2.90 metres and maximum height of 3.20 metres.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OqxT>

- Application No:** EPF/2108/22
Officer: Graham Courtney
Location: 15, Woodland Road, Loughton, IG10 1HQ
Proposal: Application to determine if Prior Approval is required for a Larger Home Extension measuring 5.00 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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OpFR>

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
20 September 2022