



# PLANNING AND LICENSING COMMITTEE

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

**Tuesday 2 May 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**  
25 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 17 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 Notice of Appeal

##### 4.1.1 EPF/0178/23 – 79 Whitehills Road, Loughton, IG10 1TU.

**Proposal: Hip to gable loft conversion with rear dormer and side enclosure for proposed staircase. (Appeal ref no: APP/J1535/D/23/3320126 – Min no PL365.1)**

**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Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn.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 17 April 2023.

### 5 Planning Applications

#### 5.1 To CONSIDER the planning applications received for the weeks 14 April and 21 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/0296/23

**Officer:** Rhian Thorley

**Location:** 87 Goldings Road, Loughton, IG10 2QW

**Proposal:** Demolish existing garage and replace with two storey side extension with hipped roof, rooflights and integrated 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/a0h8d000001VNAG>

**Application No:** EPF/0675/23

**Officer:** Muhammad Rahman

**Location:** 297 High Road, Loughton, IG10 1AH

**Proposal:** Store fit out and new external fascia and temporary graphic vinyls on store front during works.

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/a0h8d000001VlZr>

**Application No:** EPF/0679/23

**Officer:** Muhammad Rahman

**Location:** 297 High Road, Loughton, IG10 1AH

**Proposal:** New external fascia and temporary graphic vinyls on store front during works.

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/a0h8d000001VmBe>

**Application No:** EPF/0695/23

**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/a0h8d000001Vmzy>

**Application No:** EPF/0697/23

**Officer:** Alastair Prince

**Location:** Consort House, 49 Forest View Road, Loughton, IG10 4DY

**Proposal:** Alterations and extensions to existing detached house including loft conversion, altered fenestration, basement extension with raised balcony over, extension and alteration to the existing utility area and gym to make a new double garage with store under and structural glass link to new detached annexe building on ground and basement levels.

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/a0h8d000001VnAu>

**Application No:** EPF/0724/23

**Officer:** Rhian Thorley

**Location:** 5 Staples Road, Loughton, IG10 1HP

**Proposal:** Re- design of the front garden.

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/a0h8d000001VoON>

**Application No:** EPF/0729/23

**Officer:** Robin Hellier

**Location:** 19 Kenilworth Gardens, Loughton, IG10 3AG

**Proposal:** TPO/EPF/06/16

T1: Oak - Crown reduce to previous pruning points, as specified. Crown thin, 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/a0h8d000001VoWP>

**Application No:** EPF/0780/23

**Officer:** Robin Hellier

**Location:** 27 High Road, Loughton, IG10 4JJ

**Proposal:** TPO/EPF/09/97

T8: Cedar - Crown reduce by up to 2m, 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/a0h8d000001Vr5z>

**Application No:** EPF/0869/23

**Officer:** Robin Hellier

**Location:** 8 Brooklyn Avenue, Loughton, IG10 1BL

**Proposal:** TPO/CHI/02/70 (Ref: A1)

T1: Ash - Crown reduce by up to 4m, 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/a0h8d000001W1mP>

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

**Application No:** EPF/0238/23

**Officer:** Muhammad Rahman

**Location:** Roding Valley Recreational Ground Roding Road Loughton IG10

**Proposal:** Lawful Development Certificate for proposed relocation and upgrade of children's play 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/a0h8d000001VJre>

**Application No:** EPF/0671/23

**Officer:** Mohinder Bagry

**Location:** 48 Alderton Hall Lane, Loughton, IG10 3HE

**Proposal:** Loft conversion involving rear dormer and 2no front facing roof lights. Ground floor front porch 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/a0h8d000001VIsu>

**Application No:** EPF/0693/23

**Officer:** Alastair Prince

**Location:** 45 River Way, Loughton, IG10 3LJ

**Proposal:** Certificate of lawful development for a proposed hip to gable roof extension and rear dormer in connection with a loft conversion.

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Vmuo>

**Application No:** EPF/0725/23

**Officer:** Ian Ansell

**Location:** Alderton County Junior And Infant School, Alderton Hall Lane, Loughton, IG10 3HE

**Proposal:** Proposed lawful Development Certificate submission for proposed new hard surface measuring 28sqm.

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/a0h8d000001VoQb>

**Application No:** EPF/0745/23

**Officer:** Caroline Brown

**Location:** 52 River Way, Loughton, IG10 3LH

**Proposal:** Certificate of lawful development for proposed garden 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/a0h8d000001VpLR>

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

**Application No:** EPF/0759/23

**Officer:** Graham Courtney

**Location:** 68 Etheridge Road, Loughton, IG10 2HY

**Proposal:** Prior approval for a 5.00m deep single storey rear extension, height to eaves 2.80m and maximum height 3.85m (Demolition of existing rear extension).

an electronic format, click on the link below to view related documents including plans  
<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Vq5Z>

**Application No:** EPF/0793/23

**Officer:** Kie Farrell

**Location:** 8 Alderton Hall Lane, Loughton, IG10 3HJ

**Proposal:** Application for approval of details reserved by condition 4'Landscaping' on planning permission EPF/2278/22 (Construction of new boundary fencing).

an electronic format, click on the link below to view related documents including plans  
<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Vrjf>

**Application No:** EPF/0891/23

**Officer:** Graham Courtney

**Location:** 44 River Way, Loughton, IG10 3LH

**Proposal:** Prior approval for a 5.50m deep single storey rear extension, height to eaves 3.20m and maximum height of 3.65m

an electronic format, click on the link below to view related documents including plans  
<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001W3BD>

**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**  
25 April 2023