



PLANNING AND LICENSING COMMITTEE

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

Monday 24 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
18 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 10 July 2023, amended from those circulated to read at Min No PL455, Declarations of interest, fourth paragraph:

"He confirmed that as he was not a member of the Planning Committee he could not participate in any voting during 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 Licensing Panel Hearing: Licensing Act 2003: Application to Vary the Premises Licence in respect of The Standard, 126 High Road, Loughton, IG10 4BE

The local licensing authority, Epping Forest District Council, have advised that the licensing Sub Committee Hearing for the above premises was deferred. A meeting to determine the application will now be held on **Tuesday 1st August 2023 at 10:15am** at the Civic Offices, High Street, Epping, Essex, CM16 4BZ.

As an interested party, you are entitled to attend the meeting and make comment.

5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 7 July and 14 July 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/1395/23

Officer: Mohinder Bagry

Location: 64 Roding Road, Loughton, IG10 3EF

Proposal: Ground Floor full width rear extension and a First Floor part width 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/a0h8d000001WdxT>

Application No: EPF/1429/23

Officer: Kie Farrell

Location: 47 Hillcrest Road, Loughton, IG10 4QH

Proposal: Replacement 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/a0h8d000001WfeB>

Application No: EPF/1440/23

Officer: Muhammad Rahman

Location: 48 Valley Hill, Loughton, IG10 3AL

Proposal: First floor side extension, demolition of existing single storey element with existing conservatory and construction of part single part double storey rear extension with relocation of existing side entrance door.

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/a0h8d000001WgO3>

Application No: EPF/1441/23

Officer: Alastair Prince

Location: 7 Appleton Road, Loughton, IG10 2HH

Proposal: Porch to front elevation. Single storey extension to side and 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/a0h8d000001WgO8>

Application No: EPF/1442/23

Officer: Mohinder Bagry

Location: 12 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Ground floor part infill of existing unused undercroft area to form boiler room and bicycle 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/a0h8d000001WgOD>

Application No: EPF/1454/23

Officer: Muhammad Rahman

Location: 41 Wellfields, Loughton, IG10 1PA

Proposal: Two storey side and rear extension to form annexe and 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/a0h8d000001Wh94>

Application No: EPF/1464/23

Officer: Sukhvinder Dhadwar

Location: 38 Church Hill, Loughton, IG10 1LA

Proposal: Retention of Estate Agency on ground floor as existing and part change of use of basement to online pharmacy with separate side entrance.

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/a0h8d000001WiRs>

Application No: EPF/1477/23

Officer: Mohinder Bagry

Location: 12 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Proposed addition of a new pitched roof and gable with a rear facing dormer window, replacing an existing side flat roof. Space created to be used as a small study.

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/a0h8d000001WjNS>

Application No: EPF/1504/23

Officer: Robin Hellier

Location: 18 Albion Park, Loughton, IG10 4RB

Proposal: TPO/EPF/33/88

T2: Lawsons Cypress - Fell and replace, 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/a0h8d000001WII7>

Application No: EPF/1507/23

Officer: Robin Hellier

Location: 18 Albion Park, Loughton, IG10 4RB

Proposal: TPO/EPF/02/89

T1: Horse Chestnut - Crown lift to up to 4m from ground level, 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/a0h8d000001WInI>

Application No: EPF/1510/23

Officer: Kelly Sweeney

Location: 95 The Lindens, Loughton, IG10 3HT

Proposal: Proposed loft conversion with rear dormer, floor plan redesign and all associated works at 95 Linden, IG10 3HT

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/a0h8d000001WmAs>

Application No: EPF/1514/23

Officer: Muhammad Rahman

Location: 199 and 201 Smarts Lane, Loughton, IG10 4BW

Proposal: Construction of ground and first floor extension to both properties, installation of steel veranda to rear of 201 (Revised application to EPF/2756/22 and EPF/2758/22).

