



PLANNING AND LICENSING COMMITTEE

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

Monday 11 September 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

5 September 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 29 August 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/0144/23 – 7 Brooklyn Avenue, Loughton, IG10 1BL. Proposal: Proposed detached 3 bedroom dwelling in an existing side garden (Re-submission of EPF/1306/21. (Appeal ref no: APP/J1535/ W/23/3322092) – Min no PL362.1

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/detail/a0X8d0000036O2I>

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 25 September 2023.

4.1.2 EPF/0767/23 – 14 Brook Road, Loughton, IG10 1BW. Proposal: 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. sets of bi-folding doors to rear elevation, replacing existing doors and windows. (Appeal ref no: APP/J1535/ D/23/3324842) – Min no PL420.1

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 August 2023.

5 Town And Country Planning Act 1990 (as amended)

5.1 Application No: CC/EPF/74/23

Proposal: Construction of new hard surfaces to provide 2no. play areas and extension to existing pathway

Location: White Bridge County Primary School, Greensted Road, Loughton, Essex, IG10 3DR

Essex County Council request your formal observations on the above application which can be viewed online at <https://planning.essex.gov.uk> using the full number detailed above.

Representations can be made via email to

mineralsandwastedm@essex.gov.uk or in writing to the above address by 15 September 2023.

6 Pre-Application Consultation: Installation of Mobile Mast Equipment – Epping Forest College, Block 8, Borders Lane, Loughton, IG10 3SA [Ref: GP/MBNL/93888]

The Council has been asked to comment on the proposal to instal this mobile phone mast. Responses are invited by 12 September 2023.

* See letter and plans on pages 7 – 13.

7 Planning Applications

7.1 To CONSIDER the planning applications received for the weeks 25 August and 1 September 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/0143/22

Officer: Muhammad Rahman

Location: 83 Baldwins Hill, Loughton, IG10 1SN

Proposal: Proposed two 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/a0h8d000000Nxzm>

Application No: EPF/1114/23

Officer: Caroline Brown

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

Proposal: Single storey front/ wrap around side extension with a wrap around 2 x storey rear extension. First Floor rear infill extension. Hip to Gable extension to main roof.

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/a0h8d000001WlBb>

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/1769/23

Officer: Mohinder Bagry

Location: 37 Hillcrest Road, Loughton, IG10 4QH

Proposal: Proposed rear and side extensions. Hip to gable roof extension with 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/a0h8d000001X3SE>

Application No: EPF/1772/23

Officer: Marie-Claire Tovey

Location: Land Chequers Road, Loughton, IG10 3PU

Proposal: The existing land will be developed with a relocated substation 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/a0h8d000001X3l7>

Application No: EPF/1780/23

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/a0h8d000001X40Q>

Application No: EPF/1811/23

Officer: Alastair Prince

Location: 21 Wellfields, Loughton, IG10 1PB

Proposal: Retrospective consent for 4 no linked air conditioning units to the side of the 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/a0h8d000001X8z7>

Application No: EPF/1815/23

Officer: Muhammad Rahman

Location: 25 Lower Park Road, Loughton, IG10 4NB

Proposal: Loft conversion with rear dormer and 5 roof lights to existing front roof slope, 1st floor side extension and alterations to existing 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/a0h8d000001X8z7>

Application No: EPF/1816/23

Officer: Caroline Brown

Location: 9 Alderton Rise, Loughton, IG10 3HL

Proposal: Conversion of existing 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/a0h8d000001X9Hi>

Application No: EPF/1852/23

Officer: Muhammad Rahman

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

Proposal: Installation of air conditioning condenser units (6 in total - 3 per house) to the pair of new houses.

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/a0h8d000001XArZ>

Application No: EPF/1891/23

Officer: Muhammad Rahman

Location: 8, Stanmore Way, Loughton, IG10 2SA

Proposal: Application for Variation of Condition 2 on EPF/2260/22 and EPF/0483/22. (The replacement of an existing 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/a0h8d000001XDNH>

Application No: EPF/1892/23

Officer: Robin Hellier

Location: 27 High Road, Loughton, IG10 4JJ

Proposal: TPO/EPF/10/94 (Ref: T2)

T1: Wellingtonia - Reduce lowest 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/a0h8d000001XDS5>

Application No: EPF/1898/23

Officer: Nathaniel Raimi

Location: 22 Coteford Close, Loughton, IG10 2NT

Proposal: Proposed single storey rear extension including single storey to side (revised application to EPF/0800/23)

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/a0h8d000001XDcg>

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

Application No: EPF/1796/23

Officer: Sukhvinder Dhadwar

Location: White Bridge County Primary School, Greensted Road, Loughton, IG10 3DR

Proposal: Certificate of lawful development for a proposed single storey building and fencing.

