



PLANNING AND LICENSING COMMITTEE

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

Monday 9 January 2023

at Loughton Town Council Chamber, 1 Buckingham Court, Rectory Lane,
Loughton, IG10 2QZ

to transact the business shown in the agenda.

Mark Squire
Town Clerk
3 January 2023

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 19 December 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/1238/22 – 31 Hillyfields, Loughton IG10 2PT.

Proposal: Proposed first floor rear & side extensions, loft conversion & internal alterations. (Appeal Ref: APP/J1535/D/22/3311838) – Min No PL253.1

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/a0h8d000000NzMY>

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 15 December 2022.

4.2 Re-consultation

4.2.1 EPF/2231/21 – 11 Wallers Hoppet, Loughton, IG10 1SP.

Proposal: Single storey rear extension to existing kitchen/dining room with side extension to provide new enclosed lobby access. Existing garage conversion into family garden room with minor rear external opening modification – Min no PL292.1

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/a0h8d000000P6AX>

The above planning application has been modified. Epping Forest District Council invites the Committee's comments on the amended plans.

5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 16 December and 23 December 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/2239/22

Officer: Mohinder Bagry

Location: 1 Connaught Hill, Loughton, IG10 4DU

Proposal: Removal of existing conservatory and terrace to rear. To be replaced with new orangery and terrace with gym and family room beneath.

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/a0h8d000000P6Xj>

Application No: EPF/2440/22

Officer: Mohinder Bagry

Location: 2 Goldings Road, Loughton, IG10 2QN

Proposal: Part single part double 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/a0h8d000001URyu>

Application No: EPF/2756/22

Officer: Muhammad Rahman

Location: 199 Smarts Lane, Loughton, IG10 4BW

Proposal: Construction of a two storey extension to the rear of the property. It is proposed that these works are to be undertaken in conjunction with the construction of a two storey extension to the rear of the adjoining property (201 Smarts Lane) which will be subject to a separate application.

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/a0h8d000001Ur0K>

Application No: EPF/2757/22

Officer: Ian Ansell

Location: 7 Forest Road, Loughton, IG10 1DR

Proposal: Proposed 2 stories of office accommodation over existing retail - full width of number 7 Forest Road.

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/a0h8d000001Ur5M>

Application No: EPF/2758/22

Officer: Muhammad Rahman

Location: 201 Smarts Lane, Loughton, IG10 4BW

Proposal: Construction of a two storey extension to the rear of the property. It is proposed that these works are to be undertaken in conjunction with the construction of a two storey extension to the rear of the adjoining property (199 Smarts Lane) which will be subject to a separate application.

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/a0h8d000001Ur5W>

Application No: EPF/2783/22

Officer: Loredana Ciavucco

Location: 15 Woodland Road, Loughton, IG10 1HQ

Proposal: Double rear extension & single front 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/a0h8d000001UtNP>

Application No: EPF/2800/22

Officer: Kie Farrell

Location: 10 Firs Drive, Loughton, IG10 2SL

Proposal: Basement to rear of property, ground floor side and rear extensions, roof dormer extensions, side gable and first floor rear extensions.

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/a0h8d000001UuGC>

Application No: EPF/2801/22

Officer: Ian Ansell

Location: 30 Roding Gardens, Loughton, IG10 3NH

Proposal: Proposed 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/a0h8d000001UuGH>

Application No: EPF/2814/22

Officer: Rhian Thorley

Location: 76 Smarts Lane, Loughton, IG10 4BS

Proposal: Single storey rear lean-to 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/a0h8d000001Uuua>

Application No: EPF/2833/22

Officer: Rhian Thorley

Location: 12 Englands Lane, Loughton, IG10 2QQ

Proposal: The proposal is to extend and upgrade the property as well as to provide off street parking in order to create a comfortable family home. This will involve a two story extension is proposed for the rear of the property, the addition of onsite parking to the front of the property, a small patio rear and associated Landscaping.

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/a0h8d000001Uvk6>

Application No: EPF/2849/22

Officer: Alastair Prince

Location: 27 Highland Avenue, Loughton, IG10 3AH

Proposal: Single storey entrance porch plus two storey rear and side extensions.

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/a0h8d000001UwcS>

Application No: EPF/2864/22

Officer: Loredana Ciavucco

Location: 35 Barfields, Loughton, IG10 3JH

Proposal: Single storey ground floor front and rear extension. two storey side and Part 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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001UxTg>

Application No: EPF/2866/22

Officer: Mohinder Bagry

Location: 20 Abbess Terrace, Loughton, IG10 3FJ

Proposal: Loft Extension & installation of 3 new 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/a0h8d000001UxWu>

Application No: EPF/2869/22

Officer: Marie-Claire Tovey

Location: Rear of 230-232 High Road, Loughton, IG10 1ET

Proposal: 1. Addition of 8 flats at the rear of 230-232 High Road, Loughton

2. Re-landscaping of the rear car park

3. Improving access to the existing 2 flats above 230 and 232 High Road.

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/a0h8d000001Uxdi>

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

Application No: EPF/2778/22

Officer: Alastair Prince

Location: 47 Nevill Way, Loughton, IG10 3BG

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear facing dormer & 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/a0h8d000001Uszs>

Application No: EPF/2803/22

Officer: Ian Ansell

Location: 22 The Avenue, Loughton, IG10 4PT

Proposal: Application for a Lawful Development certificate for a proposed construction of a rear dormer window with a flat roof to facilitate a loft 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/a0h8d000001UuGR>

Application No: EPF/2858/22

Officer: Rhian Thorley

Location: 9 Avondale Drive, Loughton, IG10 3BZ

Proposal: Certificate of Lawful development for a proposed rear dormer window 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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Ux3Y>

Application No: EPF/2881/22

Officer: Mohinder Bagry

Location: 12 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Application for a Lawful Development certificate for a proposed rear dormer, loft extension & x3 no. rooflights to the front roof slope.

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/a0h8d000001UyEf>

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

Application No: EPF/2794/22

Officer: Graham Courtney

Location: 27 Highland Avenue, Loughton, IG10 3AH

Proposal: Application to determine if Prior Approval is required for a Larger Home Extension measuring 4.00 metres, height to eaves of 3.00 metres & a 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/a0h8d000001UtqB>

Application No: EPF/2798/22

Officer: Graham Courtney

Location: 4 Tylers Close, Loughton, IG10 3BD

Proposal: Application to determine if Prior Approval is required for a Larger Home Extension measuring 5.50 metres, height to eaves of 3.00 metres & a maximum height of 4.00 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/a0h8d000001UuG2>

6 Decisions

6.1 Decisions by Epping Forest District Council

No decisions have been received from Epping Forest District Council.

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
3 January 2023