



PLANNING AND LICENSING COMMITTEE

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

Monday 8 January 2024

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
2 January 2024

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 18 December 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/1399/23 – 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. (Appeal ref no: APP/J1535/D/23/3331421 – Min no PL460.1)

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Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn.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 14 December 2023.

4.1.2 EPF/1966/23 – 39 Albion Hill, Loughton, IG10 4RD. Proposal: Retention of infill extension on ground floor to side/front elevation with a flat roof, extension to single storey rear extension, increase in overall height of building inc eaves, internal and external alterations including door/window openings with Juliet balconies, and external finishes (Revised Scheme to approved consent EPF/0277/20. (Appeal ref no: APP/J1535/D/23/3333399 – Min no PL513.1)

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 14 December 2023.

4.2 Loughton Building Design Award 2024

The Committee is reminded that nominations for this award are invited until 31 January 2024.

This award seeks to recognise and reward individual examples of good design and construction and raise public awareness of the built environment within Loughton.

In particular we are looking for significant contributions during the previous 12 months for building works that either:

- enhanced the town;
- improved a dilapidated building;
- upgraded or enhanced a conservation area; or were
- noteworthy in terms of design or innovation.

5 Proposed Upgrade to a Base Station Installation at Westall Road / Ethridge Road Junction, Westall Road, Loughton, IG10 2HX

The Council has been asked to comment on the proposal to upgrade this mobile phone mast. Responses are invited by 9 January 2024.

* See letter and plans on pages 6 – 12.

6 Planning Applications

6.1 To CONSIDER the planning applications received for the weeks 15 December and 22 December 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/2607/23

Officer: Kelly Sweeney

Location: 1 Coteford Close, Loughton, IG10 2NT

Proposal: Single storey side/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/a0hTv0000000KwP>

Application No: EPF/2682/23

Officer: Nathaniel Raimi

Location: 35 Forest Road, Loughton, IG10 1EE

Proposal: Re-submission of EPF/2065/06 for part single and part 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/a0hTv0000000Qk5>

Application No: EPF/2688/23

Officer: Mohinder Bagry

Location: 6 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Change of use from waste land to garden.

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/a0hTv000000ROP>

Application No: EPF/2690/23

Officer: Marie-Claire Tovey

Location: 49 Felstead Road, Loughton, IG10 3BB

Proposal: Change of use from C3 Dwelling House- C4 HMO

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/a0hTv000000RWT>

Application No: EPF/2696/23

Officer: Mohinder Bagry

Location: 133 Chequers Road, Loughton, IG10 3QF

Proposal: Kerb drop.

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/a0hTv000000SAn>

Application No: EPF/2733/23

Officer: Nathaniel Raimi

Location: 12 Alderton Way, Loughton, IG10 3EQ

Proposal: Two storey pitched roof side extension set off the side boundary.

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/a0hTv000000VyH>

Application No: EPF/2736/23

Officer: Marie-Claire Tovey

Location: 21 Woodland Road, Loughton, IG10 1HQ

Proposal: Front porch, hip to gable roof, front and rear dormers and 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/a0hTv000000WJF>

Application No: EPF/2756/23

Officer: Robin Hellier

Location: 35 Wellfields, Loughton, IG10 1PA

Proposal: TPO/EPF/26/01 (Ref: T1)

T3: Oak - 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/a0hTv000000Z4D>

Application No: EPF/2766/23

Officer: Marie-Claire Tovey

Location: Mulberry, Woodbury Hill, Loughton, IG10 1JB

Proposal: Variation to condition 2 on EPF/2259/21 (Demolition of existing dwelling house, standalone stable block, hardstanding tennis court, and replacement with new 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/a0hTv000000ZiX>

Application No: EPF/2768/23

Officer: Mohinder Bagry

Location: 29 The Crescent, Loughton, IG10 4PY

Proposal: Single storey rear and 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/a0hTv0000000ZII>

Application No: EPF/2785/23

Officer: Nathaniel Raimi

Location: 53 Algiers Road, Loughton, IG10 4NF

Proposal: The demolition of existing single storey rear and side extensions, replace with single storey side and rear and double storey rear 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/a0hTv0000000jtB>

Application No: EPF/2793/23

Officer: Muhammad Rahman

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

Proposal: Creation of a new pedestrian automatic entrance door into the south façade of the building together with metal stair, platform, glass balustrades, steel and glass canopy and disabled platform lift.

