



PLANNING AND LICENSING COMMITTEE

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

Monday 3 April 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
28 March 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 20 March 2023.
- 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/0203/23 – 16, Eleven Acre Rise, Loughton, IG10 1AN.**
Proposal: Retrospective application to alter the ground levels and create a retaining wall to the rear of the new homes granted under EPF/1508/18. *UPDATED COVER LETTER & ADDITIONAL GROUND LEVEL PLAN*
The local planning authority has advised that the above Planning Application has been modified. Epping Forest District Council invites the Committee's comments by 4 April 2023 on this amended proposal.
To view the amended plans please follow this link:
https://eppingforestdcpr.force.com/pr/s/register-view?c_q=&c_r=Arcus BE Public Register
- 5 **Epping Forest District Council – Adopted Local Plan March 2023**
For Information Only: On 06 March 2023, the Epping Forest District Local Plan 2011 to 2033 was adopted at an Extraordinary Meeting of Epping Forest District Council.

The Epping Forest District Local Plan 2011 to 2033 is now the statutory development plan, which means it has full weight in determining planning applications (together with 'made' neighbourhood development plans where relevant). The newly adopted Local Plan supersedes the Local Plan which comprised the policies within the Epping Forest District Local Plan adopted January 1998 that had not previously been replaced and the Epping Forest District Local Plan Alterations adopted July 2006. The adopted Local Plan along with the associated Policies Map, Adoption Statement, Habitats Regulations Assessment Adoption Statement, Sustainability Appraisal Adoption Statements and associated Sustainability Appraisal Reports can be viewed via the following link: <https://www.eppingforestdc.gov.uk/planning-and-building/planning-policy/adopted-local-plan-march-2023/>

6 Planning Applications

6.1 To CONSIDER the planning applications received for the weeks 17 March and 24 March 2023.

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/0188/23

Officer: Loredana Ciavucco

Location: 36 Chequers Road, Loughton, IG10 3PX

Proposal: Single storey side and 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/a0h8d000001VGRW>

Application No: EPF/0479/23

Officer: Sukhvinder Dhadwar

Location: 61 Baldwins Hill, Loughton, IG10 1SN

Proposal: Loft conversion comprising replacement roof at a steeper pitch, rear facing dormer and front facing 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/a0h8d000001VZy7>

Application No: EPF/0517/23

Officer: Alastair Prince

Location: 15 Newnham Close, Loughton, IG10 4JG

Proposal: Erection of a single storey infill extension between dwelling and swimming pool 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/a0h8d000001Vd4L>

Application No: EPF/0521/23

Officer: Sukhvinder Dhadwar

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: Proposed 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/a0h8d000001VdDY>

Application No: EPF/0525/23

Officer: Rhian Thorley

Location: 55 Valley Hill, Loughton, IG10 3AL

Proposal: Install a conservatory to the rear of the 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/a0h8d000001VdNY>

Application No: EPF/0561/23

Officer: Mohinder Bagry

Location: 12 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Single storey rear extension, side extension at first floor with pitched roof over and ground floor side infill extension of existing undercroft area.

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/a0h8d000001VfP3>

Application No: EPF/0599/23

Officer: Muhammad Rahman

Location: 14 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Part demolition of existing building. Two storey side and rear extension with internal alterations. Second floor within roof 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/a0h8d000001Vi3y>

Application No: EPF/0612/23

Officer: Muhammad Rahman

Location: 11 Forest View, Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Demolition of existing garage. New garage providing new lower ground floor entrance canopy and storage areas.

Ground floor extension over new garage with new hipped roof providing additional space to existing bedroom.

Alterations to existing dormer on North East elevation.

Single storey rear extension with new gable roof and glazing.

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/a0h8d000001VieD>

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

Application No: EPF/0496/23

Officer: Caroline Brown

Location: 24 Marjorams Avenue, Loughton, IG10 1PU

Proposal: Certificate of lawful development for a proposed rear dormer roof extension 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/a0h8d000001VbRX>

Application No: EPF/0506/23

Officer: Alastair Prince

Location: 54 Habgood Road, Loughton, IG10 1HE

Proposal: Certificate of lawful development for a proposed rear dormer and front rooflights 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/a0h8d000001VcR>

Application No: EPF/0542/23

Officer: Rhian Thorley

Location: 7 Millsmead Way, Loughton, IG10 1LR

Proposal: Certificate of lawful development for a proposed hip to gable roof extension and rear dormer 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/a0h8d000001VeJ8>

Application No: EPF/0563/23

Officer: Sukhvinder Dhadwar

Location: 75 High Beech Road, Loughton, IG10 4BN

Proposal: Certificate of lawful development for proposed single storey side extension and garage conversion into a habitable 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/a0h8d000001Vfld>

Application No: EPF/0618/23

Officer: Alastair Prince

Location: 146 Roding Road, Loughton, IG10 3BS

Proposal: Certificate of lawful development for a proposed hip to gable roof extension, rear dormer and front roof lights 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/a0h8d000001Vj2V>

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

Application No: EPF/0488/23

Officer: Graham Courtney

Location: Oscoda, 31 Broadstrood, Loughton, IG10 2SB

Proposal: Prior approval for demolition of existing single storey rear extension and constructing a new 8.0m deep single storey rear extension, height to eaves 2.8m and maximum height 3.8m.

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/a0h8d000001Vaej>

Application No: EPF/0608/23

Officer: Marie-Claire Tovey

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

Proposal: Application for approval of details reserved by condition 4 'Construction Environmental Management Plan' 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).

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/a0h8d000001ViKW>

Application No: EPF/0609/23

Officer: Graham Courtney

Location: 48 Roydon Close, Loughton, IG10 3DN

Proposal: Prior approval for a 6m deep single storey rear extension, the proposed roof is part-pitched and part flat - 2.75m high at the eaves and a total height of 3,35 m.

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/a0h8d000001ViPm>

7 Decisions

7.1 Decisions by Epping Forest District Council

No decision notices 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.

Mark Squire
TOWN CLERK
28 March 2023