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/a0h8d000001X5e9>

Application No: EPF/1822/23

Officer: Kie Farrell

Location: 10 Firs Drive, Loughton, IG10 2SL

Proposal: Certificate of Lawful Development for proposed loft /roof extensions to existing roofs of detached chalet bungalow.

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/a0h8d000001X9k1>

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

Application No: EPF/1559/23

Officer: Marie-Claire Tovey

Location: 76 Algers 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>

Application No: EPF/1850/23

Officer: Marie-Claire Tovey

Location: Epping Forest Campus, Borders Lane, Loughton, IG10 3SA

Proposal: Approval of Details Reserved by condition 22 'Community use agreement' of EPF/0379/20 (Redevelopment of the site to provide 285 residential dwellings (Use Class C3) in a series of blocks ranging from 2 to 5 storeys in height, a new Wellness Centre (Use Class D1), creation of a new public park, car parking, communal landscaped amenity areas, secure cycle parking and other associated development

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/a0h8d000001XAmU>

Application No: EPF/1851/23

Officer: Graham Courtney

Location: 20 Roydon Close, Loughton, IG10 3DN

Proposal: Prior approval for a single storey rear extension 4.7m in depth, 3m high and eaves 3.0m

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/a0h8d000001XApT>

Application No: EPF/1939/23

Officer: Kie Farrell

Location: Twoony Mead, Nursery Road, Loughton, IG10 4EF

Proposal: Application for approval of details reserved by condition 4 'Hard and Soft Landscaping' on planning permission EPF/0231/23 (Demolish the existing house and replace with a new 6 bedroom detached house with outbuilding to the rear, landscaping terrace with infinity pool to the rear and front landscaping for in/out drive (using existing vehicle crossovers)

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/a0h8d000001XG2D>

8 Decisions

8.1 Decisions by Epping Forest District Council

No decision notices have been received.

9 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

9.1.1 Application for a new Premises Licence – Fresko, 27 The Broadway, Loughton, IG10 3SP

(See application on page 14.)

10 Enforcement and Compliance

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

Mark Squire
TOWN CLERK
5 September 2023

**Agenda item 6 – Pre-Application Consultation: Installation of Mobile Mast Equipment
– Epping Forest College, Block 8, Borders Lane, Loughton, IG10 3SA**



Our ref: GP/MBNL/93888

23rd August 2023

Mr Mark Squire
Town Clerk
Loughton Town Council
1 Buckingham Court
Rectory Lane
Loughton
Essex
IG10 2QZ

VIA TRACKED E-MAIL

Dear Mr Squire,

**CONSULTATION BY EE LTD AND HUTCHISON 3G LTD
PROPOSED SHARED MOBILE TELECOMMUNICATIONS RADIO EQUIPMENT AT EPPING
FOREST COLLEGE, BLOCK B, BORDERS LANE, LOUGHTON, ESSEX, IG10 3SA [NGR E: 543696
N: 196440] – REPLACING SITE 55523 “EPPING FOREST COLLEGE MID. BUILDING”**

Mobile operators EE and 3 (H3G) had a radio base station located at the Epping Forest College Mid. Building, Epping Forest College, Borders Lane, Loughton, Essex, IG10 3SA which provided network coverage to your area. This site has been lost from the network due to redevelopment of that site by the landowner. The loss of an established site from the network can result in a loss of communications and data services locally and wider disruption to the network if a replacement site capable of adequately replicating coverage within that specific area is not identified and integrated into the network at the earliest opportunity.

The operators are now seeking to secure a replacement site in your local area to prevent any loss of services once the apparatus at Epping Forest College Mid. Building has been removed. Following a search of the area and consideration of various potential options, a suitable solution has been identified that can adequately replace the coverage being lost.

The purpose of this letter is to inform you of the proposed installation and provide you with an opportunity to comment or seek additional information prior to the works commencing.

