



PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee
are summoned to attend a Meeting at 7.30pm on
Monday 7 November 2022
at Loughton Library, Traps Hill, Loughton, IG10 1HD
to transact the business shown in the agenda.

Mark Squire
Town Clerk
1 November 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 24 October 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 Planning Re-consultation**
 - 4.1.1 EPF/1946/22 – Footpath outside Gail's, 199 High Road, Loughton, IG10 1AA. Proposed BT street hub & associated display of advertisement to both sides of the unit. *AMENDED DESCRIPTION & PLANS* – Min no PL272.1**
Epping Forest District Council have advised that the above Planning Application has been modified. The Committee is asked if it would like to comment on these amendments.
Associated documents can be viewed on our website by clicking here https://eppingforestdcpr.force.com/pr/s/register-view?c_q=&c_r=Arcus_BE_Public_Register
 - 4.2 Withdrawn Planning Application**
 - 4.2.1 EPF/2205/22 – 179-181 High Road, Loughton, IG10 4LF. Proposal: Retrospective installation of extraction system with roof-mounted fans. – Min No PL292.1**
FOR INFORMATION: Epping Forest District Council have advised that it has withdrawn the above application for determination. The matter is being dealt with by Enforcement who have been made aware of the Committee's previous comments on this item.
- 5 Emerging Epping Forest District Local Plan: Consultation on further Main Modifications 28 October 2022 to 09 December 2022**
Epping Forest District Council invites comments on the further Main Modifications outlined by the Planning Inspector in order for the Emerging Epping Forest District Local Plan to be determined 'sound.'

See information received from Epping Forest District Council regarding this consultation and responses, page 6.

Comments are required by **Friday 09 December at 5pm**.

6 Planning Applications

6.1 To CONSIDER the planning applications received for the weeks 21 October and 28 October 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/0823/22

Officer: Ian Ansell

Location: Debden Station, Chigwell Lane, Loughton, IG10 3TG

Proposal: Temporary single storey Portakabins and Portastors.

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/a0h8d000000P6Mm>

Application No: EPF/2182/22

Officer: Loredana Ciavucco

Location: 36 Colebrook Lane, Loughton, IG10 2HJ

Proposal: Wrap around single storey 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/a0h8d000000Osg5>

Application No: EPF/2234/22

Officer: Muhammad Rahman

Location: 186 Forest Road, Loughton, IG10 1EG

Proposal: Change of use and conversion of existing storage building / workshop (Use class B8) to single residential use (Use Class C3).

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/a0h8d000000P6Mm>

Application No: EPF/2282/22

Officer: Alastair Prince

Location: 77 York Hill, Loughton, IG10 1HZ

Proposal: Double Storey Side extension, with a partial single and double storey rear extension of a semi detached property.

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/a0h8d000000P8vF>

Application No: EPF/2292/22

Officer: Loredana Ciavucco

Location: 68 Brooklyn Avenue, Loughton, IG10 1BN

Proposal: Proposed single storey rear extension with flat roof.

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/a0h8d000000P9No>

Application No: EPF/2333/22

Officer: Caroline Brown

Location: 31 Carroll Hill, Loughton, IG10 1NL

Proposal: Addition of 4 new rooflights to provide light and ventilation to 1 Spare Room, 1 Media Room and new stair serving new Loft 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/a0h8d000001UKBU>

Application No: EPF/2335/22

Officer: Marie-Claire Tovey

Location: 19 High Road, Loughton, IG10 4JJ

Proposal: Single storey rear extension to provide conservatory style reception room.

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/a0h8d000001UKJG>

Application No: EPF/2336/22

Officer: Loredana Ciavucco

Location: 43 Roding Gardens, Loughton, IG10 3NH

Proposal: Proposed single storey rear extension and conversion of existing garage.

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/a0h8d000001UKTs>

Application No: EPF/2346/22

Officer: Loredana Ciavucco

Location: 2 Ashfields, Loughton, IG10 1SB

Proposal: Construction of a single storey 3 metre rear extension and a side extension to the first floor.

