



PLANNING AND LICENSING COMMITTEE

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

Monday 10 July 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
4 July 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 26 June 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 Notices of Appeal

4.1.1 EPF/2650/22 – 77 Grosvenor Drive, Loughton, IG10 2LA. Proposal: Part 1 Single storey side extension (Appeal Reference No: APP/J1535/D/23/3319476) – Min no PL329.1

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Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn.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 21 June 2023.

4.1.2 EPF/2583/22 – 43A Upper Park, Loughton, IG10 4EQ. Proposal: First floor extension replacing dormer roof rooms plus a two storey front extension. (Appeal Reference No: APP/J1535/D/23/3319600) – Min No PL321.1

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 20 June 2023.

4.2 Protection of the Historic Environment – Heritage Assets: Demolition of 32 Alderton Hill, IG10 3JB – Min no PL448.2

This item was deferred from the previous meeting: to discuss the continuing piecemeal destruction of our historic built environment and heritage, following the Committee's opposition to the demolition of this dwelling.

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

5.1. Proposed 15.0m Phase 8 monopole and associated ancillary works at: Chigwell Lane, Loughton, IG10 3TP

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

* (See letter and plans on pages 7 – 16.)

6 Planning Applications

6.1 To CONSIDER the planning applications received for the weeks 23 June and 30 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/0646/23

Officer: Nathaniel Raimi

Location: Garage site Castell Road, Loughton, IG10 2LT

Proposal: Demolition of existing garages and the addition of four new build flats; 2 1B2P & 2 2B4P (2 storey), designed to achieve Passivhaus standards, with new 8 no. parking spaces, standalone bin stores to the front of the property, private standalone cycle store

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/a0h8d000001VkR3>

Application No: EPF/0726/23

Officer: Muhammad Rahman

Location: Garage site Burney Drive , Loughton, IG10 2DU

Proposal: Demolition of existing garages and the addition of two new build flats (2 storey); 2 1B2P, designed to achieve Passivhaus standards, with new 3 no. parking spaces, standalone bin stores to the front of the property and private standalone cycle stores

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/a0h8d000001VoWA>

Application No: EPF/1273/23

Officer: Mohinder Bagry

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

Proposal: Conversion of the garage into a habitable room, new front window and 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/a0h8d000001WTAT>

Application No: EPF/1281/23

Officer: Kelly Sweeney

Location: 32, Kenilworth Gardens, Loughton, IG10 3AF

Proposal: Rear extension with pitched roof and 2 rooflights. 2 additional frosted windows to side elevation

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/a0h8d000001WTeg>

Application No: EPF/1291/23

Officer: Nathaniel Raimi

Location: 18 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: 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 small crown, replacement of all windows and new front porch with gable detail.

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/a0h8d000001WV3A>

Application No: EPF/1293/23

Officer: Kelly Sweeney

Location: 13 Stanmore Way, Loughton, IG10 2SA

Proposal: Proposed replacement of existing dwelling with a new family 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/a0h8d000001WVMw>

Application No: EPF/1317/23

Officer: Mohinder Bagry

Location: 6, Tewkesbury Close, Loughton, IG10 3NT

Proposal: Erection of garden office

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/a0h8d000001WXXo>

Application No: EPF/1347/23

Officer: Mohinder Bagry

Location: 32, Willingale Road, Loughton, IG10 2DB

Proposal: Modified and extended porch and single 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/a0h8d000001WZir>

Application No: EPF/1364/23

Officer: Kelly Sweeney

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/a0h8d000001Wb1H>

Application No: EPF/1367/23

Officer: Caroline Brown

Location: 15, Leaden Close, Loughton, IG10 3FF

Proposal: Loft conversion with rear 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/a0h8d000001WbJV>

Application No: EPF/1399/23

Officer: Muhammad Rahman

Location: 39, Albion Hill, Loughton, IG10 4RD

Proposal: Application for landscaping scheme including outdoor swimming pool, decking, and grass terraces, in pursuant with approved application EPF/0277/20

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/a0h8d000001WeGX>

Application No: EPF/1281/23

Officer: Kelly Sweeney

Location: 32, Kenilworth Gardens, Loughton, IG10 3AF

Proposal: Rear extension with pitched roof and 2 rooflights. 2 additional frosted windows to side elevation