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/a0hTv0000000kqr>

Application No: EPF/2800/23

Officer: Mohinder Bagry

Location: 57 Valley Hill, Loughton, IG10 3AL

Proposal: Removal of condition 9 on planning permission EPF/1416/22 relating to Class E permitted development rights(First floor rear extension. Single storey rear extension. Alterations to entrance 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/a0hTv0000000IQM>

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

Application No: EPF/2678/23

Officer: Mohinder Bagry

Location: 6 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Certificate of lawful development for a proposed garden shed.

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/a0hTv0000000QSL>

Application No: EPF/2692/23

Officer: Mohinder Bagry

Location: 39 River Way, Loughton, IG10 3LJ

Proposal: Certificate of lawful development for a proposed rear dormer window and hip to gable roof extension 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/a0hTv0000000RrR>

Application No: EPF/2784/23

Officer: Nathaniel Raimi

Location: 53 Algers Road, Loughton, IG10 4NF

Proposal: Certificate of Lawful Development for proposed two 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/a0hTv0000000jrZ>

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

Application No: EPF/2689/23

Officer: Caroline Brown

Location: 16 Station Road, Loughton, IG10 4NX

Proposal: Application for approval of details reserved by condition 3 A and B 'Contamination', condition 4 'Foul and Surface Water', condition 5 'External Finishes' condition 6 'Hard and Soft Landscaping', condition 7 'EV points', condition 8 'Superfast Broadband'.

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/a0hTv0000000RRd>

Application No: EPF/2740/23

Officer: James Rogers

Location: 60 Traps Hill, Loughton, IG10 1TD

Proposal: Prior approval for a 7.00m deep single storey rear extension, height to eaves 2.85m and maximum height 3.00m.

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/a0hTv0000000WzB>

7 Decisions

7.1 Decisions by Epping Forest District Council

No decision 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
2 January 2024

Agenda item 5
Proposed Upgrade to a Base Station Installation at Westall Road / Ethridge Road Junction, Westall Road, Loughton, IG10 2HX



Our Ref: CS15006226_VF81763_5_TEF71790

Date: 20th December 2023

Town Council : Loughton

WHP Telecoms Ltd
Building 8, Unit 6
Carryduff Business Park
Comber Road
Carryduff
BT8 8AN

FAO Loughton Town Council
1 Buckingham Court
Rectory Lane
Loughton
Essex
IG10 2QZ

Email: contact@loughton-tc.gov.uk

Dear Councillors,

PROPOSED UPGRADE TO A BASE STATION INSTALLATION AT (CS15006226_VF81763_5_TEF71790) (WESTALL ROAD SW) WESTALL ROAD/ ETHRIDGE ROAD JUNC, WESTALL ROAD, LOUGHTON, ESSEX, IG10 2HX (E:544129, N:196940).

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone are in the process of upgrading suitable sites in the London area to improve service provision for both Vodafone and VMO2. This will consist of a shared 5G Streetworks Pole and the consolidation of the existing equipment cabinets where possible to reduce clutter in the streetscape. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site.

Our technical network requirement is as follows:

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:
Cornerstone Telecommunications Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Classification: Unrestricted

page 1

www.cornerstone.network

Agenda item 5 Cont/...



CS15006226_VF81763_5_TEF71790 – Westall Road SW

REPLACEMENT AND RELOCATION OF 13.5M POLE SUPPORTING 6NO. ANTENNAS WITH 20M POLE SUPPORTING 12NO. ANTENNAS, REPLACEMENT AND RELOCATION OF 2NO. EQUIPMENT CABINETS WITH 6NO. EQUIPMENT CABINETS AND DEVELOPMENT ANCILLARY THERETO.