Construction of new porch and alterations to the front drive.

Garage conversion.

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/a0h8d000001ULRa>

Application No: EPF/2375/22

Officer: Marie-Claire Tovey

Location: Bank Of England Printing Works, Langston Road, Loughton, IG10 3TN

Proposal: In order to install Lossnay ventilation units into two areas of the printing works, we have to undertake the following:-

- Removal of glazing in 4 No. existing windows on the front elevation and replace with an air distribution louvre.
- Removal of glazing in 1 No. existing windows (top and bottom panes) on the side elevation rear facing window and replace with an air distribution louvre.

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/a0h8d000001UMkS>

Application No: EPF/2421/22

Officer: Robin Hellier

Location: 9 Roding Gardens, Loughton, IG10 3NH

Proposal: TPO/EPF/30/89 (Ref: T28)

T1: Birch - Fell and replace, as specified.

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/a0h8d000001UQgH>

Application No: EPF/2453/22

Officer: Robin Hellier

Location: 47 Hillcrest Road, Loughton, IG10 4QH

Proposal: TPO/EPF/10/21

T1: Oak - Fell, as specified.

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/a0h8d000000P6Mm>

- 6.2 Deemed Permission – provided for information only: (Members are reminded that comments are not normally accepted on these applications).**
Application No: EPF/1794/22
Officer: Caroline Brown
Location: 9-11 High Beech Road, Loughton, IG10 4BN
Proposal: Certificate of Lawful Development for completion of works granted under EPF/2449/20 (Change of use of ground floor and first floor offices to create eight residential units).

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/a0h8d000000OU08>

Application No: EPF/2334/22

Officer: Alastair Prince

Location: 5 Wellfields, Loughton, IG10 1PB

Proposal: Application for a Lawful Development certificate for a proposed construction of a replacement 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/a0h8d000001UKJB>

Application No: EPF/2425/22

Officer: Rhian Thorley

Location: 53 Algers Road, Loughton, IG10 4NF

Proposal: Application for a Lawful Development certificate for a proposed 2 storey rear extension (3metres from the existing wall) & a dormer to create improved habitable rooms in the loft space.

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/a0h8d000001UQqL>

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

Application No: EPF/2379/22

Officer: Kie Farrell

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

Proposal: Application for Approval of Details reserved by condition 3 'External finishes' and condition 4 'Surface Water Disposal' on planning permission EPF/1201/22. (Proposed replacement of existing single storey modular building with a new two storey, four classroom block).

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/a0h8d000001UMwA>

Application No: EPF/2427/22

Officer: Graham Courtney

Location: 53 Algers Road, Loughton, IG10 4NF

Proposal: Application to determine if Prior Approval is required for a Larger Home Extension measuring 6.00 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/a0h8d000001UQvr>

Application No: EPF/2441/22

Officer: Graham Courtney

Location: 2 Goldings Road, Loughton, IG10 2QN

Proposal: Prior approval for a proposed 6m deep 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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001URyz>

7 Decisions

7.1 Decisions by Epping Forest District Council

No Planning Decisions have been received.

8 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

9 Enforcement and Compliance

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

9.1.1. Enforcement Prosecution – Willingale Road, Loughton - Prevention of Damage by Pests Act 1949 and Section 215 of the Town & Country Planning Act 1990

For Information Only: See attached report, page 7.

Mark Squire
TOWN CLERK
1 November 2022

Agenda item 5

Emerging Epping Forest District Local Plan: Consultation on further Main Modifications 28 October 2022 to 09 December 2022

In June 2022, the Planning Inspector, Inspector Bore, outlined a number of Actions for Epping Forest District Council (EFDC) and confirmed that further Main Modifications are required to the Plan in order for it to be determined 'sound'. EFDC has published the further Main Modifications for consultation. The consultation period has now commenced and will run for six weeks ending on **Friday 09 December at 5pm**.

