



# PLANNING AND LICENSING COMMITTEE

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

**Monday 12 June 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**  
6 June 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 30 May 2023, amended from those circulated to read at Min no PL424:

“Apologies for absence were received from Cllrs Kauffman and Wiskin. Cllr Wixley had been nominated as substitute for Cllr Kauffman for this meeting. “

### 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/2032/22 – 14 York Hill, Loughton, IG10 1RL. Proposal: Illuminated digital advert screen. (Appeal ref no: APP/J1535/Z/23/3322474 – Min no PL385.1)

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/a0h8d000000kwi>

An appeal has been made to the Secretary of State in respect of the above site. The appeal is Against an Enforcement Notice, following the decision of Epping Forest District Council. The appeal is to be determined on the basis of Written Representations and a site visit by an Inspector.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 5 July 2023.

### 5 Pre-Application Consultation Proposed 5G Telecommunications Installation for Cignal Infrastructure UK Limited

#### 5.1. Proposed 15.0m Phase 8 monopole and associated ancillary works at: Rectory Lane, Loughton, Debden Green, IG10 1PR

The Committee has been asked to comment on the proposal to instal this telecommunications apparatus.

\* (See letter and plans on pages 4 – 13.)

**6 Planning Applications**

**6.1 To CONSIDER the planning applications received for the weeks 26 May and 2 June 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/1030/23

**Officer:** Mohinder Bagry

**Location:** 29 The Crescent, Loughton, IG10 4PY

**Proposal:** Single storey rear and side extension and two front rooflights

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/a0h8d000001WDJ3>

**Application No:** EPF/1068/23

**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/a0h8d000001WGG7>

**Application No:** EPF/1071/23

**Officer:** Loredana Ciavucco

**Location:** 41 Traps Hill, Loughton, IG10 1SZ

**Proposal:** Proposed 2 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/a0h8d000001WGSb>

**Application No:** EPF/1085/23

**Officer:** Alastair Prince

**Location:** 32 Tycehurst Hill, Loughton, IG10 1BU

**Proposal:** Variation to conditions 2 'Plan no's' on planning permission EPF/2152/21 (Part two storey and party single storey rear extension. First floor front extension and raising of side roof to match main ridge)

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/a0h8d000001WGVt>

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

**Application No:** EPF/1099/23

**Officer:** Nathaniel Raimi

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

**Proposal:** Certificate of lawful development for proposed Hip to Gable and dormer 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/a0h8d000001WHUo>

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

**Application No:** EPF/1136/23

**Officer:** Muhammad Rahman

**Location:** Sterling House, Third Floor Office - Galliard Homes, Langston Road, Loughton, IG10 3TS

**Proposal:** Application for approval of details reserved by condition 3' Construction Management Plan' on planning permission EPF/0747/22 (Planning application for the change the use of the 1,104sqm office floorspace approved under extant application ref. EPF/1238/15 and creation of a mezzanine floor to provide 2,433sqm of warehouse floorspace, together with another 203sqm mezzanine floor for the gym, a new set of windows within the Langston Road elevations and provision of 23 car parking and 18 cycle spaces at Sterling House, Langston Road, Loughton)

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/a0h8d000001WLN3>

**Application No:** EPF/1162/23

**Officer:** Graham Courtney

**Location:** 150 Roding Road, Loughton, IG10 3BS

**Proposal:** Prior approval for a single story extension, bringing out to a total of 6 metres from the original wall of the house. Currently the extension is 3 metres, so will be adding on another 3, height to eaves 3.0 metres and maximum height 3.0 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/a0h8d000001WMXO>

## 7 Decisions

### 7.1 Decisions by Epping Forest District Council

\* See decisions for May 2023 (pages 14 – 21).

## 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

### 8.1 Notice of application for a variation of a premises licence under the Licensing Act 2003 in respect of The Standard, 126 High Road, Loughton, IG10 4BE

\* (See copy notice on pages 22 – 23.)

## 9 Enforcement and Compliance

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

9.2 Fence erected in housing green space, next to 2 Harvey Gardens, IG10 2AD.

To consider suspected infraction at this site, following erection of picket fence on this green space.

Mark Squire  
TOWN CLERK  
6 June 2023

**Agenda item 5**  
**Pre-Application Consultation Proposed 5G Telecommunications Installation for Cignal Infrastructure UK Limited**



WHP Telecoms Ltd, 1a Station Court, Station Road, Guiseley, Leeds LS20 8EY

Our Ref: EPF23120

24<sup>th</sup> May 2023

Dear Epping Forest District Council, Greets Green and Loughton St John's Ward Councillors and Loughton Town Council,

**Subject: Proposed 5G Telecommunications Installation for Cignal Infrastructure UK Limited:**

The purpose of this letter and its enclosures is to inform stakeholders of our proposed installation prior to a planning submission. The application will be in the name of Cignal Infrastructure UK Limited who will be responsible for construction of the site, the Operator will be H3G better known as Three.

As you will see we have already undertaken several steps in the site identification process having examined the Radio Communications Agency Mast Register, our record of other operators' sites and the council's own mast register. In addition, the policies in the council's development plan have been examined and any relevant planning history of the site. This has led to us identifying the following potential site:

Site Name/Address:	Rectory Lane Loughton Debden Green Epping Forest Essex IG10 1PR
NGR:	E: 543296, N: 197210
Type of Installation:	Proposed 15.0m Phase 8 monopole and associated ancillary works.

The exact location of the site and a detailed description can be found on the enclosed drawings.

The site identified has been rated Amber under the voluntary Ten Commitments Traffic Light Rating System.

## Agenda item 5 Cont/...



WHP Telecoms Ltd, 1a Station Court, Station Road, Guiseley, Leeds LS20 8EY

All ~~Signal~~ Infrastructure UK Limited: installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

If you have any feedback on these proposals, we look forward to receiving your comments and if you are aware of any other local organisations that are not statutory consultees that you consider should be informed, please let us know and we will endeavour to consult with them.

Yours faithfully,

Julia Marshall  
[j.marshall@whptelecoms.com](mailto:j.marshall@whptelecoms.com)

Agenda item 5 Cont/...