Proposed location: Epping Forest College, Block B, Borders Lane, Loughton, Essex, IG10 3SA [NGR E: 543696 N: 196440]

Proposed development: The installation of 6no. antenna apertures on new freestanding frames and 4no. 600mm diameter transmission dishes along with 6no. equipment cabinets and ancillary development thereto. Please refer to drawings numbered Rev G3 002 - 265.

The selected design represents the best possible design solution, allowing a balance to be achieved between technical and environmental considerations. The proposed installation is on the rooftop of an existing tall building and as such the technical requirements can be achieved without the use of large support poles, minimising visual impact from the street level. All efforts have been taken to keep the installation as small as possible, but this is bound by technical constraints.

Waldon Telecom Ltd.
Rosemount House, Rosemount Avenue,
West Byfleet, Surrey, KT14 6LB
Registered in England No. 3651880

T: +44 (0) 1932 411 011
E: ENQ@waldontelecom.com
www.waldontelecom.com
VAT Registration No. 709 2762 24

Delivering what we promise

We confirm that the installation has been designed to be fully compliant with the public health and safety guidelines established by the ICNIRP, the independent commission set up to provide scientific advice and guidance on the health and environmental effects of non-ionizing radiation to protect people and the environment. These guidelines have the support of UK Government and the formal backing of the World Health Organisation. They are in place to protect all members of the public, wherever they are in relation to a base station, 24 hours a day.

We respectfully request that any comments are submitted in writing within 14 days and include site reference 93888.

Yours faithfully,



Georgia Palanga
Town Planning Coordinator
Waldon Telecom
For and on behalf of MBNL (EE UK Ltd and H3G UK Ltd).

E-mail: georgia.palanga@waldontelecom.com

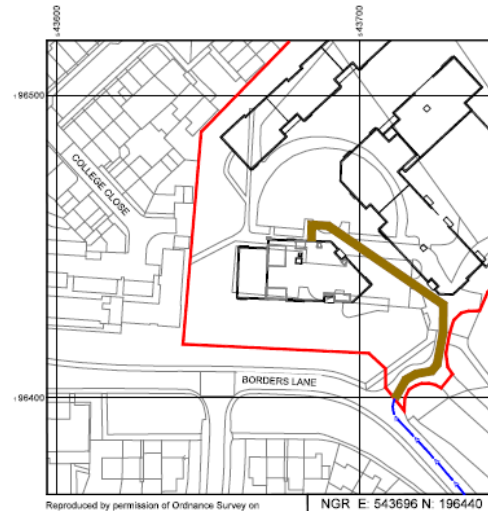
Enc.

Drawings referenced: Rev G3 002 – 265



SITE AREA PLAN

0 1:50,000 2



SITE LOCATION PLAN


0 1:1250 25m




GOOGLE MAPS – <https://goo.gl/maps/Qp9PmKubspotfQ7X9>

GOOGLE STREETVIEW - <https://goo.gl/maps/jnthuWhpDvvaGD1i7>

DIRECTIONS TO SITE:
DRIVE FROM M11, LOUGHTON, UK, HEAD SOUTH ON LANGSTON RD, AFTER 82 FEET CONTINUE ONTO LANGSTON RD, AFTER 5.7 MILE TURN RIGHT ONTO CHGWELL LN A1158, AFTER 0.2 MILE TURN LEFT ONTO COLSON RD, AFTER 351 FEET TURN RIGHT ONTO LADYFIELDS, AFTER 499 FEET TURN LEFT, AFTER 52 MILE SHARP RIGHT, AFTER 0.1 MILE TURN LEFT ONTO BORDERS LN, AFTER 453 FEET TURN RIGHT, AFTER 82 FEET TURN LEFT, AFTER 136 FEET YOUR DESTINATION WILL BE ON THE LEFT HAND SIDE.

Site Provider's
Property Boundary: 

Access Route To Site: 

Access Route:

[illegible]

Hutchison 3G UK Limited
 One Park
 400 Longwalk Avenue
 Reading
 RG2 0JH

0165 5545555 • www.h3g.co.uk
 0845 5545555
 And on 3G you can be the first to



HarSoft Business Park
 HarSoft
 Harrogate
 AL12 8BW

 Tel: 01707 316000
 Fax: 01707 316901

MBNL Mobile Broadband Network Limited
6th Floor, Thomas Tower, Station Road, Reading, RG1 1TJ