This stage of consultation is limited to the further Main Modifications only. Representations are invited solely upon the further Main Modifications denoted by red text in the Schedule of Main Modifications. Consultees should not re-submit previous representations or make representations on Main Modifications that have not changed and any such responses will not be considered by the Inspector.

The Schedule of Main Modifications clearly distinguishes between the Main Modifications consulted upon in 2021 (in black text) and the proposed further Main Modifications which are subject to consultation (in red text).

You will be able to access the Schedule of Main Modifications and associated supporting documents on the Council's Local Plan website at www.efdclocalplan.org. Guidance will be provided alongside these documents.

Hard copies of the Local Plan Submission Version 2017 and the Schedule of Main Modifications will be available at libraries throughout the District and these materials, plus supporting documents and hardcopy forms will also be available at the Civic Offices in Epping.

How to respond to the consultation

We would ask you to make any representations electronically via the online response form on the website at: <http://www.efdclocalplan.org>

Alternatively, you can download a copy of the form from the website, complete and return to the Council via email at MMcons@eppingforestdc.gov.uk or via post to the following address: FMM Consultation 2022, Planning Policy, Epping Forest District Council, Civic Offices, 323 High Street, Epping, Essex, CM16 4BZ

Please note that there is a requirement for representations to be made in writing and to include the name and address of the respondent. The Council is required to make all responses public, and therefore cannot keep responses confidential. Please note that the Council cannot accept any representations received after the defined consultation period.

Following the close of the consultation, the representations will be passed to the Inspector. Once the Inspector has considered the responses, including the evidence presented throughout the duration of the Examination, he will determine whether the Local Plan is 'sound' and produce a written report outlining his final recommendations. Following receipt of the Inspector's report, the Plan can be formally adopted by the Council if it makes the Main Modifications he recommends.

Agenda item 9.1.1

Loughton prosecution - Prevention of Damage by Pests Act 1949 and Section 215 of the Town & Country Planning Act 1990

Magistrates described a bungalow in Willingale Road, Loughton as “an eyesore and a dangerous environmental risk” before imposing financial penalties and costs of more than £4,000 on the owner.

Notices served

Daniel Harrington failed to respond to enforcement notices by Epping Forest District Council to clear up the property and fence it off to avoid further rubbish dumping.

He failed to attend 2 hearings in Chelmsford Magistrates Court and on the second occasion on 18 October 2022 magistrates agreed to deal with the matter in his absence.

On 19 November 2021 a notice had been served on Mr Harrington under the Local Government (Miscellaneous Provisions) act 1976 requiring him to provide details of the land ownership and any other persons having an interest in the property. In spite of a reminder being delivered to him at an address in east London on 13 December 2021 no response was received.

On 12 January 2022 further notices were served under the Prevention of Damage by Pests Act 1949 and Section 215 of the Town & Country Planning Act 1990 requiring him to clear the property of dumped rubbish that may harbour rats and mice. He was also required to clear the site of all waste, secure it with fencing and carry out regular inspections.

Prosecution proceedings

Mr Harrington ignored the notices in spite of being given reminders and so prosecution proceedings were begun by Epping Forest District Council.

He was fined £2,000 for failing to provide details of land ownership and £500 for the Town and Country Planning Act offence.

He was also ordered to pay the Council’s prosecution costs of £1,419.69 and a victim surcharge of £190.

Having been shown photos of the condition of the property over a long period of time magistrates said it was awful for people living nearby.

Enforcement breaches

Building works to the single storey bungalow had been stopped giving the impression it was abandoned and, with the property in this state, was being used for fly tipping.

This became self-perpetuating with others seeing it being used as a dump and adding their own rubbish – from fast food containers to a fridge, a sofa and more.

Cllr Holly Whitbread Cabinet Member for Housing said:

This case demonstrates that we take enforcement breaches extremely seriously and are prepared to engage the prosecution process if people refuse to comply.

The outcome is testament to the diligence and hard work of our Private Sector Housing Team in bringing this serious situation to court and achieving such a successful outcome.

26 October 2022