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/a0h8d000001WmNj>

Application No: EPF/1577/23

Officer: Robin Hellier

Location: 1 Wallers Hoppet, Loughton, IG10 1SP

Proposal: TPO/EPF/08/91

T1: Hornbeam - Crown reduce height by up to 2.5m, as specified and spread by up to 3m, 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/a0h8d000001WqKo>

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

Application No: EPF/1247/23

Officer: Mohinder Bagry

Location: 107 Roding Road, Loughton, IG10 3EJ

Proposal: Certificate of lawful development for a proposed rear single storey 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/a0h8d000001WRtW>

Application No: EPF/1488/23

Officer: Nathaniel Raimi

Location: 15 Southern Drive, Loughton, IG10 3BU

Proposal: Certificate of lawful development for proposed rear dormer and front roof lights 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/a0h8d000001Wkm8>

Application No: EPF/1541/23

Officer: Caroline Brown

Location: 65 Colson Road, Loughton, IG10 3RL

Proposal: Certificate of lawful development for a proposed hip to gable loft conversion with rear dormer and roof light windows to the front.

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/a0h8d000001WntQ>

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

Application No: EPF/1475/23

Officer: Alastair Prince

Location: Chigwell Lane Loughton iG10

Proposal: Proposed 15.0 Phase 8 monopole and associated 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/a0h8d000001WjLF>

Application No: EPF/1497/23

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 4 'Parking Spaces/EVCP' 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/a0h8d000001WICw>

Application No: EPF/1545/23

Officer: Graham Courtney

Location: 63 Greensted Road, Loughton, IG10 3DJ

Proposal: Prior approval for a 4 metre deep single rear extension, flat roof with lantern, height to eaves 3 metres and maximum height 3 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/a0h8d000001WoE2>

Application No: EPF/1559/23

Officer: Marie-Claire Tovey

Location: 76 Algiers Road, Loughton, IG10 4NF

Proposal: Application for approval of details reserved by condition 3'Ecological work programme', condition 4 'External materials', condition 6 'Surface Water Disposal', condition 7 'Water Efficiency', condition 9'Hard and Soft Landscaping',

condition 12 'Levels' and condition 13 'Super Fast Broadband' on planning permission EPF/0861/21 (Demolition of existing dwelling and replacement with new building consisting of six Flats).

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/a0h8d000001WpNn>

6 Decisions

6.1 Decisions by Epping Forest District Council

* See decisions for June 2023 (pages 6 – 12).

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 Street Trading Application

7.1.1 Application for Street Trading Consent - next to bollards outside 222 & 224, High Road, Loughton, IG10 1ET

This application is to sell fruit and vegetables:

Monday to Friday 07:00 – 16:00; and Saturdays 09:00 – 14:00.

The consultation runs 11 July 2023 and ends 31 July 2023, any comments or representations must be submitted within this time period.

* (See location map on page 13)

8 Enforcement and Compliance

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

Mark Squire
TOWN CLERK
18 July 2023

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

Loughton	EPF/0914/23	1, Coteford Close, Loughton, IG10 2NT	Prior approval for a 6 metre deep single storey rear extension, height to eaves 2.90 metres and maximum height of 3.05 metres.	28/06/2023	Approve	Delegated Decision
	EPF/1242/23	Woodberrie Cottage, 13 Woodbury Hill, Loughton, IG10 1JB	York Hill Conservation Area T1: Eucalyptus - Crown reduce height by up to 3.5m and spread by up to 2m.	30/06/2023	Raise No Objection	Delegated Decision
Subtotal	2					
Loughton Alderton	EPF/0858/23	41 The Lindens, Loughton, IG10 3HS	Removal of part catslide roof and part flat roof at rear and erection of first floor rear extension.	06/06/2023	Approve with Conditions	Delegated Decision
Subtotal	1					
Loughton Broadway	EPF/1000/23	St Thomas More RC Church site, Willingale Road, Loughton, IG10 2DD	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 a	19/06/2023	Approve	Delegated Decision
	EPF/1136/23	Sterling House, Third Floor Office - Galliard Homes, Langston Road, Loughton, IG10 3TS	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	22/06/2023	Approve	Delegated Decision
Subtotal	2					
Loughton Fairmead;	EPF/0381/23	Debden Hall, England's Lane, Loughton, IG10 2NZ	TPO/EPF/22/08 Schedule of tree works, as specified.	02/06/2023	Withdrawn	Delegated Decision

