



PLANNING AND LICENSING COMMITTEE

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

Monday 17 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
11 April 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 3 April 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/0015/23 – 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.
AMENDED PLANS
The local planning authority has advised that the above Planning Application has been modified. Epping Forest District Council invites the Committee's comments by 20 April 2023 on this amended proposal.
To view the amended plans please follow this link:
[Planning Application: EPF/0015/23 \(force.com\)](https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001UpLM)
- 5 **Planning Applications**
 - 5.1 **To CONSIDER the planning applications received for the weeks 31 March and 6 April 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/2740/22
Officer: Ian Ansell
Location: 65 Alderton Hill, Loughton, IG10 3JD
Proposal: Rear Extension, Side Extension, Loft Conversion and Facade Alterations.
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/a0h8d000001UpLM>

Application No: EPF/2846/22
Officer: Mohinder Bagry
Location: 3 Ashley Grove, Staples Road, Loughton, IG10 1HS
Proposal: Single storey 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/a0h8d000001UwWP>

Application No: EPF/0320/23

Officer: Mohinder Bagry

Location: 89 Forest Road, Loughton, IG10 1EF

Proposal: Retention of 1st floor windows to front elevation as built: Amendment to permission for extensions and alterations to convert one dwelling to two dwellings.

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/a0h8d000001VOly>

Application No: EPF/0490/23

Officer: Rhian Thorley

Location: 25 Ladyfields, Loughton, IG10 3RR

Proposal: The end of terraced house double storey 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/a0h8d000001Vaqj>

Application No: EPF/0573/23

Officer: Muhammad Rahman

Location: 43 Alderton Hill, Loughton, IG10 3JD

Proposal: Demolition of existing house and construction of new detached dwelling.

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/a0h8d000001VgSO>

Application No: EPF/0606/23

Officer: Alastair Prince

Location: 56 Spring Grove, Loughton, IG10 4QE

Proposal: Proposed single storey rear extension incorporating hip to gable roof above existing 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/a0h8d000001ViKR>

Application No: EPF/0619/23

Officer: Caroline Brown

Location: 23 Queens Road, Loughton, IG10 1RR

Proposal: Erection of outbuilding / garden shed

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/a0h8d000001Vj4w>

Application No: EPF/0630/23

Officer: Rhian Thorley

Location: 39 The Drive, Loughton, IG10 1HB

Proposal: Extension and minor alterations

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/a0h8d000001VjYu>

Application No: EPF/0639/23

Officer: Loredana Ciavucco

Location: 42 Ollards Grove, Loughton, IG10 4DW

Proposal: Two storey rear extension, front balcony & bin store, replaced windows & doors throughout.

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/a0h8d000001Vk2H>

Application No: EPF/0657/23

Officer: Robin Hellier

Location: 6 Connaught Avenue, Loughton, IG10 4DP

Proposal: TPO/EPF/05/12

T1: Cedar - Crown thin, as specified. Reduce selected lateral branches, as specified. Crown lift, 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/a0h8d000001VIRU>

Application No: EPF/0699/23

Officer: Loredana Ciavucco

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VnB9>

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

Application No: EPF/0620/23

Officer: Muhammad Rahman

Location: 51 Algiers Road, Loughton, IG10 4NF

Proposal: Certificate of lawful development for a proposed replacement window, rear dormer in connection with a loft conversion and side and rear ground floor 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/a0h8d000001Vjln>

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

Application No: EPF/0616/23

Officer: Ian Ansell

Location: 16 Alderton Hill, Loughton, IG10 3JB

Proposal: Application for approval of details reserved by condition 1 'Commencement', condition 3 'Contaminated Land', condition 4 'Surface Water Disposal', condition 5 'EV Charging Points', condition 6 'External finishes; condition 7 'Surface materials', condition 8 ' Walls and fences' and condition 11 'Wheel Washing' on planning permission EPF/1838/21 (Demolition of existing house and construction of detached 6-bedroom house arranged on two floors with accommodation in the basement and 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/a0h8d000001Vj2L>

6 Decisions

6.1 Decisions by Epping Forest District Council

* See decision notices from Epping Forest District Council for March 2023 on pages 5 – 9.