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/a0h8d000001WTeg>

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

Application No: EPF/1337/23

Officer: Alastair Prince

Location: 60 Southern Drive, Loughton, IG10 3BX

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/a0h8d000001WZ7J>

Application No: EPF/1344/23

Officer: Mohinder Bagry

Location: 32 Willingale Road, Loughton, IG10 2DB

Proposal: Certificate of lawful development for a proposed rear dormer with solar panels 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/a0h8d000001WZfs>

Application No: EPF/1394/23

Officer: Mohinder Bagry

Location: 64, Roding Road, Loughton, IG10 3EF

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/a0h8d000001Wdwl>

Application No: EPF/1402/23

Officer: Nathaniel Raimi

Location: 130, Church Hill, Loughton, IG10 1LH

Proposal: Certificate of lawful development for a 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/a0h8d000001WeIn>

Application No: EPF/1405/23

Officer: Caroline Brown

Location: 45, Audley Gardens, Loughton, IG10 2EN

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/a0h8d000001WeIx>

Application No: EPF/1423/23

Officer: Alastair Prince

Location: 67, Baldwins Hill, Loughton, IG10 1SN

Proposal: Certificate of lawful development for proposed porch.

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/a0h8d000001WfPb>

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

Application No: EPF/1227/23

Officer: Nathaniel Raimi

Location: 5 Trevelyan Gardens, Loughton, IG10 2FB

Proposal: Approval of Details Reserved by Condition 3 'Materials' of EPF/0396/21 (Erection of a ground floor, single storey rear extension & a side canopy).

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/a0h8d000001WQO5>

Application No: EPF/1321/23

Officer: Kie Farrell

Location: 71 Deepdene Road, Loughton, IG10 3PH

Proposal: Application for approval of details reserved by condition 11 'Contamination Risks' on planning consent EPF/0826/22 (Demolition of existing pre-fab house and replacement of a new dwelling 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/a0h8d000001WXw6>

Application No: EPF/1404/23

Officer: Graham Courtney

Location: 45 Audley Gardens, Loughton, IG10 2EN

Proposal: Prior approval for a single storey rear extension 5.50m deep x 3.00m high (2.80m high to 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/a0h8d000001WeI6>

7 Decisions

7.1 Decisions by Epping Forest District Council

No decisions 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
4 July 2023

Agenda item 5

Pre-Application Consultation Proposed 5G Telecommunications Installation for Signal Infrastructure UK Limited – Proposed 15.0m Phase 8 monopole and associated ancillary works at: Chigwell Lane, Loughton, IG10 3TP



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



Our Ref: EPF23124

22nd June 2023

Dear Epping Forest District Council, Loughton Alderton Ward Councillors and Loughton Town Council

Subject: Proposed 5G Telecommunications Installation for Signal 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 ~~Signal~~ 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:	Chigwell Lane Loughton Epping Forest Essex IG10 3TP
NGR:	E: 544284, N: 195736
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'd