Loughton St. John's			Includes 24 x Fell, 1 x Coppice and 1 x Crown reduce to previous points.			
	EPF/0800/23	22 Coteford Close, Loughton, IG10 2NT	Proposed single storey side and rear extension including raised rear timber decking. Proposed dropped kerb the width of the application site.	09/06/2023	Refuse	Delegated Decision
Subtotal	2					
Loughton Forest	EPF/0154/23	Oaklands House, Oaklands, Warren Hill, Loughton, IG10 4RL	Remodelling of existing basement and conservatory to the left side of the existing family dwelling.	05/06/2023	Withdrawn	
	EPF/0848/23	75, Smarts Lane, Loughton, IG10 4BU	Part single and part 2 storey side extension, part 1st floor rear extension and alterations to existing ground floor rear extension.	06/06/2023	Refuse	Delegated Decision
	EPF/0281/23	85, Spring Grove, Loughton, IG10 4QE	Proposed 1.9m high front garden wall	09/06/2023	Refuse	Delegated Decision
	EPF/0657/23	6 Connaught Avenue, Loughton, IG10 4DP	TPO/EPF/05/12 T1: Cedar - Crown thin, as specified. Reduce selected lateral branches, as specified. Crown lift, as specified.	09/06/2023	Approve with Conditions	Delegated Decision
	EPF/0271/23	93 Spring Grove, Loughton, IG10 4QG	Single storey rear extension, loft conversion with dormer windows to front and rear, extend garage, porch and room to front.	12/06/2023	Approve with Conditions	Delegated Decision
	EPF/0977/23	33, Hazelwood, Loughton, IG10 4ET	Certificate of lawful development for a new dormer extension to the main rear roof slope.	21/06/2023	Lawful	Delegated Decision
	EPF/0983/23	33, Hazelwood, Loughton, IG10 4ET	Certificate of lawful development for proposed new window to replace garage door, alterations to existing window and	22/06/2023	Not Lawful	Delegated Decision

			door openings to rear and side elevations (ground floor)			
	EPF/0985/23	49, Consort House, Forest View Road, Loughton, IG10 4DY	Certificate of lawful development for a proposed single storey side extension, hip to gable loft conversion with flat roofed dormer to rear.	23/06/2023	Lawful	Delegated Decision
	EPF/0774/23	21, The Crescent, Loughton, IG10 4PY	First floor extension, front porch and demolition of single storey garage.	26/06/2023	Refuse	Delegated Decision
Subtotal	9					
Loughton Roding	EPF/0746/23	52, River Way, Loughton, IG10 3LH	Single storey rear extension	15/06/2023	Approve with Conditions	Delegated Decision
	EPF/1162/23	150, Roding Road, Loughton, IG10 3BS	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.	21/06/2023	Not Required	Delegated Decision
	EPF/0729/23	19, Kenilworth Gardens, Loughton, IG10 3AG	TPO/EPF/06/16 T1: Oak - Crown reduce to previous pruning points, as specified. Crown thin, as specified	29/06/2023	Approve with Conditions	Delegated Decision
Subtotal	3					
Loughton St. John's	EPF/0850/23	72, Queens Road, Loughton, IG10 1RS	Demolition and rebuild of front porch and re-modelling of front garden landscape	01/06/2023	Approve with Conditions	Delegated Decision
	EPF/0359/23	34, Stanmore Way, Loughton, IG10 2SA	Certificate of lawful development for existing use as summarised the existing use and building work - • Works commenced on the construction of the outbuilding in February 2006;	05/06/2023	Lawful	Delegated Decision

			<ul style="list-style-type: none"> • The outbuilding is ancillary to the main dwelling; • The annexe was initially occupied by the Applicants mother and father-in-law; • The annexe is now use as additional accommodation for family and friends; • The annexe does not benefit from its own access and uses the same access as the host dwelling off Stanmore Way. 			
	EPF/2542/22	55, Broadstrood, Loughton, IG10 2SB	Erection of a ground floor and basement extension at the rear of the property and insertion of 3 additional windows into the side elevations of the property.	13/06/2023	Withdrawn	
	EPF/0040/23	55, Broadstrood, Loughton, IG10 2SB	Erection of a ground and first floor rear extension and extension of rear patio.	13/06/2023	Approve with Conditions	Delegated Decision
	EPF/0928/23	1, Champions, Loughton, IG10 2SG	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.	22/06/2023	Refuse	Delegated Decision
	EPF/2846/22	3 Ashley Grove, Staples Road, Loughton, IG10 1HS	Single storey front extension	23/06/2023	Approve with Conditions	Delegated Decision
	EPF/0904/23	13, Goldings Road, Loughton, IG10 2QR	Demolition of existing lean-to and proposed single storey rear extension.	23/06/2023	Approve with Conditions	Delegated Decision
	EPF/1227/23	5, Trevelyan Gardens, Loughton, IG10 2FB	Approval of Details Reserved by Condition 3 'Materials' of EPF/0396/21 (Erection of a ground floor, single storey rear extension & a side canopy).	23/06/2023	Refuse	Delegated Decision
	EPF/1233/23	103, York Hill, Loughton, IG10 1RX	Application for approval of details reserved by condition 4 ' Upgrade required to meet Building Regs, including Thermal Insulation' on planning permission EPF/2197/21 (Grade II Listed	28/06/2023	Approve	Delegated Decision