**SITE LOCATION**




Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office  
All rights reserved. © Crown Copyright licence no. 10002042

**SITE AREA PLAN**




**SITE PHOTOGRAPH**

Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office  
All rights reserved. © Crown Copyright licence no. 10002042

NGR E: 543296 N: 197210

**SITE LOCATION PLAN**




**GOOGLE MAPS QR CODE**

GOOGLE MAPS - <https://goo.gl/maps/f4ntJYud5CJ7fQZL6>

GOOGLE STREETVIEW - <https://goo.gl/maps/Ckb2QwGDyoW52hu8>

**NOTES**

1. ALL DIMENSIONS IN METRES UNLESS OTHERWISE NOTED

**DIRECTION TO SITE:**  
Head south on A630 (B1) to junction 10, and then  
turn right on 1st Avenue (B1) to junction 10, and then  
turn right on 1st Avenue (B1) to junction 10, and then  
turn right on 1st Avenue (B1) to junction 10.



**Site Boundary**  
**Property Boundary**  
**Access Road To Site**  
**Access Road**

APP	DATE	BY	REVISION	STATUS
M00	08/11/2022	A.P. JONES	Planning	B
M01	08/11/2022	A.P. JONES	Planning	A

**CK Hutchison Networks (UK) Limited**  
Green Park  
400 Longwalk Avenue  
Reading  
RG2 3JZ



**RECTORY LANE STREETWORKS**

Site ID: **EPF23120**

Address: **RECTORY LANE, LOUGHTON, DEBDEN GREEN, EPPING FOREST, ESSEX, ENGLAND, IG10 1PR**

Site: **002 SITE LOCATION PLAN**

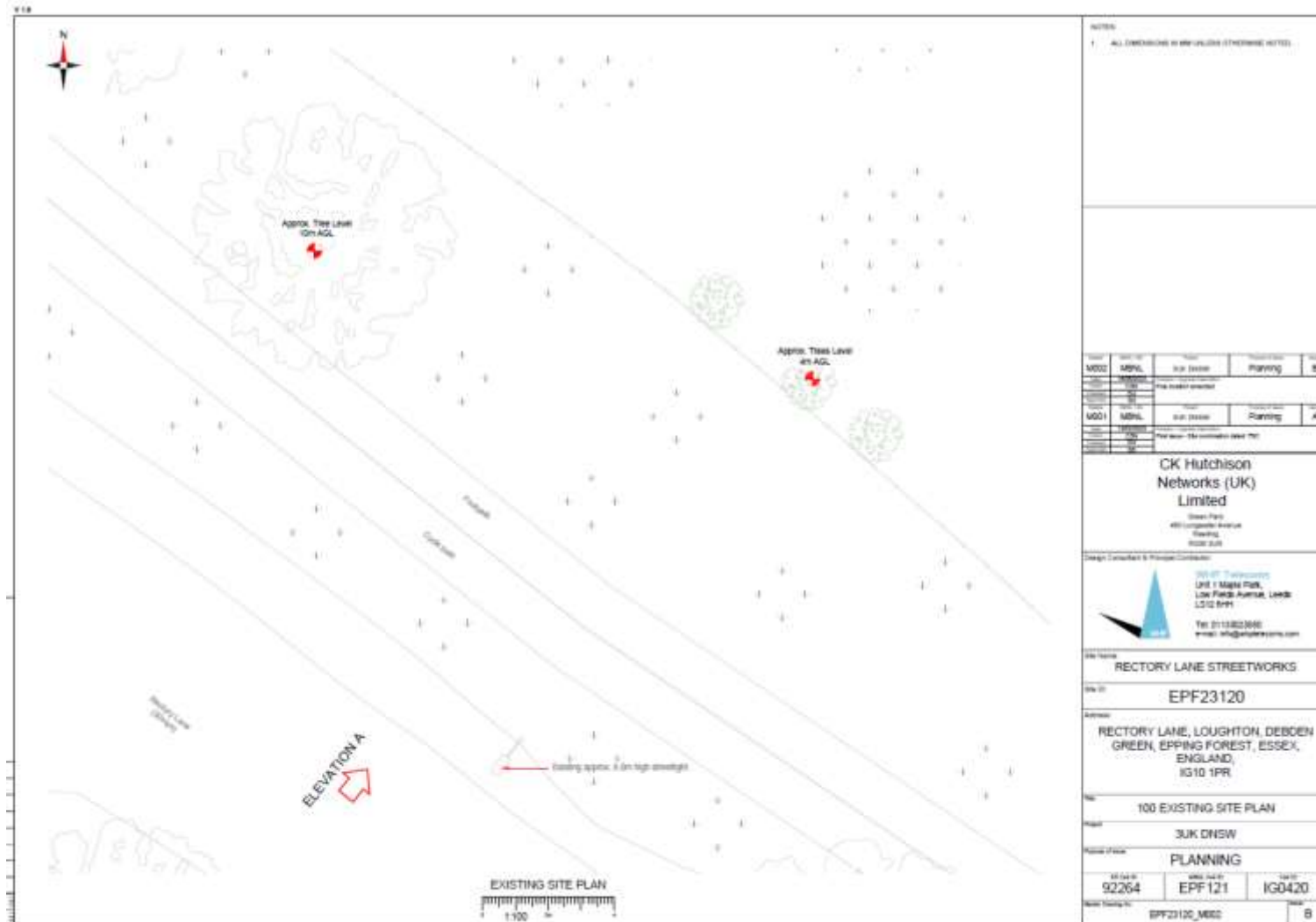
Project: **3UK DNSW**

Project Phase: **PLANNING**

APP	DATE	DATE
92264	EPF121	IG0420

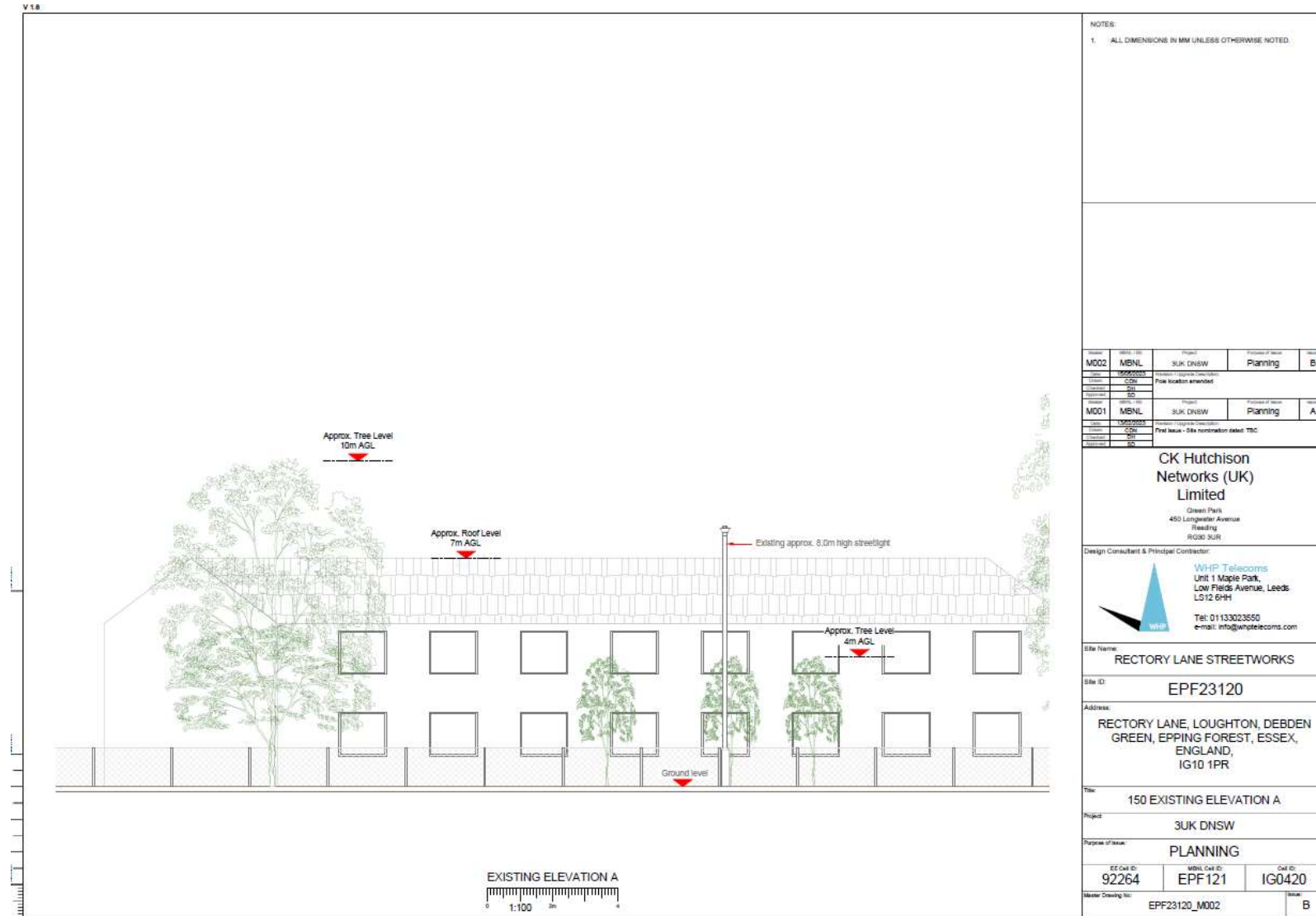
Site ID: **EPF23120\_M02**      **B**

Agenda item 5 Cont/...



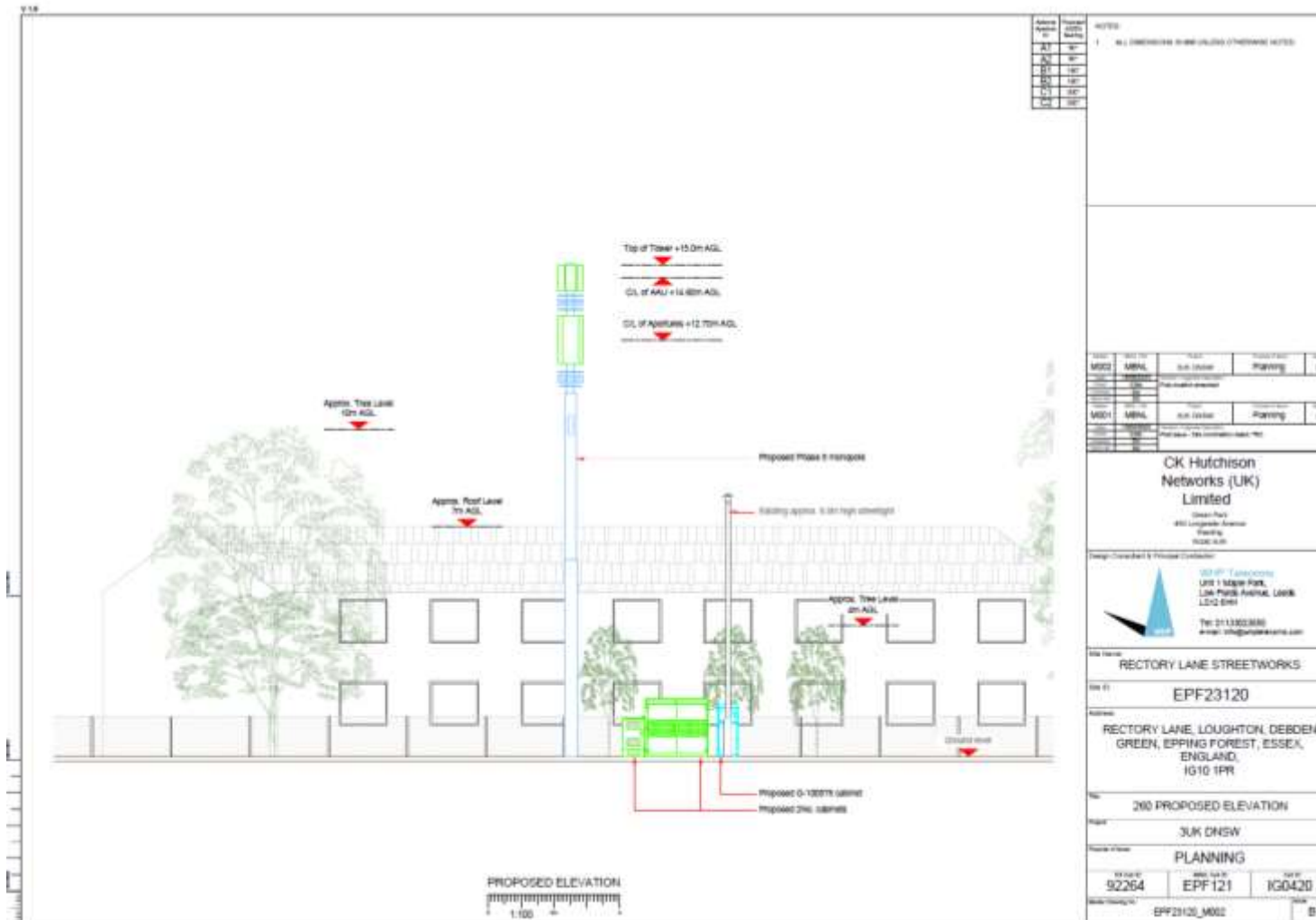


Agenda item 5 Cont/...