Design Consultant & Principal Contractor



WALDON TELECOM
ROSEMOUNT HOUSE
ROSEMOUNT AVENUE
WEST BYFLEET
SURREY
KT14 6LB

TEL : 01932 411011
FAX : 01932 411012

Site Name: EPPING FOREST COLLEGE

Size | D: 1587342

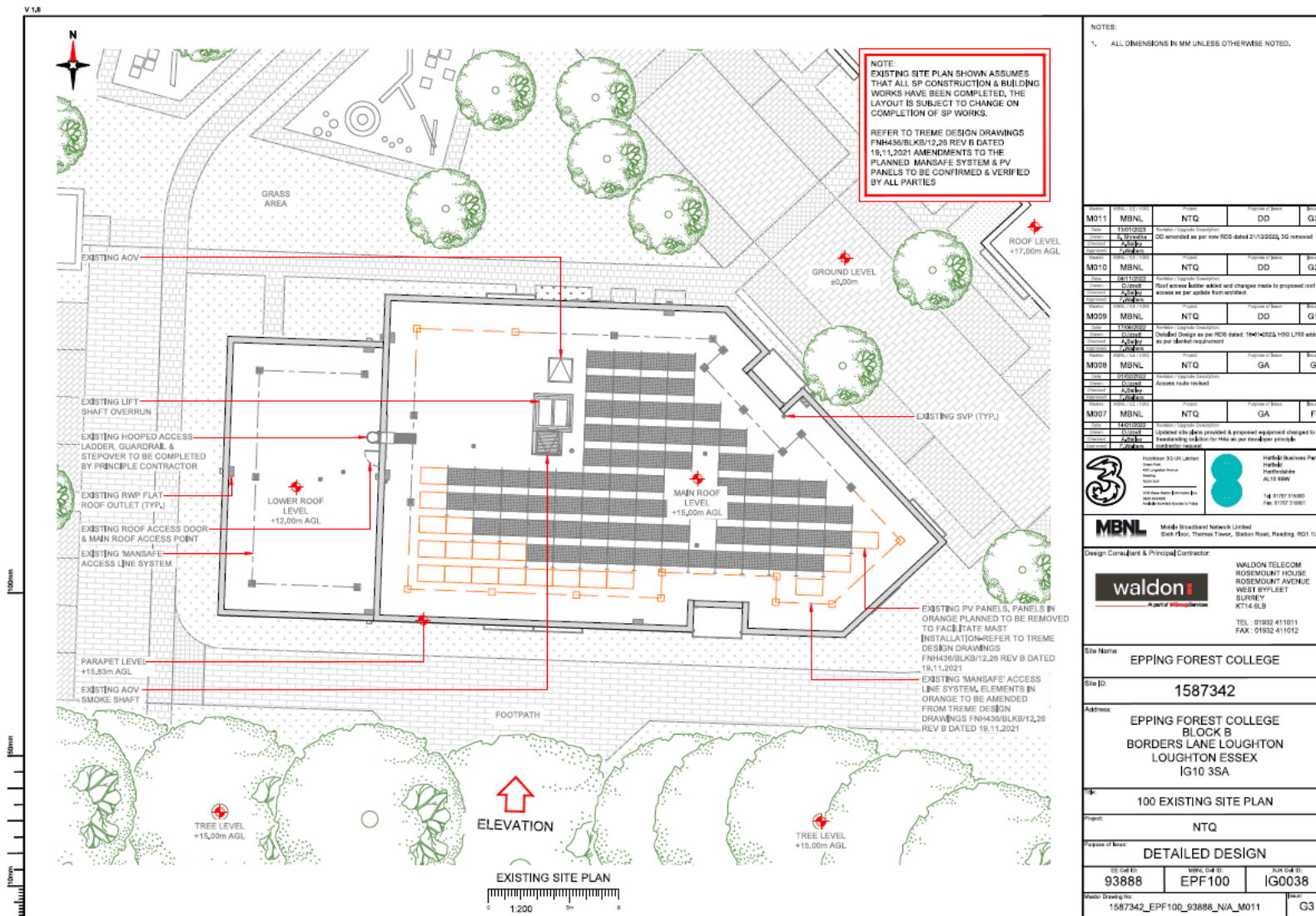
Address: EPPING FOREST COLLEGE
BLOCK B
BORDERS LANE LOUGHTON
LOUGHTON ESSEX
IG10 3SA