Cornerstone are in the process of upgrading suitable sites in the London area that will improve vital 4G connectivity and introduce the most up to date 5G technology on a single shared structure for the customers of two mobile network operators. This will consist of a shared replacement 5G Streetworks Pole and new equipment cabinets, located on either side of the pole. Upgrading an existing site is in accordance with planning policy and the replacement pole proposed ensures the shared nature of the site can be maintained, with no need for an additional site in the area to introduce 5G connectivity for both operators and ensuring impact is minimised so far as practicable. 5G is poised to bring economic, social and environmental benefits to the areas it serves, and you'll be aware of Government's supportive position. The height of the proposed replacement pole cannot be reduced. If it was, the lower set of antennas would breach ICNIRP guidelines. The proposed equipment cabinets have been joined to ensure that they are as close together as possible. We are proposing to paint the proposed cabinets green to help them assimilate with the grass area behind the works. We are also proposing to plant 2m high bushes to help minimise the visual impact of the cabinets. No application is required as we intend to use our permitted development rights.

ICNIRP Compliance

All Cornerstone 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.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number: CS15006226_VF81763_5_TEF71790).

Yours faithfully,

Sophie Smyth

Sophie Smyth
Graduate Acquisition and Planning Consultant
Email: s.smyth@whptelecoms.com
(For and on behalf of Cornerstone)

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered In England & Wales No. 08087551.
VAT No. GB142 8555 06

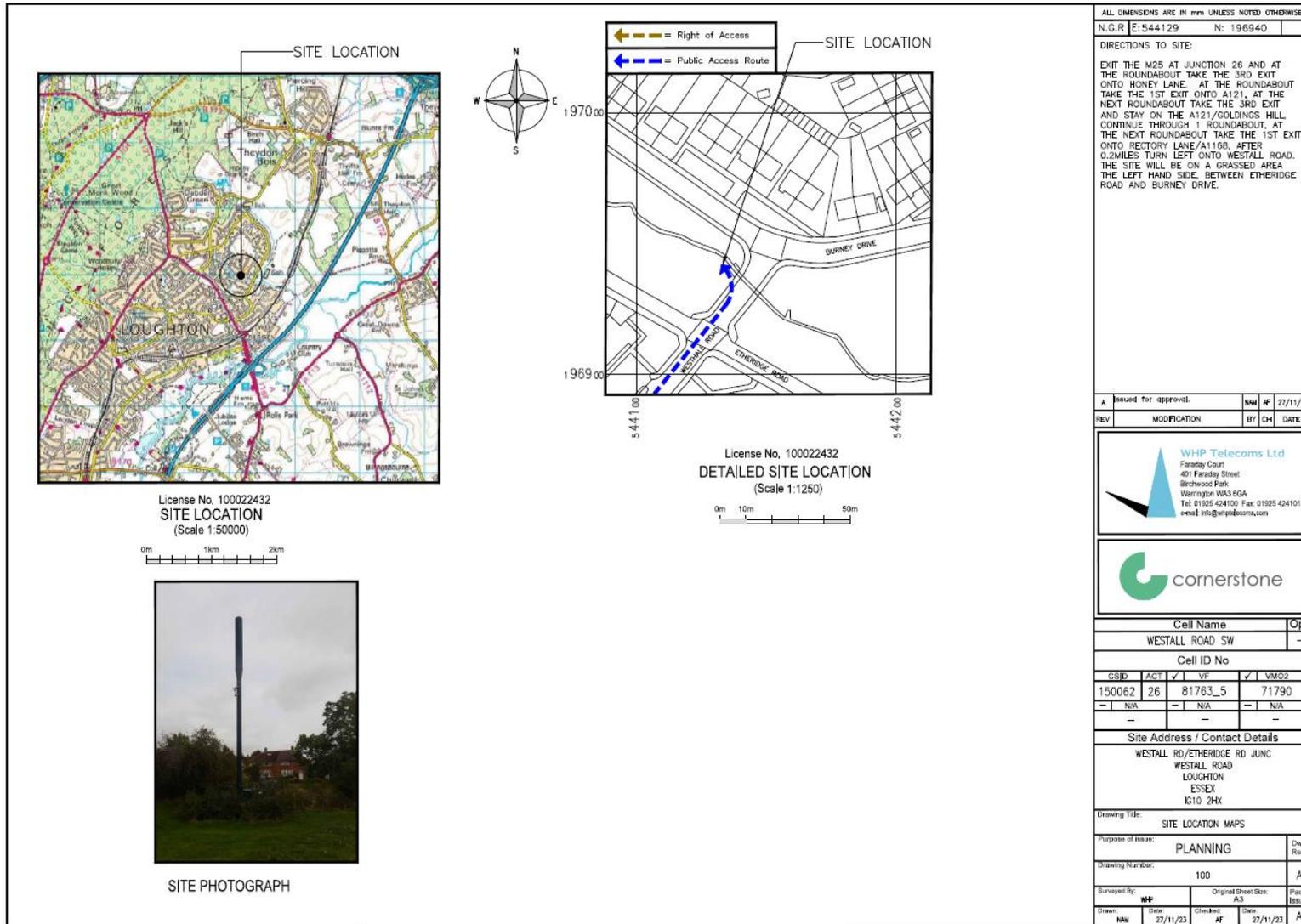
 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Classification: Unrestricted

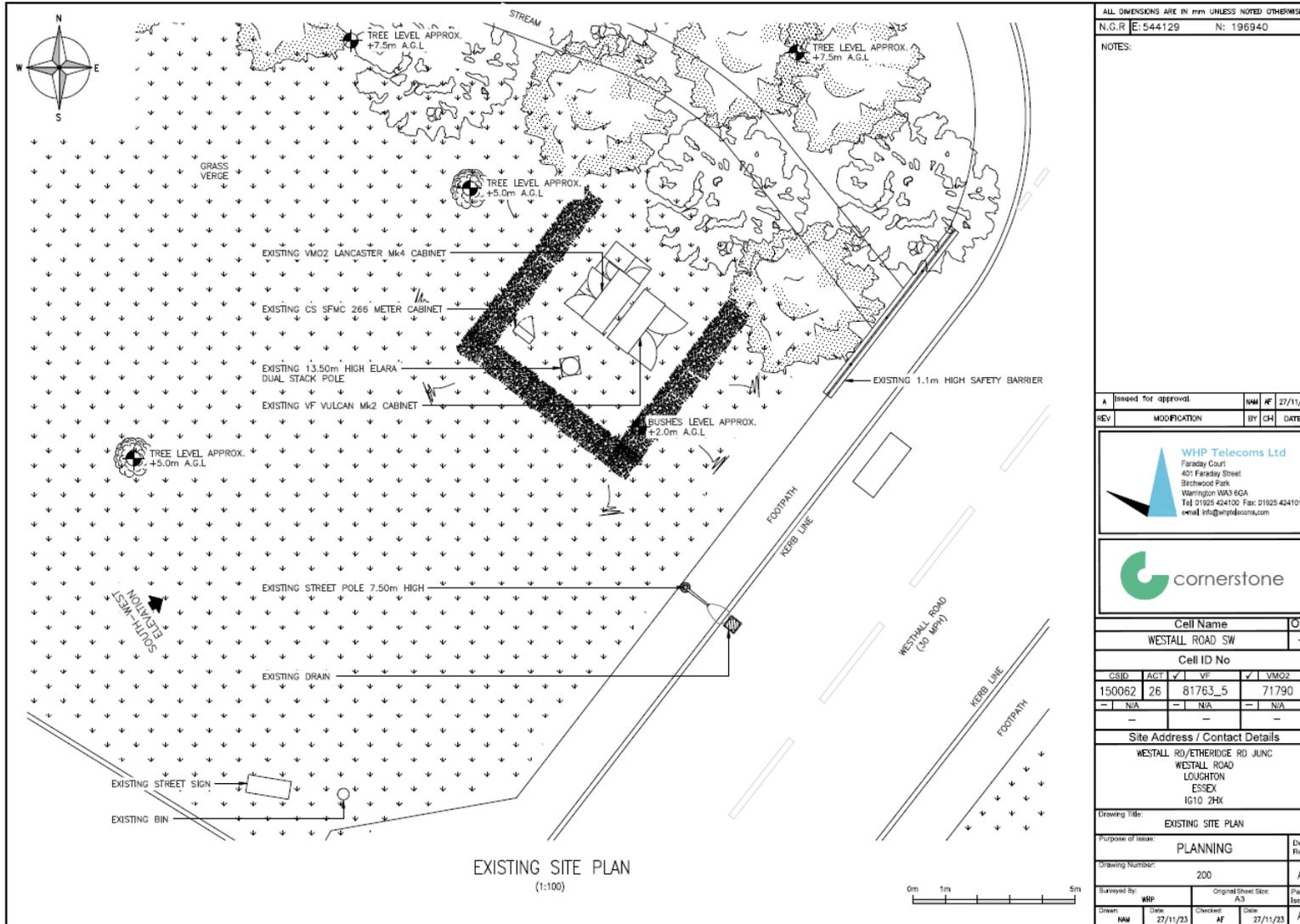
page 2

www.cornerstone.network

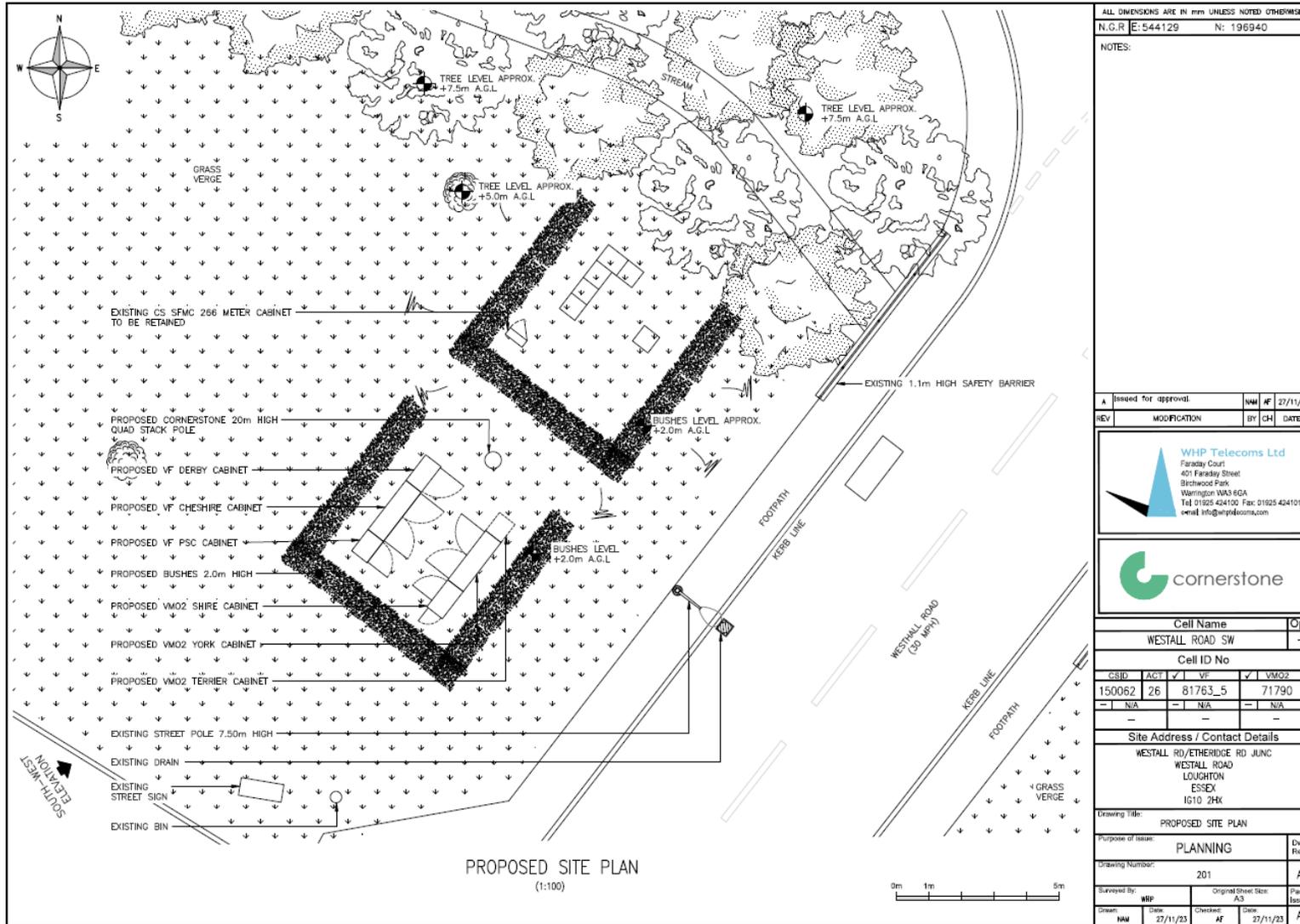
Agenda item 5 Cont/...



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ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E: 544129 N: 196940

NOTES:

Issued for approval:	NW #	27/11/23
KEY	MODIFICATION	BY CH DATE

WHP Telecoms Ltd
 Faraday Court
 401 Faraday Street
 Birchwood Park
 Warrington WA3 6GA
 Tel: 01925 424100 Fax: 01925 424101
 email: info@whptelecoms.com

cornerstone

Cell Name	Opt.				
WESTALL ROAD SW	-				
Cell ID No					
CSID	ACT	✓	VF	✓	VMO2
150062	26		81763_5		71790
-	N/A	-	N/A	-	N/A
-	-	-	-	-	-

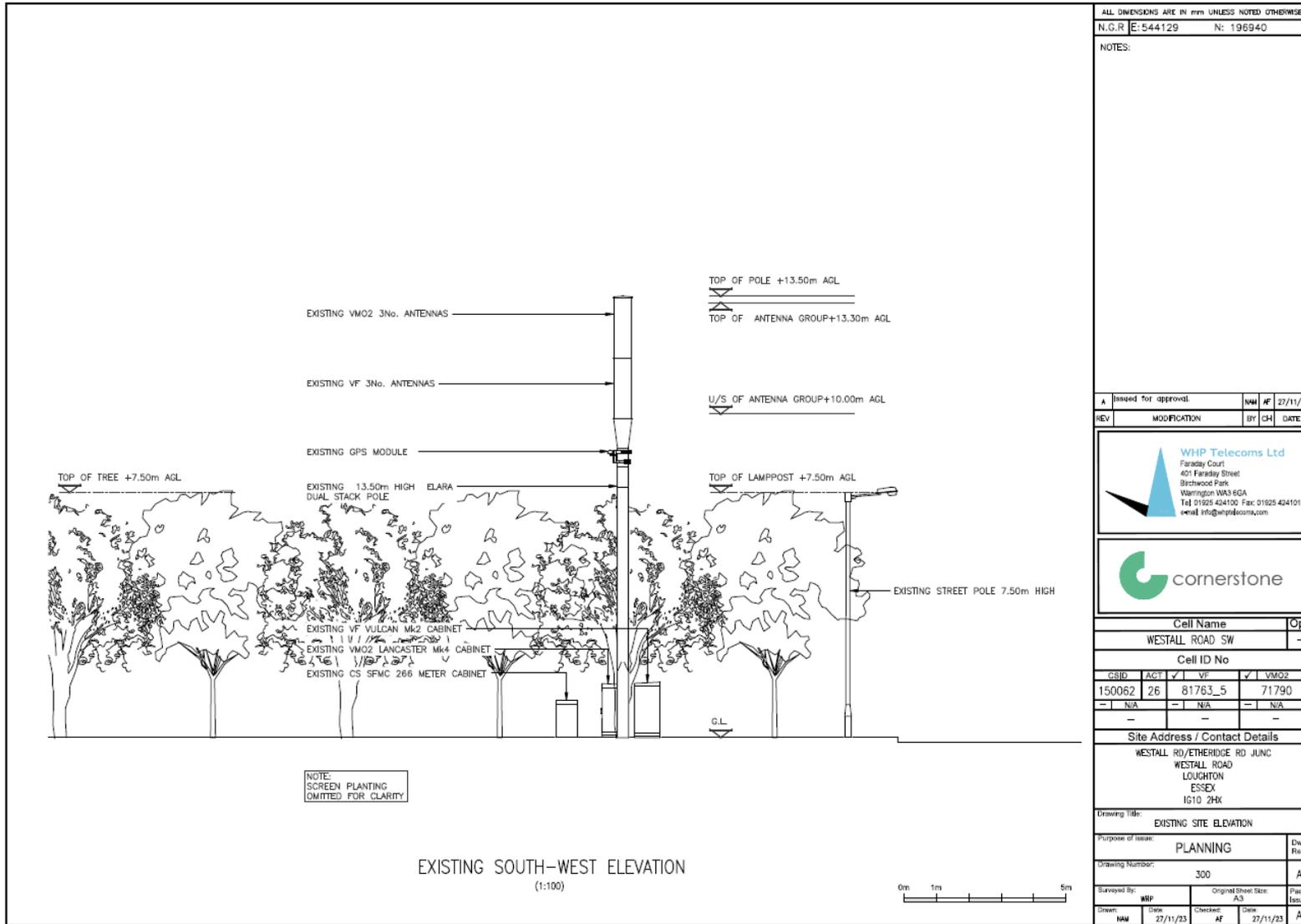
Site Address / Contact Details
 WESTALL RD/ETHERIDGE RD JUNC
 WESTALL ROAD
 LOUGHTON
 ESSEX
 IG10 2HX

Drawing title: PROPOSED SITE PLAN

Purpose of issue:	PLANNING	Dwg. Rev.
Drawing Number:	201	A
Surveyed By:	WHP	Original Sheet Size: A3
Drawn:	NW	Drawn:
27/11/23	Checked:	27/11/23
AF	Drawn:	A

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Agenda item 5 Cont/...



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 544129 N: 196940

NOTES:

Issued for approval	WHP	AF	27/11/23
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REV	MODIFICATION	BY	CH	DATE
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WHP Telecoms Ltd
 Faraday Court
 401 Faraday Street
 Birchwood Park
 Warrington WA3 6GA
 Tel: 01925 424100 Fax: 01925 424101
 e-mail: info@whptelecoms.com

cornerstone

Cell Name	Opt
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WESTALL ROAD SW	--
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Cell ID No	
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CSID	Act1	VF	VMO2
150062	26	81763_5	71790
--	N/A	--	N/A
--	--	--	--

Site Address / Contact Details

WESTALL RD/ETHERIDGE RD JUNC
 WESTALL ROAD
 LOUGHTON
 ESSEX
 IG10 2HK

Drawing Title:	EXISTING SITE ELEVATION
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Purpose of Issue:	PLANNING	Dwg Rev:	
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Drawing Number:	300	A
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Surveyed By:	WHP	Original Sheet Size:	A3	Pack Issue:	
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Drawn:	NAW	Date:	27/11/23	Checked:	AF	Date:	27/11/23	A
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Agenda item 5 Cont/...