Agenda item 5 Cont/...



Agenda item 5 Cont/...

Antenna Schedule																STATUS KEY:				
Antenna Type, Azimuth, Tilt and Pairs																Included:				
Antenna ID	Antenna Type	Antenna CL	Antenna Length	Bearing	Mechanical Ht (w/ down tilt vs UPL)	Electrical Ht (w/ down tilt vs UPL)	Manufacturer's Port Frequency Range (MHz)	Operating Frequency (MHz)	RFL/RFSL	MSA Ref	RFT Cable Location	RFT Name	Antenna Length (m)	Main Feeder Length (m)	Antenna Tilt (deg)	Main Feeder Type & Size	Total Load Loss at Highest Feeding Frequency (dB)	Status of the Antenna	Existed	Existing and to remain
A1	AR226	14.85m	0.795m	90°	0°	2"	3600	3600	-	-	-	-	-	-	-	-	-	Proposed		
							666-900	700-900P	-	-	-	20.5m	-	LDF12-80	-0.871	Proposed				
							666-900	700-900S	-	-	-	20.5m	-	LDF12-80	-0.871					
							1427-2050	1400P	-	-	-	20.5m	-	LDF12-80	-1.324					
							1427-2050	1400S	-	-	-	20.5m	-	LDF12-80	-1.324					
							1655-2050	1600P	-	-	-	20.5m	-	LDF12-80	-1.435					
							1655-2050	1600S	-	-	-	20.5m	-	LDF12-80	-1.435					
1655-2050	2100P	-	-	-	20.5m	-	LDF12-80	-1.551												
A2	8046201	12.70m	1.469m	90°	0°	2"	3600	3600	-	-	-	-	-	-	-	-	-	Proposed		
							666-900	700-900P	-	-	-	20.5m	-	LDF12-80	-0.871	Proposed				
							666-900	700-900S	-	-	-	20.5m	-	LDF12-80	-0.871					
							1427-2050	1400P	-	-	-	20.5m	-	LDF12-80	-1.324					
							1427-2050	1400S	-	-	-	20.5m	-	LDF12-80	-1.324					
							1655-2050	1600P	-	-	-	20.5m	-	LDF12-80	-1.435					
							1655-2050	1600S	-	-	-	20.5m	-	LDF12-80	-1.435					
1655-2050	2100P	-	-	-	20.5m	-	LDF12-80	-1.551												
B1	AR226	14.85m	0.795m	180°	0°	2"	3600	3600	-	-	-	-	-	-	-	-	-	Proposed		
							666-900	700-900P	-	-	-	20.5m	-	LDF12-80	-0.871	Proposed				
							666-900	700-900S	-	-	-	20.5m	-	LDF12-80	-0.871					
							1427-2050	1400P	-	-	-	20.5m	-	LDF12-80	-1.324					
							1427-2050	1400S	-	-	-	20.5m	-	LDF12-80	-1.324					
							1655-2050	1600P	-	-	-	20.5m	-	LDF12-80	-1.435					
							1655-2050	1600S	-	-	-	20.5m	-	LDF12-80	-1.435					
1655-2050	2100P	-	-	-	20.5m	-	LDF12-80	-1.551												
B2	8046201	12.70m	1.469m	180°	0°	2"	3600	3600	-	-	-	-	-	-	-	-	-	Proposed		
							666-900	700-900P	-	-	-	20.5m	-	LDF12-80	-0.871	Proposed				
							666-900	700-900S	-	-	-	20.5m	-	LDF12-80	-0.871					
							1427-2050	1400P	-	-	-	20.5m	-	LDF12-80	-1.324					
							1427-2050	1400S	-	-	-	20.5m	-	LDF12-80	-1.324					
							1655-2050	1600P	-	-	-	20.5m	-	LDF12-80	-1.435					
							1655-2050	1600S	-	-	-	20.5m	-	LDF12-80	-1.435					
1655-2050	2100P	-	-	-	20.5m	-	LDF12-80	-1.551												
C1	AR226	14.85m	0.795m	300°	0°	2"	3600	3600	-	-	-	-	-	-	-	-	-	Proposed		
							666-900	700-900P	-	-	-	20.5m	-	LDF12-80	-0.871	Proposed				
							666-900	700-900S	-	-	-	20.5m	-	LDF12-80	-0.871					
							1427-2050	1400P	-	-	-	20.5m	-	LDF12-80	-1.324					
							1427-2050	1400S	-	-	-	20.5m	-	LDF12-80	-1.324					
							1655-2050	1600P	-	-	-	20.5m	-	LDF12-80	-1.435					
							1655-2050	1600S	-	-	-	20.5m	-	LDF12-80	-1.435					
1655-2050	2100P	-	-	-	20.5m	-	LDF12-80	-1.551												
C2	8046201	12.70m	1.469m	300°	0°	2"	3600	3600	-	-	-	-	-	-	-	-	-	Proposed		
							666-900	700-900P	-	-	-	20.5m	-	LDF12-80	-0.871	Proposed				
							666-900	700-900S	-	-	-	20.5m	-	LDF12-80	-0.871					
							1427-2050	1400P	-	-	-	20.5m	-	LDF12-80	-1.324					
							1427-2050	1400S	-	-	-	20.5m	-	LDF12-80	-1.324					
							1655-2050	1600P	-	-	-	20.5m	-	LDF12-80	-1.435					
							1655-2050	1600S	-	-	-	20.5m	-	LDF12-80	-1.435					
1655-2050	2100P	-	-	-	20.5m	-	LDF12-80	-1.551												