			Building application for DJ booth (retrospective), proposed repairs an			
	EPF/0916/23	Strathallan, 20 Clays Lane, Loughton, IG10 2RZ	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.	28/06/2023	Approve with Conditions	Delegated Decision
	EPF/0772/23	36, Englands Lane, Loughton, IG10 2QQ	Ground floor single storey side and rear extension after demolishing the garage, conservatory and one other small structure at the rear.	29/06/2023	Approve with Conditions	Delegated Decision
	EPF/0976/23	25 Sedley Rise, Loughton, IG10 1LS	Ground floor rear extension to form kitchen and seating area, patio area at rear with steps to garden area.	29/06/2023	Approve with Conditions	Delegated Decision
Subtotal	12					
Loughton St. Mary's	EPF/1103/23	69, Church Hill, Loughton, IG10 1QP	Non Material amendment to EPF/0521/23 (Proposed Extension)	01/06/2023	Refuse	Delegated Decision
	EPF/0760/23	5, Staples Road, Loughton, IG10 1HP	Replacement front door and surround	09/06/2023	Refuse	Area Planning Sub Committee South
	EPF/1119/23	33, Tycehurst Hill, Loughton, IG10 1BX	Non Material Amendment to EPF/0015/23 (Rear extension to the first floor, loft conversion, new side dormer to accommodate stair and WC/shower room)	09/06/2023	Refuse	Delegated Decision
	EPF/0767/23	14, Brook Road, Loughton, IG10 1BW	Conversion of loft space into bedroom and bathroom, hipped roof changed to gable end, front and rear dormer windows, 4no. roof windows. Internal ground reconfiguration with 3no.	09/06/2023	Refuse	Delegated Decision

			sets of bi-folding doors to rear elevation, replacing existing doors and win			
	EPF/0654/23	8, Station Road, Loughton, IG10 4NX	TPO/EPF/13/19 T1: Horse Chestnut - Crown reduce to previous pruning points, as specified.	12/06/2023	Approve with Conditions	Delegated Decision
	EPF/0894/23	61 Traps Hill, Loughton, IG10 1TD	Alterations to the front-facing facade of the property, including the removal of the existing chimney stack, removal of the front protruding single-storey outrigger, repairs to the main roof, new altered window and entrance door openings with dormer windows, new entrance porch, and new stone detailing and painted render to the facade.	13/06/2023	Approve with Conditions	Delegated Decision
	EPF/0561/23	12, Tycehurst Hill, Loughton, IG10 1BU	Single storey rear extension, side extension at first floor with pitched roof over and ground floor side infill extension of existing undercroft area.	14/06/2023	Refuse	Delegated Decision
	EPF/1100/23	5, Whitehills Road, Loughton, IG10 1TS	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.	16/06/2023	Not Required	Delegated Decision
	EPF/0724/23	5, Staples Road, Loughton, IG10 1HP	Re- design of the front garden	20/06/2023	Approve with Conditions	Delegated Decision
	EPF/1071/23	41, Traps Hill, Loughton, IG10 1SZ	Proposed 2 storey rear and side extensions involving rear terraces, roof extension, increase in height of main roof and minor alterations	28/06/2023	Approve with Conditions	Delegated Decision

	EPF/0998/23	4, Tycehurst Hill, Loughton, IG10 1BU	Proposed roof on existing side and rear extension.	30/06/2023	Refuse	Delegated Decision
Subtotal	11					
	42					

Agenda item 7.1.1

Application for Street Trading Consent - next to bollards outside 222 & 224, High Road, Loughton, IG10 1ET