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

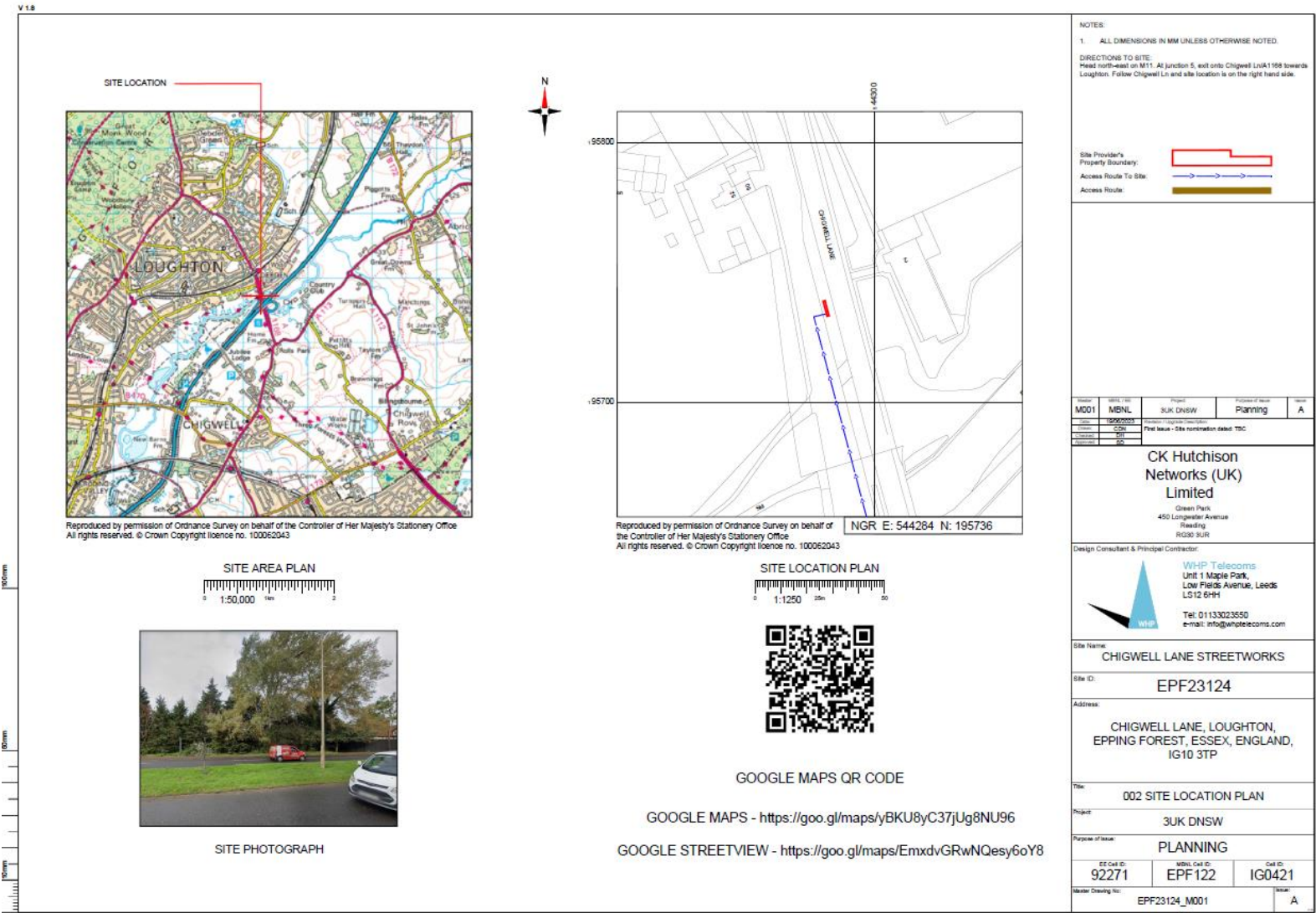
All Signal Infrastructure UK Limited: installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have 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.