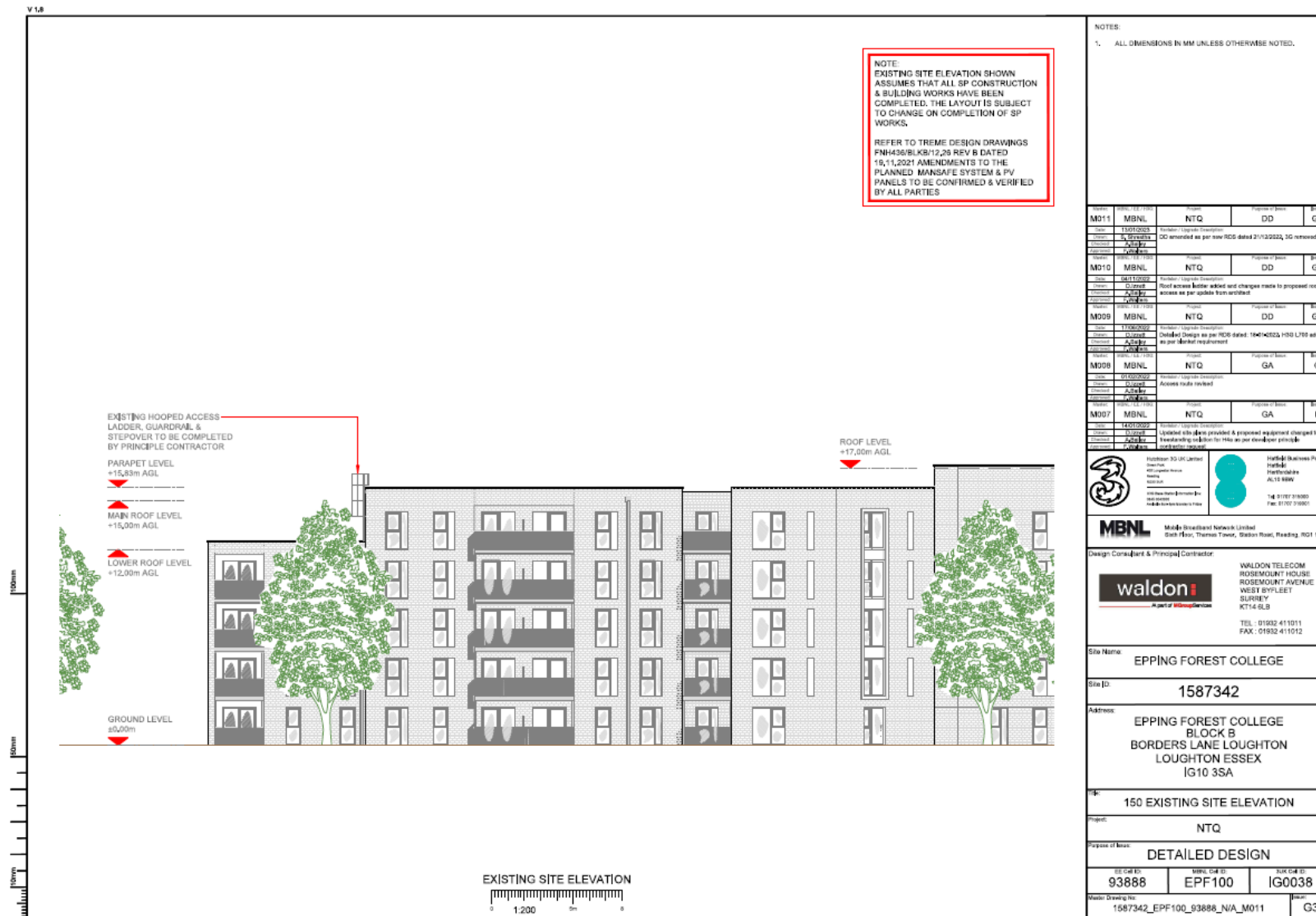
002 SITE LOCATION PLAN

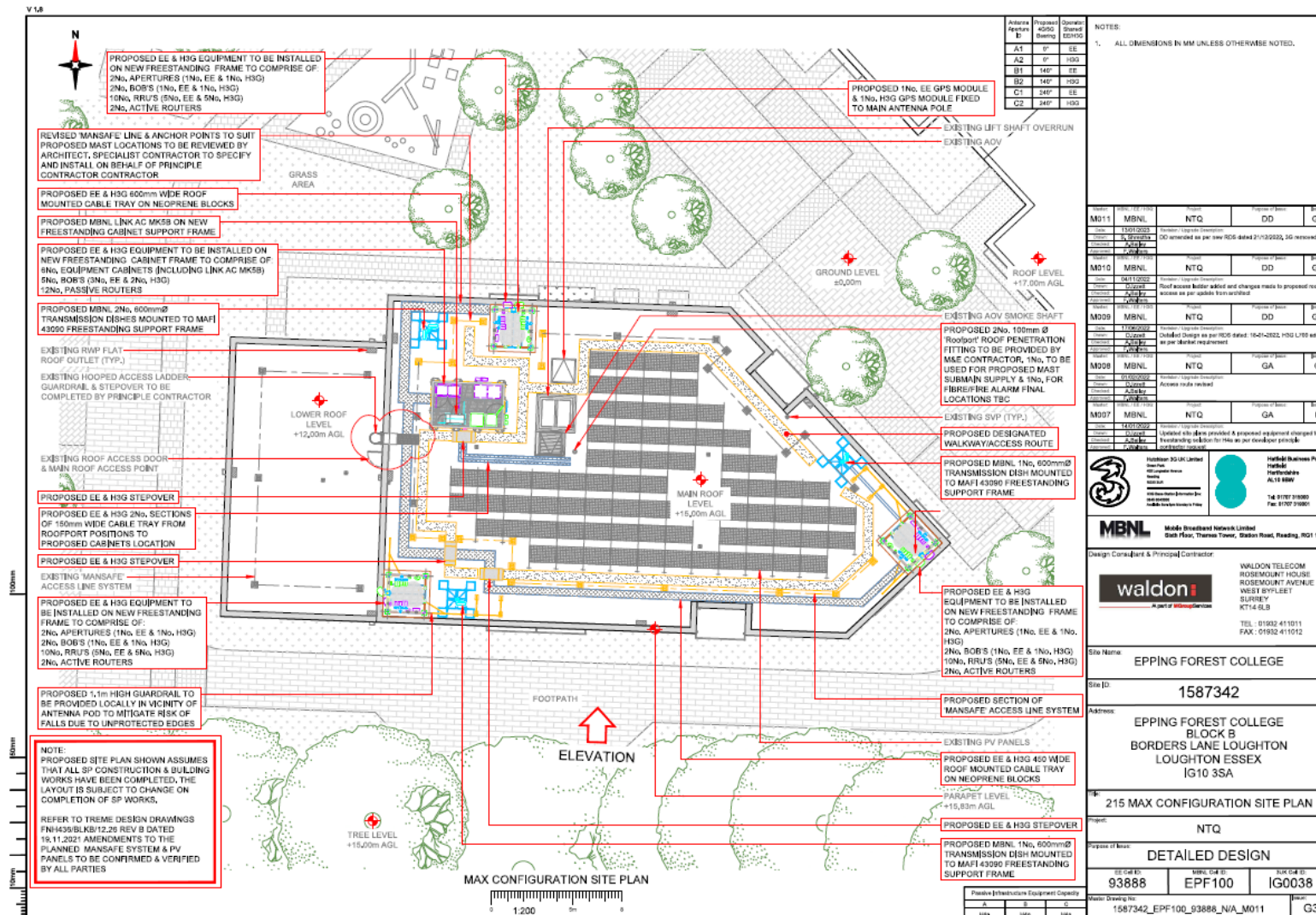
Project: NTQ

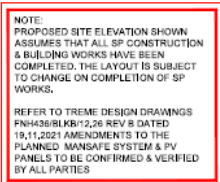
Purpose of Issue: **DETAILED DESIGN**

EE Cell ID: 93888	MIND Cell ID: EPF100	SUR Cell ID: IG0038
Master Drawing No: 1587342_EPF100_93888_N/A_M011		Issue: G3









Agenda item 9.1.1 – Application for a new Premises Licence – Fresko, 27 The Broadway, Loughton, IG10 3SP



Register of Licence applications received.

Date application received: 31st August 2023

Applicant name: Chris Procopi

Address of Premises: Fresko, 27 The Broadway, Loughton, Essex, IG10 3SP

Brief details of the nature of the application;

Application for a New Premises Licence in relation to a restaurant. The applicant has applied for the following licensable activities:

Supply of Alcohol (both on & off the premises)

Monday to Saturday – 11:00 to 23:00

Sunday – 11:00 to 22:00

Hours Premises will be open to the public

Monday to Saturday – 08:00 to 23:30

Sunday – 08:00 to 22:30

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
CM16 4BZ