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
11 April 2023

Agenda item 6.1 Decisions by Epping Forest District Council for March 2023

Loughton	EPF/0651/23	1-2 Woodbury Hollow, Woodbury Hill, Loughton, IG10 1JD	York Hill Conservation Area T1: Oak - Remove 3 dead branches. T2: Silver Birch - Remove 1 dead branch. T3: Hornbeam - Remove 2 dead branches.	29/03/2023	Withdrawn	Delegated Decision
Subtotal	Count	1				
Loughton Alderton	EPF/1061/22	76 The Lindens Loughton Essex IG10 3HT	Porch and first floor room extension.	02/03/2023	Refuse	Delegated Decision
	EPF/2278/22	8, Alderton Hall Lane, Loughton, IG10 3HJ	Construction of new boundary fencing	03/03/2023	Approve with Conditions	Area Planning Sub Committee South
	EPF/2514/22	7, Chequers Road, Loughton, IG10 3QA	Removal of front porch and the construction of a new porch and front single storey bay. Removal of a window and door to the rear single storey element and the installation of a wide patio door. Conversion of the loft into habitable space, with a new side	07/03/2023	Approve with Conditions	Delegated Decision
	EPF/0027/23	41 The Lindens, Loughton, IG10 3HS	Certificate of Lawful Development for proposed first floor rear extension.	10/03/2023	Not Lawful	Delegated Decision
	EPF/0187/23	36, Chequers Road, Loughton, IG10 3PX	Application for a Lawful Development certificate for a proposed loft conversion.	17/03/2023	Lawful	Delegated Decision
	EPF/0167/23	36, Lushes Road, Loughton, IG10 3QB	Certificate of Lawful development for a proposed hip to gable roof extension and rear dormer window in connection with a loft conversion.	27/03/2023	Lawful	Delegated Decision

	EPF/0229/23	6 Lower Alderton Hall Lane, Loughton, IG10 3LW	Prior approval Part 20 Class AC for the construction of one additional storey at roof level comprising 1 x self-contained residential flat (Class C3), with associated works.	29/03/2023	Refuse	Delegated Decision
	EPF/0228/23	10 Lower Alderton Hall Lane, Loughton, IG10 3LW	Prior approval Part 20 Class AC for the construction of one additional storey at roof level comprising 1 x self-contained residential flat (Class C3), with associated works.	29/03/2023	Refuse	Delegated Decision
Subtotal Count		8				
Loughton Broadway	EPF/0017/23	70, Barrington Green, Loughton, IG10 2BA	Single storey front extension and rear dormer.	13/03/2023	Approve with Conditions	Delegated Decision
	EPF/0158/23	Marshall Volkswagen Loughton, Van Centre, Apple Yard, Langston Road, Loughton, IG10 3TQ	Advertisement consent for non illuminated billboard sign.	17/03/2023	Refuse	Delegated Decision
	EPF/2895/22	Debden Security Printing Ltd, Langston Road, Loughton, IG10 3PB	316sqm loading bay extension to existing industrial facility	30/03/2023	Approve with Conditions	Delegated Decision
Subtotal Count		3				
Loughton Broadway; Loughton St. John's	EPF/0365/23	119, Grosvenor Drive, Loughton, IG10 2LB	Proposed Side Extension.	27/03/2023	Approve with Conditions	Delegated Decision
Subtotal Count		1				
Loughton Fairmead	EPF/0082/23	5, Grosvenor Path, Loughton, IG10 2LF	Proposed ground floor rear extension, floor plan redesign and all associated works at 5 Grosvenor Path, IG10 2LF	09/03/2023	Approve with Conditions	Delegated Decision
	EPF/0128/23	84, Mannock Drive, Loughton, IG10 2JD	Single storey rear and side extension and porch to the front.	23/03/2023	Approve with Conditions	Delegated Decision
Subtotal Count		2				
Loughton Forest	EPF/2221/22	North Farm House, High Road, Loughton, IG10 4JJ	Application for a new Glasshouse, located against the existing East boundary wall in the rear garden.	01/03/2023	Approve with Conditions	Delegated Decision

	EPF/0098/23	39, Algers Road, Loughton, IG10 4NG	Non-Material Amendment for additional window - EPF/0753/22 (Proposed single storey rear/side extension with raised rear patio).	01/03/2023	Approve	Delegated Decision
	EPF/2453/22	47, Hillcrest Road, Loughton, IG10 4QH	TPO/EPF/10/21 T1: Oak - Fell, as specified.	16/03/2023	Approve with Conditions	Area Planning Sub Committee South
	EPF/2239/22	1, Connaught Hill, Loughton, IG10 4DU	Removal of existing conservatory and terrace to rear. To be replaced with new orangery and terrace with gym and family room beneath.	22/03/2023	Approve with Conditions	Delegated Decision
	EPF/0156/23	Corner Garth, Nursery Road, Loughton, IG10 4EF	Proposed improvements and extensions	23/03/2023	Approve with Conditions	Delegated Decision
	EPF/0173/23	77, High Road, Loughton, IG10 4JE	Certificate for lawful development for a proposed rear dormer window in connection with a loft conversion.	24/03/2023	Lawful	Delegated Decision
	EPF/0214/23	21, High Beech Road, Loughton, IG10 4BN	Loft conversion with rear dormers and 3 roof lights to front roof slope	28/03/2023	Approve with Conditions	Delegated Decision
	EPF/0231/23	Twoony Mead, Nursery Road, Loughton, IG10 4EF	Demolish Existing House and replace with a new 6 bedroom detached house with outbuilding to rear, landscaping terrace with infinity pool to rear and front landscaping for in/out drive (using existing vehicle cross overs)	31/03/2023	Approve with Conditions	Delegated Decision
Subtotal Count	8					
Loughton Roding	EPF/2849/22	27, Highland Avenue, Loughton, IG10 3AH	Single storey entrance porch plus two storey rear and side extensions	06/03/2023	Approve with Conditions	Area Planning Sub Committee South
	EPF/2928/22	18, Kenilworth Gardens, Loughton, IG10 3AG	Rear first floor extension, demolition of existing rear conservatory and erection of a new single storey rear extension with rooflight, change of roof from pitched to crown, replacement of all windows and new front porch with gable detail.	06/03/2023	Refuse	Delegated Decision