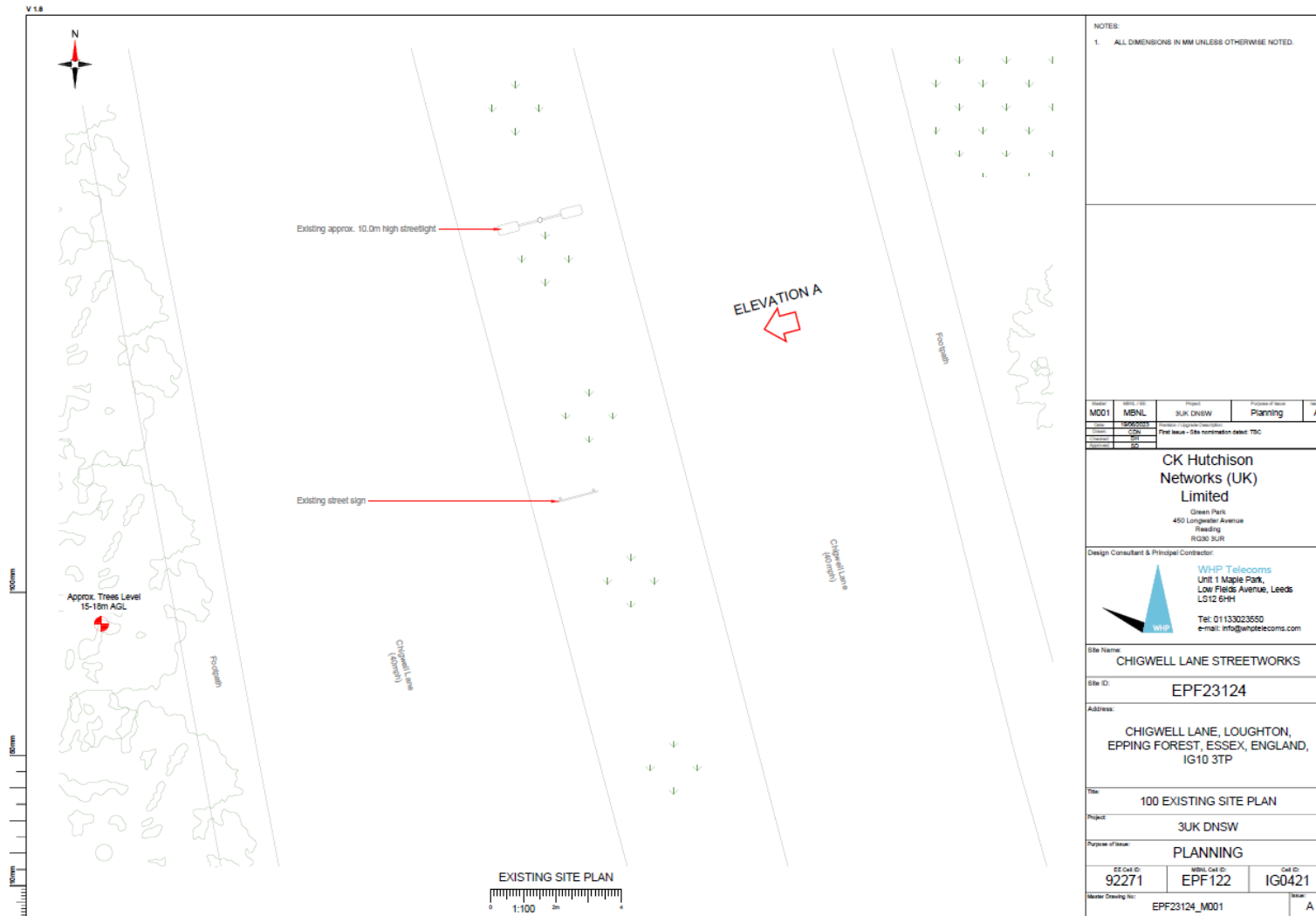
Yours faithfully,

Julia Marshall
j.marshall@whptelecoms.com

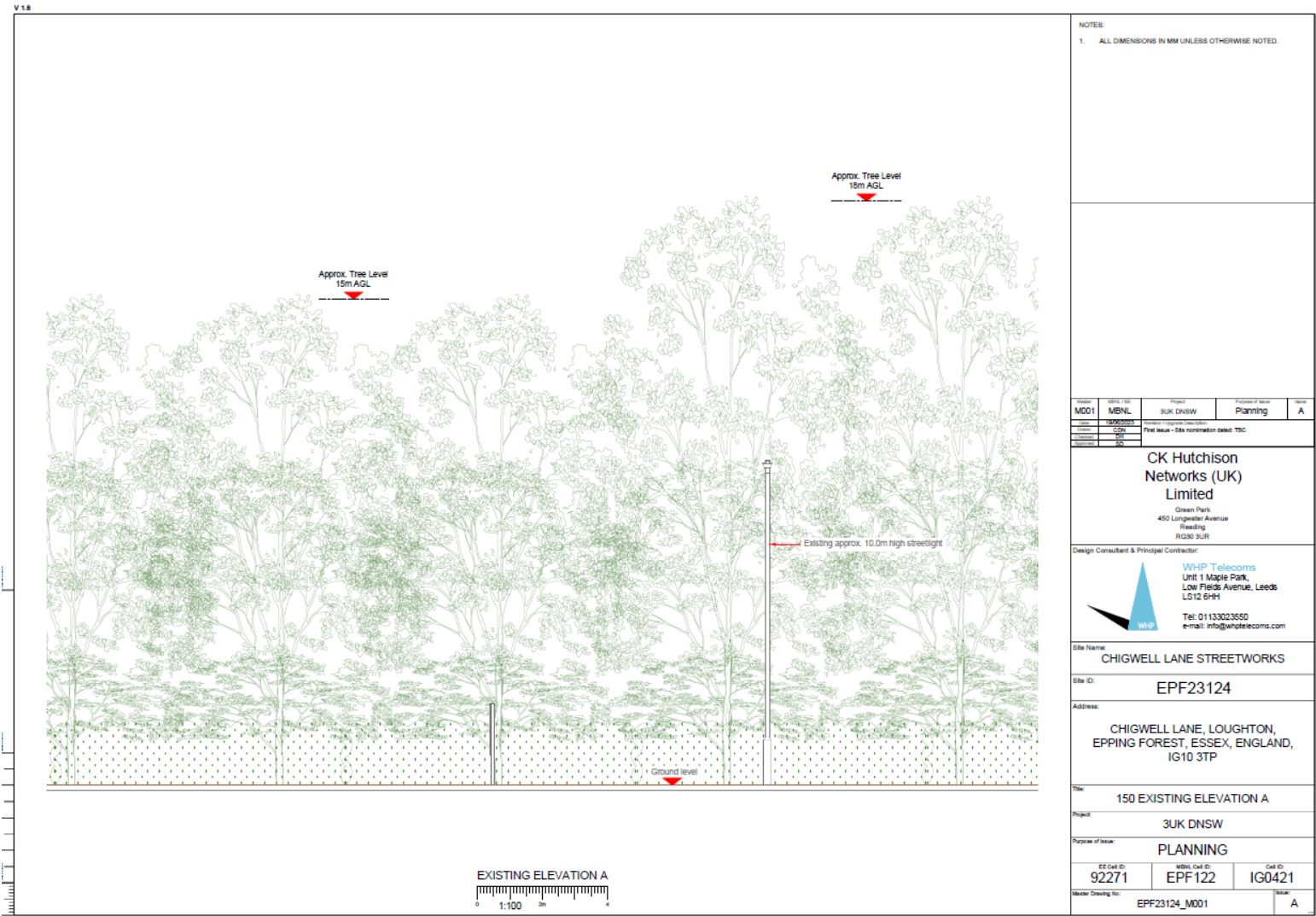
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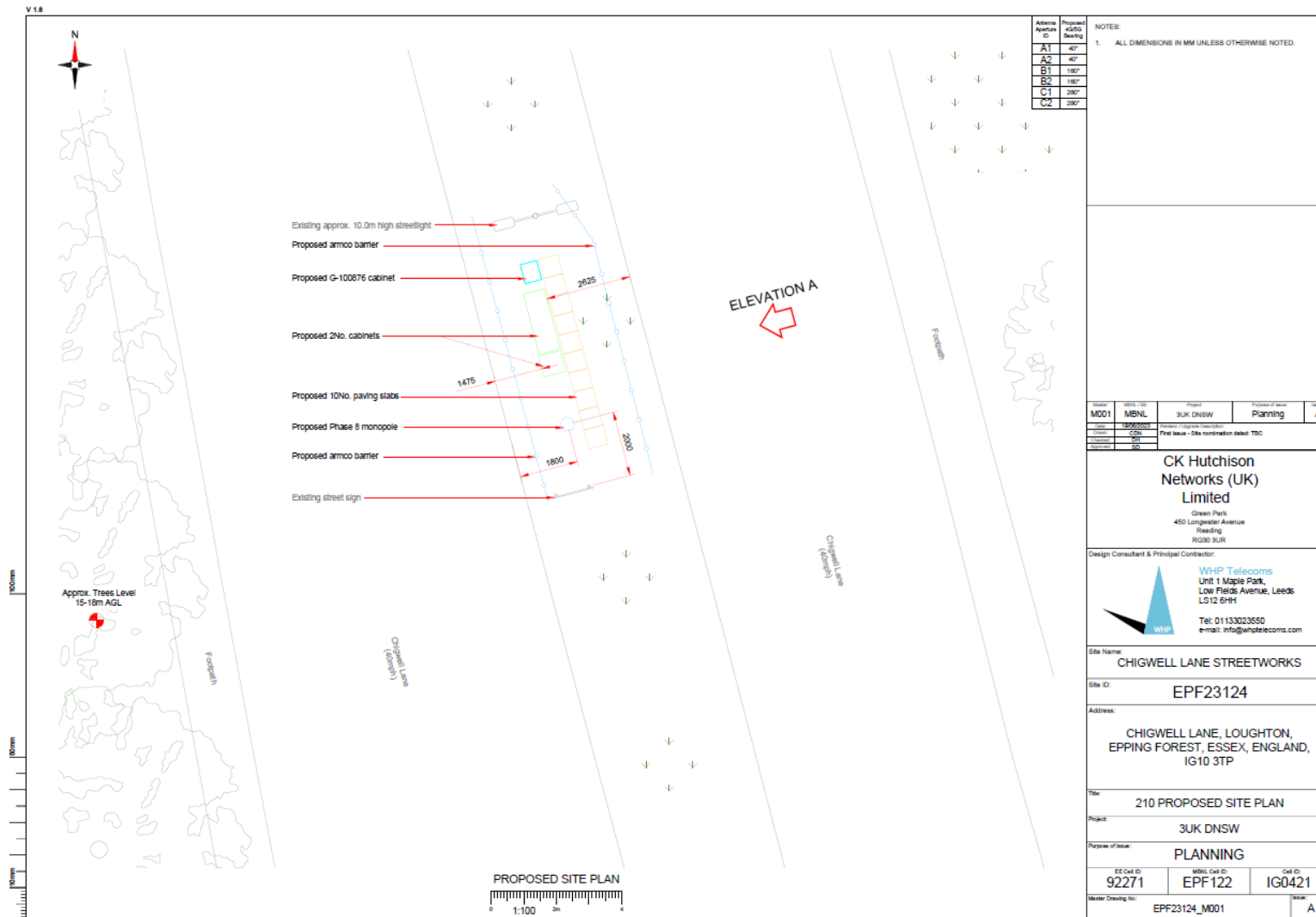
