

**PLANNING AND
LICENSING
COMMITTEE**

Members of the Planning and Licensing Committee

are summoned to attend a Meeting at 7.30pm on

**Tuesday 30 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**

23 May 2023

**Membership:**

**Councillor C Davies (Chairman)**

**Councillor W Kauffman (Vice Chairman)**

Councillors

|  |  |  |
| --- | --- | --- |
| P Abraham | S Murphy | K Rainbow |
| J Riley | G Wiskin |  |

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 15 May 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.

## 5 Planning Applications

### 5.1 To CONSIDER the planning applications received for the weeks 12 May and 19 May 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/0281/23

**Officer:** Muhammad Rahman

**Location:** 85 Spring Grove, Loughton, IG10 4QE

**Proposal:** Proposed 1.9m high front garden wall.

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/a0h8d000001VM8H>

**Application No:** EPF/0772/23

**Officer:** Rhian Thorley

**Location:** 36 Englands Lane, Loughton, IG10 2QQ

**Proposal:** Ground floor single storey side and rear extension after demolishing the garage, conservatory and one other small structure at the rear.

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/a0h8d000001Vqhq>

**Application No:** EPF/0774/23

**Officer:** Loredana Ciavucco

**Location:** 21 The Crescent, Loughton, IG10 4PY

**Proposal:** First floor extension, front porch and demolition of single storey 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/a0h8d000001Vqqu>

**Application No:** EPF/0829/23

**Officer:** Kie Farrell

**Location:** 10 Rectory Lane, Loughton, IG10 2RL

**Proposal:** Demolition of the existing commercial building and construction of a new building to provide five commercial units (including workshop, showroom and office space), together with parking and 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/a0h8d000001Vyt3>

**Application No:** EPF/0904/23

**Officer:** Rhian Thorley

**Location:** 13 Goldings Road, Loughton, IG10 2QR

**Proposal:** Demolition of existing lean-to and 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/a0h8d000001W420>

**Application No:** EPF/0916/23

**Officer:** Kie Farrell

**Location:** Strathallan, 20 Clays Lane, Loughton, IG10 2RZ

**Proposal:** Two storey rear extension. Formation of a new rear terrace and associated balustrade and steps at ground floor level providing access to the garden level. Erection of a two storey front extension plus associated fenestration changes.

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/a0h8d000001W50J>

**Application No:** EPF/0928/23

**Officer:** Mohinder Bagry

**Location:** 1 Campions, Loughton, IG10 2SG

**Proposal:** Formation of 2 dormers as a minor detail to the front of the existing pitched roof to allow for access and natural light into 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/a0h8d000001W65J>

**Application No:** EPF/0947/23

**Officer:** Marie-Claire Tovey

**Location:** 227 High Road, Loughton, IG10 1BB

**Proposal:** Change of use from Public House (Pub with food) (Use Class - Sui Generis) to a flexible planning use comprising a Public House (Pub with food) (Use Class - Sui Generis) and a Restaurant (Food with alcohol) (Use Class E).
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/a0h8d000001W7v3>

**Application No:** EPF/0949/23

**Officer:** Marie-Claire Tovey

**Location:** 227 High Road, Loughton, IG10 1BB

**Proposal:** Proposed single storey side extension and internal 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/a0h8d000001W7xO>

**Application No:** EPF/0966/23

**Officer:** Rhian Thorley

**Location:** 19 Park Hill, Loughton, IG10 4ES

**Proposal:** Garage conversion with front extension with portico. Juliet balcony to rear elevation with windows replacements and internal 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/a0h8d000001W92V>

**Application No:** EPF/0976/23

**Officer:** Rhian Thorley

**Location:** 25 Sedley Rise, Loughton, IG10 1LS

**Proposal:** Ground floor rear extension to form kitchen and seating area, patio area at rear with steps to garden 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/a0h8d000001W9oE>

**Application No:** EPF/0992/23

**Officer:** Muhammad Rahman

**Location:** Garages at Pyrles Lane, Loughton, IG10 2NH

**Proposal:** Demolition of existing garages and the addition of 2 new 1B2P bungalows, designed to achieve Passivhaus standards, with new 8 no. parking spaces, standalone bin stores to the front of the property and private cycle stores to rears of each house.

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/a0h8d000001WAwG>

**Application No:** EPF/0998/23

**Officer:** Marie-Claire Tovey

**Location:** 4 Tycehurst Hill, Loughton, IG10 1BU

**Proposal:** Proposed roof on existing 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/a0h8d000001WBJ4>

**Application No:** EPF/1017/23

**Officer:** Robin Hellier

**Location:** 21 Brook Road, Loughton, IG10 1BW

**Proposal:** TPO/CHI/02/70 (Ref: A3)
T1: Ash - Crown reduce by up to 3m, as specified.
T2: Sycamore - Removed selected branch, 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/a0h8d000001WCNZ>

**Application No:** EPF/1022/23

**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 of 100 Sqm GIA. A two story extension is proposed for the rear of the property with the 1st floor set back from the boundaries of the site in order to avoid overshadowing neighbours. The 1st floor is also set back by
1.5 from the rear of the ground floor extension in order to appear less dominant to the surrounding neighbours and has a crown roof to reduce the overall height of the 1st floor element of the extension and so further mitigate the dominance of the overall proposal.
The ground floor provides additional family living space and improves access to the garden via a bifolding door and the addition of a bathroom. The first floor extends the existing small box bedroom into a master bedroom.

Externally the addition of onsite parking to the front of the property aims to remove the necessity for the residents to park on the street. Permeable paving will be used to avoid drainage run off and to allow water to penetrate the ground beneath gradually.
To the rear of the property a small patio will be added as the garden falls towards the current property. as this unmitigated could cause damp or flooding issues the patio will allow for drainage away from the façade of the house as well as providing amenity space that replaces the existing
decking. As with the onsite parking permeable paving will be used to avoid drainage run off and allow for gradual drainage.

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/a0h8d000001WCoB>

**Application No:** EPF/1028/23

**Officer:** Alastair Prince

**Location:** 166 Borders Lane, Loughton, IG10 3RZ

**Proposal:** Proposed vehicle crossing 3 drop kerb lengths (2.7 metres) and 2 ramp kerbs (1.8 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/a0h8d000001WD7g>

**Application No:** EPF/1033/23

**Officer:** Muhammad Rahman

**Location:** 16 Eleven Acre Rise, Loughton, IG10 1AN

**Proposal:** Variation of condition 2 'Plan numbers' attached to EPF/1508/18 (Demolish existing house. Replace with 2 detached houses).
**\*The cover letter sets out the variations\***

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/a0h8d000001WDQX>

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

**Application No:** EPF/0977/23

**Officer:** Alastair Prince

**Location:** 33 Hazelwood, Loughton, IG10 4ET

**Proposal:** Certificate of lawful development for a new dormer extension to the main rear 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/a0h8d000001W9pm>

**Application No:** EPF/0983/23

**Officer:** Alastair Prince

**Location:** 33 Hazelwood, Loughton, IG10 4ET

**Proposal:** Certificate of lawful development for proposed new window to replace garage door, alterations to existing window and door openings to rear and side elevations (ground 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/a0h8d000001WAGB>

**Application No:** EPF/0985/23

**Officer:** Alastair Prince

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

**Proposal:** Certificate of lawful development for a proposed single storey side extension, hip to gable loft conversion with flat roofed dormer to rear.

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/a0h8d000001WAGi>

**Application No:** EPF/1040/23

**Officer:** Mohinder Bagry

**Location:** 72 Etheridge Road, Loughton, IG10 2HY

**Proposal:** Certificate of lawful development for existing rear outbuilding 4.28 Meter in depth, at 2.50 Meter height of Eaves.

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/a0h8d000001WDsj>

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

**Application No:** EPF/1000/23

**Officer:** Marie-Claire Tovey

**Location:** St Thomas More RC Church site, Willingale Road, Loughton, IG10 2DD

**Proposal:** Application for approval of details reserved by conditions15 'Retention of Trees' on planning permission EPF/0304/19 (Redevelopment of site to provide 16 houses and 10 flats, including a new community hall (class D1/D2), associated parking, access, hard and soft landscaping and all ancillary 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/a0h8d000001WBJE>

**Application No:** EPF/1100/23

**Officer:** Graham Courtney

**Location:** 5 Whitehills Road, Loughton, IG10 1TS

**Proposal:** Prior approval for a single storey rear extension extending out 6m behind the original property. Eaves height is 2484mm and the ridge height is 3627mm. Materials will match existing.

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/a0h8d000001WHut>

## 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

### 7.1 Additional Consultation under Licensing Act 2003

**For Information Only**: Epping Forest District Council, the local licensing authority, has advised that as from 1 June 2023 it will no longer be undertaking direct consultation with residential and business properties within 150 metres of premises that are subject to an application submitted under the Licensing Act 2003.

(See copy letter on pages 7 – 8.)

## 8 Enforcement and Compliance

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

## Mark Squire

**TOWN CLERK**

23 May 2023

**Agenda item 7.1 – Additional Consultation under Licensing Act 2003**



**Agenda item 7.1 – Additional Consultation under Licensing Act 2003 / Cont’d…**