MOU	MOU	MOU	MOU	MOU
MOU	MOU	MOU	MOU	MOU
MOU	MOU	MOU	MOU	MOU
MOU	MOU	MOU	MOU	MOU

**CK Hutchison Networks (UK) Limited**  
 Head Office  
 4th Floor, 100 Broad Street  
 Bristol, BS1 4EX

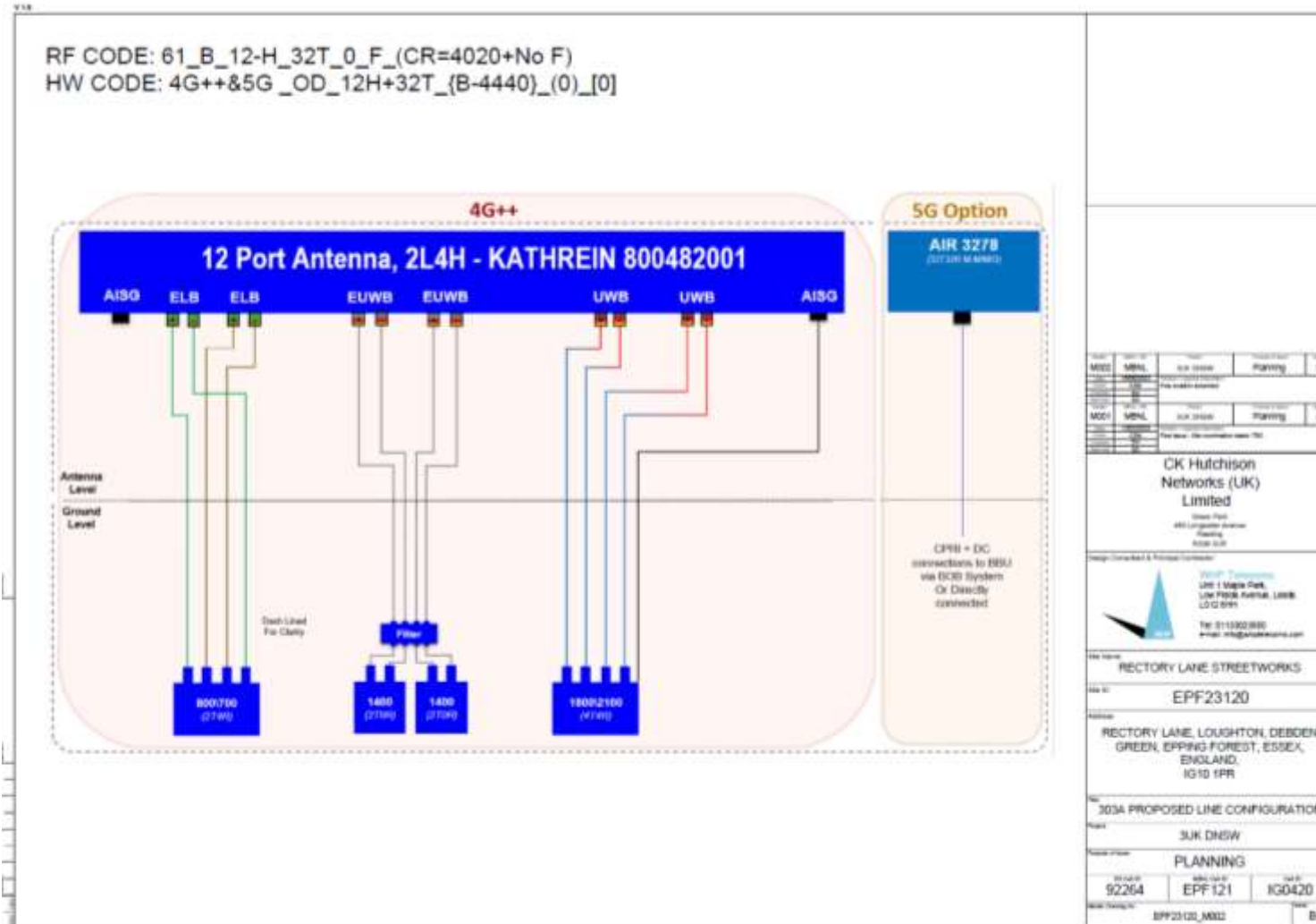
RF CODE: 61\_B\_12-H\_32T\_0\_F\_(CR=4020+No F)  
 HW CODE: 4G++&5G\_OD\_12H+32T\_(B-4440)\_(0)\_0]

Item	Manufacturer	Power (W)	RF Ht (m)	MSA Ref	MSA Request
01-000000	Whisper	100	12.00	01-000000	N/A
02-000000	Whisper	100	12.00	02-000000	N/A
03-000000	Whisper	100	12.00	03-000000	N/A
04-000000	Whisper	100	12.00	04-000000	N/A
05-000000	Whisper	100	12.00	05-000000	N/A
06-000000	Whisper	100	12.00	06-000000	N/A
07-000000	Whisper	100	12.00	07-000000	N/A
08-000000	Whisper	100	12.00	08-000000	N/A
09-000000	Whisper	100	12.00	09-000000	N/A
10-000000	Whisper	100	12.00	10-000000	N/A
11-000000	Whisper	100	12.00	11-000000	N/A
12-000000	Whisper	100	12.00	12-000000	N/A
13-000000	Whisper	100	12.00	13-000000	N/A
14-000000	Whisper	100	12.00	14-000000	N/A
15-000000	Whisper	100	12.00	15-000000	N/A
16-000000	Whisper	100	12.00	16-000000	N/A
17-000000	Whisper	100	12.00	17-000000	N/A
18-000000	Whisper	100	12.00	18-000000	N/A
19-000000	Whisper	100	12.00	19-000000	N/A
20-000000	Whisper	100	12.00	20-000000	N/A
21-000000	Whisper	100	12.00	21-000000	N/A
22-000000	Whisper	100	12.00	22-000000	N/A
23-000000	Whisper	100	12.00	23-000000	N/A
24-000000	Whisper	100	12.00	24-000000	N/A
25-000000	Whisper	100	12.00	25-000000	N/A
26-000000	Whisper	100	12.00	26-000000	N/A
27-000000	Whisper	100	12.00	27-000000	N/A
28-000000	Whisper	100	12.00	28-000000	N/A
29-000000	Whisper	100	12.00	29-000000	N/A
30-000000	Whisper	100	12.00	30-000000	N/A

**RECTORY LANE STREETWORKS**  
**EPF23120**  
 RECTORY LANE, LOUGHTON, DEBDEN GREEN, EPPING FOREST, ESSEX, ENGLAND, IG10 1PR

**303 PROPOSED ANTENNA SCHEDULE**  
 3UK DNSW  
**PLANNING**  
 92264 EPF121 IG0420  
 EPF23120\_M02

Agenda item 5 Cont/...



Agenda item 5 Cont/...

Support Structure Schedule											STATUS KEY:																															
Structure ID	Status	Equipment Description - Type	Structure Manufacture	Height (m)	Colour (RAL CODE)	Healthcare Details	Foundation / Support Grillage / Rest Structure Details	Support Bolt Details	Mins. Ref	Comments	Installed	Existing																														
ST1	Proposed	Phase 1	Various	15.0	Galvalume	-	Reef Foundation	-	-		Existing	Existing and to remain																														
											<b>LOCATION KEY:</b> Outdoor: Located outside Indoor: Located within an equipment cabin or equipment room Internal: Located inside a cabinet or form of equipment																															
Equipment Schedule																																										
Equipment ID	Quantity	Status	Equipment Description - Type	Equipment Manufacture	Dimensions (W x D x H)	Weight (kg)	Colour (RAL CODE)	Material	Location	Power	Power Rating (W)	Mins. Ref	Comments																													
CAB1	1	Proposed	Commscope - Base	-	800x800x1750	220	Grey (RAL 7035)	Steel	Outdoor	-	-	-																														
CAB2	1	Proposed	Emerson - E130	-	800x700x600	130	Grey (RAL 7035)	Steel	Outdoor	-	-	-																														
CAB3	1	Proposed	G-120076	-	800x520x1588	110	Grey (RAL 7035)	Steel	Outdoor	-	-	-																														
											<table border="1"> <tr> <td>MO2</td> <td>MNS</td> <td>UK DNSW</td> <td>Planning</td> <td>B</td> </tr> <tr> <td colspan="5">This section contains:</td> </tr> <tr> <td colspan="5">MO1</td> </tr> <tr> <td>MO1</td> <td>MNS</td> <td>UK DNSW</td> <td>Planning</td> <td>A</td> </tr> <tr> <td colspan="5">This section contains:</td> </tr> <tr> <td colspan="5">Reference the installation plan file</td> </tr> </table>		MO2	MNS	UK DNSW	Planning	B	This section contains:					MO1					MO1	MNS	UK DNSW	Planning	A	This section contains:					Reference the installation plan file				
MO2	MNS	UK DNSW	Planning	B																																						
This section contains:																																										
MO1																																										
MO1	MNS	UK DNSW	Planning	A																																						
This section contains:																																										
Reference the installation plan file																																										
											<p><b>CK Hutchison Networks (UK) Limited</b></p> <p>Green Park                  400 Longwalk Avenue                  Heming                  Middlesex</p> <p>Design Consultant &amp; Planner Comments:</p>  <p>305 EPF 1 (Accessories)                  Unit 1 Village Park,                  Long Platts Avenue, Leeds                  LS12 8RH                  Tel: 01132023800                  email: rnb@hutchison.com</p>																															
											<p>Site Name: <b>RECTORY LANE STREETWORKS</b></p> <p>Site ID: <b>EPF23120</b></p> <p>Address: <b>RECTORY LANE, LOUGHTON, DEBDEN GREEN, EPPING FOREST, ESSEX, ENGLAND, IG10 1PR</b></p> <p>Title: <b>305 EQUIPMENT SCHEDULE &amp; SUPPORT STRUCTURE DETAILS</b></p> <p>Project: <b>3UK DNSW</b></p> <p>Phase / Plan: <b>PLANNING</b></p> <p>Reference: <b>92264</b>    <b>EPF121</b>    <b>IG6420</b></p> <p>File Name: <b>EPF23120_M002</b>    <b>B</b></p>																															

**Agenda item 7.1 – Decisions by Epping Forest District Council for May 2023**

Loughton	EPF/1034/23	10 Brooklyn Avenue, Loughton, IG10 1BL	TPO/CHI/02/70 (Ref: A1)  T1: Ash - Remove dead branch - Exempt works - Application not required.	12/05/2023	Withdrawn	Delegated Decision
<b>Subtotal</b>	<b>1</b>					
Loughton Alderton	EPF/0188/23	36, Chequers Road, Loughton, IG10 3PX	Single storey side and rear extension.	03/05/2023	Refuse	Delegated Decision
	EPF/0793/23	8, Alderton Hall Lane, Loughton, IG10 3HJ	Application for approval of details reserved by condition 4'Landscaping' on planning permission EPF/2278/22 (Construction of new boundary fencing)	05/05/2023	Approve	Delegated Decision
	EPF/2607/22	71, Deepdene Road, Loughton, IG10 3PH	Application for Approval of Details reserved by conditions 8"super fast broadband", 9"details of surface water disposal", 11a"contamination" & 11b"remediation scheme" for EPF/0826/22. (Demolition of existing pre-fab house and replacement of a new dwelling	10/05/2023	Split	Delegated Decision
	EPF/0695/23	35, Barfields, Loughton, IG10 3JH	Single storey ground floor front and rear extension. two storey side and part first floor rear extension	10/05/2023	Refuse	Delegated Decision
	EPF/0725/23	Alderton County Junior And Infant School, Alderton Hall Lane, Loughton, IG10 3HE	Proposed lawful Development Certificate submission for proposed new hard surface measuring 28sqm .	15/05/2023	Lawful	Delegated Decision
	EPF/0490/23	25, Ladyfields, Loughton, IG10 3RR	The end of terraced house double storey side extension	22/05/2023	Refuse	Delegated Decision

	EPF/0671/23	48, Alderton Hall Lane, Loughton, IG10 3HE	Loft conversion involving rear dormer and 2no front facing roof lights. Ground floor front porch extension	30/05/2023	Lawful	Delegated Decision
<b>Subtotal</b>	<b>7</b>					
Loughton Alderton; Loughton St. Mary's	EPF/0341/23	49 Alderton Hill, Loughton, IG10 3JD	Add first floor including over part main garage, resulting roof space utilised as further domestic accommodation, replacement windows/doors including front bay square off single storey rear extension (Revised application to EPF/1132/22)	17/05/2023	Approve with Conditions	Delegated Decision
<b>Subtotal</b>	<b>1</b>					
Loughton Broadway	EPF/0759/23	68, Etheridge Road, Loughton, IG10 2HY	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)	03/05/2023	Not Required	Delegated Decision
	EPF/2923/22	20 -82 Flats, The Broadway, Loughton, IG10 3ST	This proposal excludes any work to the shop facades and communal entrance doorsets.  Replacement of the existing defective roof waterproofing system with a new waterproofing system including a 15year guarantee. Installation of a fall restraint system to the roof to ensure safe access and maintenance of the roof and fixtures. Installation of a lightning protection system. Overcoating of the private balconies with a new waterproof coating and	03/05/2023	Approve with Conditions	Delegated Decision



			<p>promenade tiles. Removal of asphalt to the defective communal walkways and replacement with new asphalt. Replacement of all windows with new double glazed windows to increase thermal performance and meet current Building Regulations standards. Removal of existing timber fences and privacy screens between private balconies and replacement with a non-combustible composite material.</p>			
	EPF/2922/22	11A - 77A flats, The Broadway, Loughton, IG10 3SX	<p>This proposal excludes any work to the shop facades and communal entrance doorsets.</p> <p>Replacement of the existing defective roof waterproofing system with a new waterproofing system including a 15year guarantee. Installation of a fall restraint system to the roof to ensure safe access and maintenance of the roof and fixtures. Installation of a lightning protection system. Overcoating of the private balconies with a new waterproof coating and promenade tiles. Removal of asphalt to the defective communal walkways and replacement with new asphalt. Replacement of all windows with new double glazed windows to increase thermal performance and</p>	03/05/2023	Approve with Conditions	Delegated Decision

			meet current Building Regulations standards. Removal of existing timber fences and privacy screens between private balconies and replacement with a non-combustible composite material.			
<b>Subtotal</b>	<b>3</b>					
Loughton Fairmead	EPF/0920/23	4, Prescott Green, Loughton, IG10 2AQ	Certificate of lawful development for a proposed single storey rear extension.	15/05/2023	Lawful	Delegated Decision
	EPF/0360/23	4, Grosvenor Close, Loughton, IG10 2JY	TPO/EPF/26/15  T2: Oak - Crown reduce lower to mid crown, as specified. Crown thin upper third by 15%, as specified.	16/05/2023	Approve with Conditions	Delegated Decision
<b>Subtotal</b>	<b>2</b>					
Loughton Forest	EPF/0856/23	7, Nafferton Rise, Loughton, IG10 1UB	Non material amendment to EPF/1606/22 (Proposed part single storey/part two storey side extension to existing dwelling).	12/05/2023	Approve	Delegated Decision
	EPF/0620/23	51 Algiers Road, Loughton, IG10 4NF	Certificate of lawful development for a proposed replacement window, rear dormer in connection with a loft conversion, side and rear ground floor extensions & raised decking area.	15/05/2023	Not Lawful	Delegated Decision
	EPF/0517/23	15, Newnham Close, Loughton, IG10 4JG	Erection of a single storey infill extension between dwelling and swimming pool outbuilding.	16/05/2023	Refuse	Delegated Decision
	EPF/0045/23	22, Lower Park Road, Loughton, IG10 4NA	Single storey side extension to replace existing conservatory/lean to.	17/05/2023	Approve with Conditions	Delegated Decision

	EPF/0606/23	56, Spring Grove, Loughton, IG10 4QE	Proposed single storey rear extension incorporating hip to gable roof above existing side extension	22/05/2023	Approve with Conditions	Delegated Decision
	EPF/0699/23	Corner Garth, Nursery Road, Loughton, IG10 4EF	Proposed improvements and extensions	22/05/2023	Refuse	Delegated Decision
<b>Subtotal</b>	6					
Loughton Roding	EPF/0380/23	51, Nevill Way, Loughton, IG10 3BG	Certificate of lawful development for proposed rear dormer window and roof lights in connection with a loft conversion.	05/05/2023	Lawful	Delegated Decision
	EPF/0618/23	146, Roding Road, Loughton, IG10 3BS	Certificate of lawful development for a proposed hip to gable roof extension, rear dormer and front roof lights in connection with a loft conversion.	15/05/2023	Lawful	Delegated Decision
	EPF/0891/23	44, River Way, Loughton, IG10 3LH	Prior approval for a 5.50m deep single storey rear extension, height to eaves 3.20m and maximum height of 3.65m	16/05/2023	Not Required	Delegated Decision
	EPF/0745/23	52, River Way, Loughton, IG10 3LH	Certificate of lawful development for proposed rear garden room.	17/05/2023	Lawful	Delegated Decision
	EPF/0238/23	Roding Valley Recreational Ground Roding Road Loughton IG10	Lawful Development Certificate for proposed relocation and upgrade of children's play area.	17/05/2023	Lawful	Delegated Decision
	EPF/0931/23	16 Southern Drive, Loughton, IG10 3BU	Prior approval for a 6 metre deep single storey rear conservatory extension, height to eaves 2.25 metres and maximum height 2.75 metres.	25/05/2023	Not Required	Delegated Decision
	EPF/0693/23	45, River Way, Loughton, IG10 3LJ	Certificate of lawful development for a proposed hip to gable roof extension and rear dormer in connection with a loft conversion.	31/05/2023	Lawful	Delegated Decision

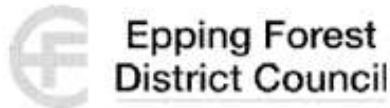
<b>Subtotal</b>	<b>7</b>					
Loughton St. John's	EPF/0498/23	14, Stanmore Way, Loughton, IG10 2SA	Partial demolition of existing dwelling. Alterations and extensions to form three storey dwelling.	02/05/2023	Approve with Conditions	Delegated Decision
	EPF/0453/23	48, Baldwins Hill, Loughton, IG10 1SF	Application for approval of details reserved by condition 3'Additional Drawings' and condition 4'External Materials' on planning permission EPF/2909/22 (Installation of solar panels to roof of existing dwelling)	03/05/2023	Approve	Delegated Decision
	EPF/0496/23	24, Marjorams Avenue, Loughton, IG10 1PU	Certificate of lawful development for a proposed rear dormer roof extension in connection with a loft conversion.	09/05/2023	Lawful	Delegated Decision
	EPF/0197/23	1, Champions, Loughton, IG10 2SG	Formation of a single floor (ground level) full width rear extension and corner infill to the rear side extension to join the new rear extension. Further small infill to the front of the property to bring the front of the side extension in line with the main building	09/05/2023	Refuse	Delegated Decision
	EPF/0296/23	87, Goldings Road, Loughton, IG10 2QW	Demolish existing garage and replace with two storey side extension with hipped roof, rooflights and integrated garage.	10/05/2023	Approve with Conditions	Delegated Decision
	EPF/0619/23	23, Queens Road, Loughton, IG10 1RR	Erection of outbuilding / garden shed	12/05/2023	Approve with Conditions	Delegated Decision
	EPF/0750/23	8 Firs Drive, Loughton, IG10 2SL	Two storey rear extension & dormer window; Alter front dormer window; Add gable end roof over garage.	18/05/2023	Approve with Conditions	Delegated Decision
	EPF/0224/23	30, Stanmore Way, Loughton, IG10 2SA	Single storey rear extension and single storey side and part rear to existing gym room	22/05/2023	Approve with Conditions	Delegated Decision

	EPF/0426/23	58, Church Hill, Loughton, IG10 1LB	Demolition of the single storey side Garage, Workshop and Utility Room. Demolition of the single storey lean-to Conservatory. Construction of a 1m wide footpath along the site boundary providing access from the front to the rear Garden. Erection of a part single and part 2 storey extension to the side and rear of the property including forming a Gable roof to the existing hipped roof to the main dwelling. Creation of a front driveway and external works to provide a Terrace and Patio areas to the rear Garden.	23/05/2023	Approve with Conditions	Delegated Decision
	EPF/0798/23	Forest Rise, Debden Road, Loughton, IG10 2NY	Variation to condition 2 approved drawings on EPF/3476/17 and EPF/2813/20 (Total refurbishment and extensions with outbuilding for guest and swimming pool/gym)	30/05/2023	Approve	Delegated Decision
<b>Subtotal</b>	10					
Loughton St. Mary's	EPF/0505/23	53, Sparelease Hill, Loughton, IG10 1BS	Variation of condition 2 'plan numbers' of EPF/2809/21 (Proposed ground and first floor rear extension, front porch).	03/05/2023	Approve with Conditions	Delegated Decision
	EPF/0521/23	69, Church Hill, Loughton, IG10 1QP	Proposed Extension	09/05/2023	Approve with Conditions	Delegated Decision
	EPF/0612/23	11, Forest View, Eleven Acre Rise, Loughton, IG10 1AN	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.	12/05/2023	Approve with Conditions	Delegated Decision

			Single storey rear extension with new gable roof and glazing (Revised scheme to EPF/0170/21).			
	EPF/2740/22	65, Alderton Hill, Loughton, IG10 3JD	Rear Extension, Side Extension, Loft Conversion and Facade Alterations	15/05/2023	Refuse	Delegated Decision
	EPF/0320/23	89, Forest Road, Loughton, IG10 1EF	Retention of 1st floor windows to front elevation as built (Amendment to permission for extensions and alterations to convert one dwelling to two dwellings under EPF/1864/19).	16/05/2023	Refuse	Delegated Decision
	EPF/0679/23	297, High Road, Loughton, IG10 1AH	New external fascia and temporary graphic vinyls on store front during works	16/05/2023	Approve with Conditions	Delegated Decision
	EPF/0675/23	297, High Road, Loughton, IG10 1AH	Store fit out and new external fascia and temporary graphic vinyls on store front during works	16/05/2023	Withdrawn	
	EPF/0289/23	89 Forest Road, Loughton, IG10 1EF	Proposed vehicle crossover.	19/05/2023	Approve with Conditions	Delegated Decision
	EPF/0573/23	43, Alderton Hill, Loughton, IG10 3JD	Demolition of existing house and construction of new detached dwelling.	19/05/2023	Refuse	Delegated Decision
	EPF/0599/23	14, Tycehurst Hill, Loughton, IG10 1BU	Part demolition of existing building. Two storey side and rear extension with internal alterations. Second floor within roof space.	22/05/2023	Refuse	Delegated Decision
<b>Subtotal</b>	10					
	47					

Agenda item 8.1

Notice of application for a variation of a premises licence under the Licensing Act 2003 in respect of The Standard, 126 High Road, Loughton, IG10 4BE



**Register of Licence applications received.**

Date application received: 25<sup>TH</sup> May 2023

Applicant name: Peach Entertainment Limited

Address of Premises: The Standard, 126 High Road, Loughton, Essex, IG10 4BE

Brief details of the nature of the application;

We have received an application to vary premises licence under the Licensing Act 2003 for the above address. The applicant is seeking to remove the following conditions from their premises licence under Annex 2, conditions 7, 9, 11, 12, 13, 14, 18, 21 and 22. The conditions are listed below:

***The prevention of Crime & Disorder***

7. Door supervision by SIA licensed door supervisors must be provided each Friday and Saturday where licensable activity takes place. A minimum of 2 door supervisors must be on duty from 21:00 hours whilst the premises is open and for 60 minutes after the premises has closed.

9. SIA licensed door supervisors shall supervise any queue to enter the premises which forms outside the premises.

11. Section 177A of the Licensing Act 2003 is to have no effect and both live and recorded music are to be treated as regulated entertainment. \*This condition specifically exempts the premises from the deregulation of music \*

12. There shall be no playing of recorded music, other than as incidental background music.

13. No live amplified music shall be played after 22:00 hours on any day.

***Public Safety***

14. After 21:00 hours on any day, drinks must only be served only in polycarbonate/plastic/and/or toughened glass containers save for drinks consumed at a table with a substantial meal.

***The prevention of public nuisance***

18. No use shall be made of the terrace area other than for access.

21. After 23:00 hours no persons shall be admitted or re admitted to the premises, save for persons who have temporarily left the premises (eg. To smoke)

22. An automatic sound control device(s) must be installed and used for amplified music. The device(s) must be set so that the volume of any amplified sound emanating from the premises does not cause nuisance to residents nearby.

**Agenda item 8.1.1 / Cont'd...**

They have offered to replace the conditions being removed with the following:

***The prevention of Crime & Disorder***

1. The need for the use of SIA-registered door staff at the premises will be subject to the premises' own risk assessment, with cognisance being taken of Police advice with regards to it.
2. There shall be no sporting events shown at the premises.
3. Toughened glass will be used at all times within the premises with the exception of wine, champagne and gin glasses, save for drinks consumed at a table with a substantial meal.

***The prevention of public nuisance***

1. Noise limiter
  - i. The limiter must be set at a level agreed in consultation with an authorised Community Resilience Team Officer;
  - ii. The operational panel of the noise limiter shall then be secured by key or password to the satisfaction of the authorised Officer and access shall only be by persons authorised by the Premises Licence holder;
  - iii. The limiter shall not be altered without prior written agreement from the Community Resilience Team;
  - iv. No alteration or modification to any existing sound system(s) should be affected without prior knowledge of the Community Resilience Team; and
  - v. No additional music generating equipment shall be used on the Premises without being routed through the sound limiter device.
2. No use shall be made of the terraced area (roof garden) other than for access until such time as appropriate planning permission is in place.
3. A minimum of 28 dining covers will be made available at all times on the terraced area (roof garden).
4. Last orders for sale of alcohol shall be 22:30 for those customers being served on the terraced area (roof garden).
5. Regulated entertainment in the form of amplified music shall cease at 23:00 hours within the terraced area (roof garden).
6. The terraced area (roof garden) shall be cleared of and closed to members of the public by 23:30.

Any representations regarding the above application should be made within 28 days of the day above, to;

Epping Forest District Council  
Licensing Unit Civic Offices,  
High Street  
Epping  
Essex  
CM164BZ  
Licensing@eppingforestdc.gov.uk