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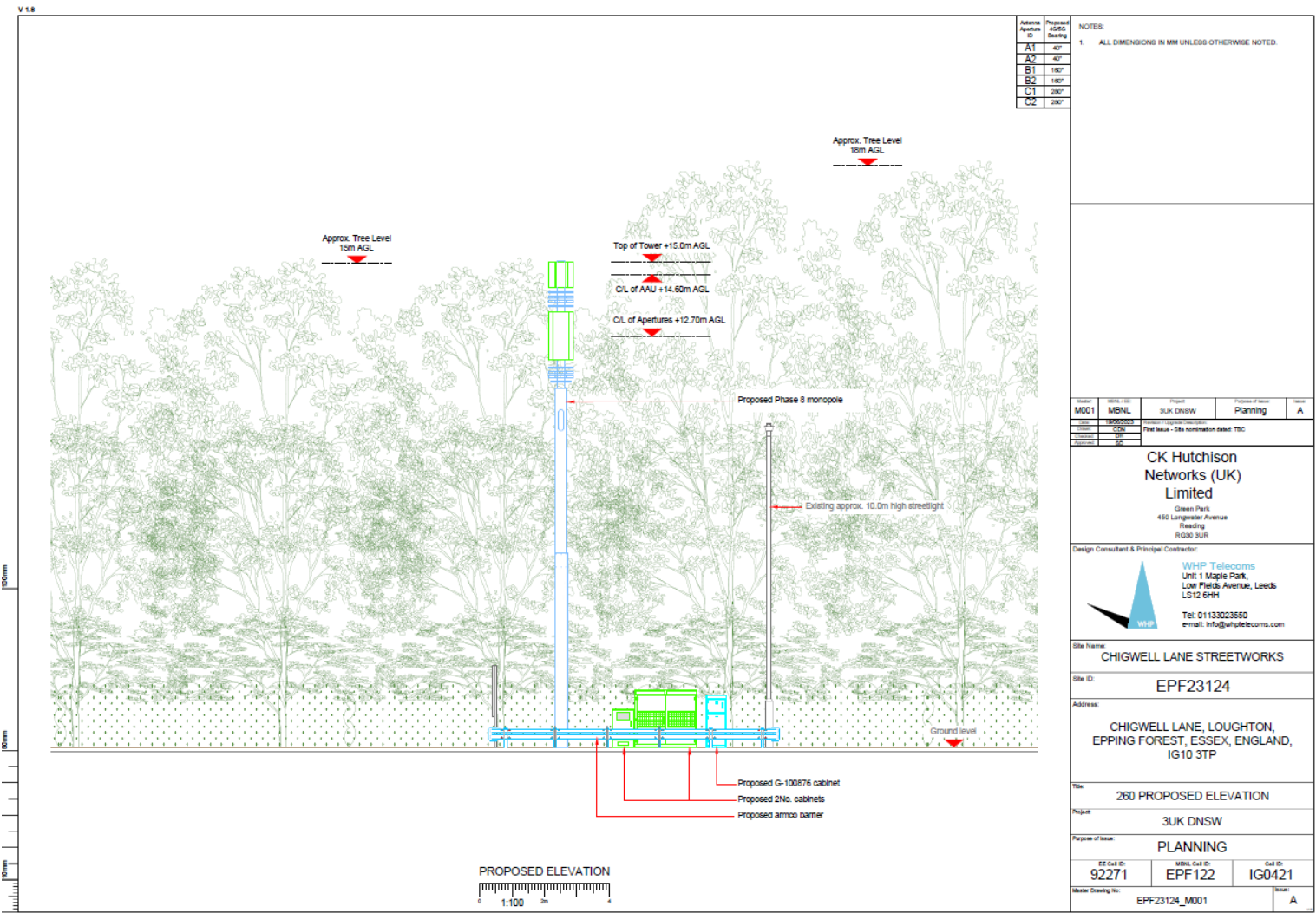
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Antenna Schedule																		STATUS KEY: Installed: Relocate: Remove: Proposed:	Existing Existing and to remain Existing and to be relocated Existing to be removed from site New on site																																																																																																																																														
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Agenda item 5 /...cont'd