	EPF/0142/23	45, River Way, Loughton, IG10 3LJ	Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion and infill porch.	23/03/2023	Not Lawful	Delegated Decision
	EPF/2837/22	Land adjacent to The Campus & Borders Crescent, Loughton, IG10 3QU	TPO/EPF/09/08 (Ref: A5 & A6) T3: Maple – Fell. T10: Birch – Fell. T12: Hornbeam – Fell.	23/03/2023	Refuse	Delegated Decision
Subtotal Count	4					
Loughton St. John's	EPF/2891/22	Forest Rise, Debden Road, Loughton, IG10 2NY	Application for Variation of Conditions 8,9,10 & 12 for EPF/3476/17. (Total refurbishment and extensions with outbuilding for guest and swimming pool/gym).	07/03/2023	Approve with Conditions	Delegated Decision
	EPF/2540/22	75 York Hill, Loughton, IG10 1HZ	York Hill Conservation Area T1: Viburnum - Crown reduce. T2: Cherry - Fell. T3: Hazel - Crown reduce by up to 3.5m, reduce laterals. T4: Holly - Crown reduce by 1.5m and reshape. T5 & T9: Pittosporum - Crown reduce by 1.5m and reshape. T6: Weeping P	08/03/2023	Raise No Objection	Delegated Decision
	EPF/0053/23	The Lindy House, Steeds Way, Loughton, IG10 1HX	Retrospective planning permission for the addition of a single storey glass room located on the rear elevation of the property in the private garden.	13/03/2023	Approve with Conditions	Delegated Decision
	EPF/0056/23	83-106, Maple Gate, Loughton, IG10 1PS	TPO/EPF/03/88 (Ref: G2) G2: Limes x 3 - Crown reduce by up to 1.5m back to previous points.	24/03/2023	Approve with Conditions	Delegated Decision
	EPF/0033/23	1, Champions, Loughton, IG10 2SG	Formation of 3 small dormers to the front of the existing pitched roof to allow for access and natural light into the loft space	30/03/2023	Refuse	Delegated Decision
Subtotal Count	5					

Loughton St. Mary's	EPF/2503/22	Land and garages, Whitehills Road, Loughton, IG10 1TS	Existing garages enlarged, extended and reduced from 27no. garages to 26no. garages	01/03/2023	Refuse	Delegated Decision
	EPF/0014/23	69, Church Hill, Loughton, IG10 1QP	Proposed Extension	01/03/2023	Approve with Conditions	Delegated Decision
	EPF/2881/22	12, Tycehurst Hill, Loughton, IG10 1BU	Application for a Lawful Development certificate for a proposed rear dormer, loft extension & x3 no. rooflights to the front roof slope.	02/03/2023	Lawful	Delegated Decision
	EPF/2000/22	66, Alderton Hill, Loughton, IG10 3JB	Front and rear extensions + Loft conversion	07/03/2023	Approve with Conditions	Delegated Decision
	EPF/3294/21	295-309 High Road Loughton IG10 1AL	Roof extension to provide an additional floor of residential accommodation comprising 4 flats, and associated amenity space and including a new extension of existing staircase and additional escape staircase.	08/03/2023	Approved with Conditions (Subject to s106 Legal Agreement)	Area Planning Sub Committee South
	EPF/2825/22	Land adjacent to The Campus & Borders Crescent, Loughton, IG10 3QU	TPO/EPF/09/08 (Ref: A5 & A6) T1 - Oak – Crown reduce lateral branches by up to 2.5m, as specified. Crown lift to 3m from ground level, as specified. E1: Elm – Crown reduce overhanging lateral branches by up to 2m, as specified. T2 & T4: 2 x Maple – Cro	08/03/2023	Approve with Conditions	Delegated Decision
	EPF/0305/23	25, Habgood Road, Loughton, IG10 1HF	Prior approval for a 6.00 metre deep single storey rear extension, height to eaves 2.90 metres and maximum height 4.00 metres.	14/03/2023	Approve	Delegated Decision
	EPF/0178/23	79, Whitehills Road, Loughton, IG10 1TU	Hip to gable loft conversion with rear dormer and side enclosure for proposed staircase	24/03/2023	Refuse	Delegated Decision
Subtotal Count		8				
Subtotal Count		40				