Support Structure Schedule												STATUS KEY:	
Structure ID	Status	Equipment Description / Type	Structure Manufacturer	Height AGL (m)	Colour (RAL Colour)	Headframe Details	Foundation / Support Grillage / Host Structure Details	Support Bolt Details	MBNL Ref.		Comments	Installed:	Existing
ST1	Proposed	Phase 8	Vaimont	15.0	Galvanised	-	Root Foundation	-	-			Retrain:	Existing and to remain
												Relocate:	Existing to be relocated
												Remove:	Existing to be removed from site
												Proposed:	New on site
												LOCATION KEY:	
												Outdoor:	Located outside
												Indoor:	Located within an equipment cabin or equipment room
												Internal:	located inside a cabinet or item of equipment
Equipment Schedule													
Equipment ID	Quantity	Status	Equipment Description / Type	Equipment Manufacturer	Dimensions (W x D x H)	Weight (kg)	Colour (RAL Colour)	Material	Location	Power	Power cable length (m)	MBNL Ref.	Comments
CAB1	1	Proposed	Commscope - Bowler	-	1900x600x1752	220	Grey (RAL7035)	Steel	Outdoor	-	-	-	
CAB2	1	Proposed	Ericsson - 6130	-	650x700x950	130	Grey (RAL7035)	Steel	Outdoor	-	-	-	
CAB3	1	Proposed	G-100876	-	600x520x1585	110	Grey (RAL7035)	Steel	Outdoor	-	-	-	

CK Hutchison Networks (UK) Limited

Green Park
450 Longwater Avenue
Rear Wing
RD30 3UR

Design Consultant & Principal Contractor



WHP Telecoms
Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH

Tel: 01133023550
e-mail: info@whptelecoms.com

Sheet	M001	MBNL Title	MBNL	Project Name	3UK DNSW	Revision of sheet	Planning	1
Date	15/05/2018	Revision 1 - Upgrade Information						
Drawn by	GDH	First Issue - Site nomination dated TBC						
Checked by	GDH							
Approved by	GC							

Site Name: CHIGWELL LANE STREETWORKS

Site ID: EPF23124

Address: CHIGWELL LANE, LOUGHTON, EPPING FOREST, ESSEX, ENGLAND, IG10 3TP

Title: 305 EQUIPMENT SCHEDULE & SUPPORT STRUCTURE DETAILS

Project: 3UK DNSW

Purpose of issue: PLANNING

EE Call ID: 92271	MBNL Call ID: EPF122	Call ID: IG0421
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Master Drawing No: EPF23124_M001 Issue:

