



PLANNING AND LICENSING COMMITTEE

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

Monday 19 February 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

13 February 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 5 February 2024.

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/0320/23 - 89 Forest Road, Loughton, IG10 1EF. Proposal: 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). (Appeal ref no: APP/J1535/W/23/3333132 – Min no PL402.1)

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/a0XTv0000008GM9>

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 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 March 2024.

5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 2 February and 9 February 2024.

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/2702/23

Officer: Samuel Finnis

Location: 52 The Broadway, Loughton, IG10 3ST

Proposal: Change of use from Esports and gaming cafe (Sui Generis) to Greek Street Food Style restaurant with ancillary take-away (Class E/A5) and relocation of the 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/a0hTv000000T5F>

Application No: EPF/0038/24

Officer: Nicola Bickerstaff

Location: 11, Baldwins Hill, Loughton, IG10 1SE

Proposal: 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/a0hTv000000xZZ>

Application No: EPF/0140/24

Officer: Caroline Brown

Location: New City Fitness, Epping Forest Wellness Centre, Borders Lane, Loughton, IG10 3SA

Proposal: Advertisement consent for part retrospective fascia signage and 1 totem sign.

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/a0hTv0000001FJZ>

Application No: EPF/0143/24

Officer: Robin Hellier

Location: 1 High Oaks, Park Hill, Loughton, IG10 4ES

Proposal: TPO/EPF/03/96 (Ref: T5)

T1: Cedar - Crown reduce height and spread by up to 2m, as specified.

Crown thin, 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/a0hTv0000001FOP>

Application No: EPF/0149/24

Officer: Marie-Claire Tovey

Location: 76 Algiers Road, Loughton, IG10 4NF

Proposal: Application for variation of condition 2 'approved plans' and condition 4 'External Finishes' on planning permission EPF/0861/21 allowed on appeal (Demolition of existing dwelling and replacement with new building containing 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/a0hTv0000001Hy5>

Application No: EPF/0164/24

Officer: Robin Hellier

Location: White Cottage, 5 Baldwins Hill, Loughton, IG10 1SE

Proposal: TPO/EPF/04/79 (Ref: T26)

T1: Oak - Crown reduce by up to 2.5m, as specified. Selective low limb reduction, 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/a0hTv0000001MRV>

Application No: EPF/0166/24

Officer: Amy Hallett

Location: 14 Broadstrood, Loughton, IG10 2SB

Proposal: Proposed part demolition of existing & erection of a new rear, front & roof extension, with internal remodelling & associated landscaping (Resubmission of previously approved scheme EPF/0934/20).

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/a0hTv0000001Mg1>

Application No: EPF/0176/24

Officer: Caroline Brown

Location: 65, Alderton Hill, Loughton, IG10 3JD

Proposal: Rear Extension, Side Extension, Loft Conversion and Façade Alterations

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/a0hTv0000001XjV>

Application No: EPF/0190/24

Officer: Marie-Claire Tovey

Location: 96, High Road, Loughton, IG10 4HT

Proposal: Self-containment of existing first floor flat, new residential access door to front elevation, new shop front, new replacement windows and minor internal alterations.

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/a0hTv0000001b8o>

Application No: EPF/0191/24

Officer: Mohinder Bagry

Location: Loughton Central Library, Traps Hill, Loughton, IG10 1HD

Proposal: Erection of Epping Forest Holocaust Education memorial on land to east of the library building.

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/a0hTv0000001cZV>

Application No: EPF/0194/24

Officer: Murtaza Poptani

Location: 179 -181 High Road, Loughton, IG10 4LF

Proposal: Ground 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/a0hTv0000001cpd>

Application No: EPF/0199/24

Officer: Mohinder Bagry

Location: 60, Traps Hill, Loughton, IG10 1TD

Proposal: Proposed two-storey part 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/a0hTv0000001dsA>

Application No: EPF/0224/24

Officer: Muhammad Rahman

Location: 14, Tycehurst Hill, Loughton, IG10 1BU

Proposal: Variation to condition 2 'Plan no's on EPF/0599/23 allowed on appeal (Part demolition of existing building. Two storey side and rear extension with internal alterations. Second floor within roof space)

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/a0hTv0000001knB>

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

Application No: EPF/0110/24

Officer: Mohinder Bagry

Location: 9 Lower Park Road, Loughton, IG10 4NB

Proposal: Certificate of lawful development for a proposed replacement windows and re-render.

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/a0hTv00000016L7>

Application No: EPF/0187/24

Officer: Amy Hallett

Location: 9, Roydon Close, Loughton, IG10 3DN

Proposal: Certificate of lawful development for rear box dormer and 3 x 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/a0hTv0000001Zrl>

Application No: EPF/0237/24

Officer: Muhammad Rahman

Location: 26, Ladyfields, Loughton, IG10 3RP

Proposal: Certificate of lawful development for a 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/a0hTv0000001ptJ>

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

Application No: EPF/0133/24

Officer: James Rogers

Location: 55 Broadstrood, Loughton, IG10 2SB

Proposal: Prior approval for a 7.90m deep single storey rear extension, height to eaves 2.30m and maximum height of 3.80m (The proposed extension is broken into two parts to reduce its visual impact. The part located by the northern site boundary will be covered with a mansard roof covered with roof tiles and topped with a skylight. The other part, facing the southern site boundary, projects further into the garden and is covered with a flat, green roof. Walls of both extensions will be covered with external render to match the existing dwelling. Measures to prevent overlooking are proposed along the southern site boundary in a form of a timber privacy screen and tall planting, as indicated in the Architect's drawings).

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/a0hTv0000001Cwn>

Application No: EPF/0238/24

Officer: James Rogers

Location: 26, Ladyfields, Loughton, IG10 3RP

Proposal: Prior approval for a 4.00m deep single storey rear extension, render finish. Flat roof with rooflight, height to eaves 2.94m and maximum height 3.20m.

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/a0hTv0000001puv>

6 Decisions

6.1 Decisions by Epping Forest District Council

* See decision notices for January 2024, pages 6 – 11.

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

8 Enforcement and Compliance

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

Mark Squire
TOWN CLERK
13 February 2024

Agenda item 6.1 Decisions by Epping Forest District Council for January 2024

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
	EPF/2581/23	113, Avondale Drive, Loughton, IG10 3DQ	Certificate of lawful development for a rear dormer window in connection with a loft conversion.	19/01/2024	Lawful	Delegated Decision
Subtotal	1					
Loughton Alderton	EPF/2526/23	54, Barfields, Loughton, IG10 3JF	Certificate of lawful development for a single storey rear extension and porch.	04/01/2024	Lawful	Delegated Decision
	EPF/2623/23	Former Playing Fields Epping Forest College, Borders Lane, Loughton, IG10 3SA	Application for approval of details reserved by condition 2 'Contamination' on planning permission EPF/0379/20 (The development proposed is redevelopment of the site to provide 285 residential dwellings (Use Class C3) in a series of blocks ranging from 2	12/01/2024	Approve	Delegated Decision
Subtotal	2					
Loughton Broadway	EPF/2532/23	14, Rookwood Gardens, Loughton, IG10 2DQ	Two Storey Side Extension and Single Storey Rear Extension	12/01/2024	Refuse	Delegated Decision
Subtotal	1					
Loughton Fairmead	EPF/0581/23	11, Westall Road, Loughton, IG10 2AF	Prior approval for a 6 metre deep single storey rear extension (addition of 3 metres to existing) height 2.9 metres and eaves height 2.8 metres.	02/01/2024	Refuse	Delegated Decision

	EPF/2635/23	15, Appleton Road, Loughton, IG10 2HH	First floor side extension with pitched roof above ground floor side extension under construction under Permitted Development	23/01/2024	Refuse	Delegated Decision
Subtotal	2					
Loughton Forest	EPF/2632/23	76, Algers Road, Loughton, IG10 4NF	Non Material Amendment to EPF/0861/21 (Demolition of existing dwelling and replacement with new building consisting of six Flats (Revised application to EPF/2881/18) allowed on appeal.	11/01/2024	Refuse	Delegated Decision
	EPF/2516/23	33, Hazelwood, Loughton, IG10 4ET	Conversion of internal garage to create new habitable room. New window to replace garage door to front elevation to existing end-of-terrace dwelling house.	12/01/2024	Approve with Conditions	Delegated Decision
	EPF/2515/23	33, Hazelwood, Loughton, IG10 4ET	Conversion of internal garage to create new habitable room. New window to replace garage door to front elevation, and alterations to existing window and door openings to rear and side elevations (ground floor), to existing end-of-terrace dwelling house.	12/01/2024	Refuse	Delegated Decision
	EPF/1757/23	Corner Garth, Nursery Road, Loughton, IG10 4EF	Demolition of existing building and erection of new private residential house	16/01/2024	Withdrawn	
	EPF/2575/23	42, High Beech Road, Loughton, IG10 4BL	Ground floor rear extension, first floor side and rear extension involving changes to the roof and installation of PV panels to the roof .	18/01/2024	Approve with Conditions	Delegated Decision

	EPF/2342/23	199 and 201 Smarts Lane, Loughton, IG10 4BW	Construction of ground and first floor rear extensions to both properties, installation of steel veranda to rear of no. 201. (Revised application to EPF/1514/23)	23/01/2024	Approve with Conditions	Delegated Decision
	EPF/0021/24	Corner Garth, Nursery Road, Loughton, IG10 4EF	Non Material Amendment to EPF/1780/23 - Proposed improvements and extensions - Amendment to roofline.	30/01/2024	Refuse	Delegated Decision
	EPF/2485/23	Oaklands School, 8 Albion Hill, Loughton, IG10 4RA	TPO/EPF/15/12 T2 & T3: Horse Chestnut - Selective reduction of branches by up to 2m away, on building side, as specified.	31/01/2024	Approve with Conditions	Delegated Decision
	EPF/1815/23	25, Lower Park Road, Loughton, IG10 4NB	Loft conversion with rear dormer and five roof lights to existing front roof slope, first floor side extension and alterations to existing single storey rear extension.	31/01/2024	Refuse	Area Planning Sub Committee South
Subtotal	9					
Loughton Roding	EPF/2678/23	6, Tewkesbury Close, Loughton, IG10 3NT	Certificate of lawful development for a proposed garden shed.	29/01/2024	Lawful	Delegated Decision
	EPF/0010/24	64, Roding Road, Loughton, IG10 3EF	Prior approval for a single storey rear extension projecting out 6m. Eaves height to 2.62m. Ridge height to 3.65m. Materials to match existing.	30/01/2024	Not Required	Delegated Decision
Subtotal	2					
Loughton St. John's	EPF/2327/23	14, Broadstrood, Loughton, IG10 2SB	Proposed part demolition of existing & erection of a new rear, front & roof extension, with internal remodelling & associated landscaping (Resubmission of	03/01/2024	Refuse	Delegated Decision

			previously approved scheme EPF/0934/20)			
	EPF/2423/23	Holmwood, Steeds Way, Loughton, IG10 1HX	TPO/EPF/13/92 T1: Scots Pine - Reduce lateral branches by up to 2.5m, as specified.	09/01/2024	Approve with Conditions	Delegated Decision
	EPF/2566/23	1 Ashley Grove, Staples Road, Loughton, IG10 1HS	Proposed installation of ground floor double doors, first floor window to the front elevation and new external landing/steps.	17/01/2024	Approve with Conditions	Delegated Decision
	EPF/2387/23	21, Stony Path, Loughton, IG10 1SJ	First floor rear extension and single storey rear extension.	22/01/2024	Approve with Conditions	Delegated Decision
	EPF/2537/23	1, Champions, Loughton, IG10 2SG	This application is for a proposed single storey rear extension with a window and doors on the rear elevation and an obscure glazed window on the east elevation. The existing east elevation living room window will be changed to an obscure glazed window.	23/01/2024	Approve with Conditions	Delegated Decision
	EPF/2379/23	10, Firs Drive, Loughton, IG10 2SL	4m rear first floor extension over part of 4m ground floor extension (Lawful development) to profile of existing chalet bungalow existing roof. (Lawful dev. drawings enclosed regarding ground floor extension in construction and roof extensions, commencin	29/01/2024	Refuse	Delegated Decision

Subtotal	6					
Loughton St. Mary's	EPF/2312/23	81, Tycehurst Hill, Loughton, IG10 1BZ	Proposed amendment to planning application Ref: EPF/0383/23 (Part Single, Part Two Storey front and Rear Extension, Roof extension, front and rear dormer windows and front roof lights to provide Habitable accommodation).	04/01/2024	Approve with Conditions	Delegated Decision
	EPF/2135/23	66, Alderton Hill, Loughton, IG10 3JB	Front and rear extensions + Loft conversion	12/01/2024	Approve with Conditions	Delegated Decision
	EPF/2475/23	5, Staples Road, Loughton, IG10 1HP	Application for approval of details reserved by condition 2 'Soft Landscaping/method Statement' on planning permission EPF/0724/23 (Re-design of the front garden)	16/01/2024	Approve	Delegated Decision
	EPF/2222/23	12, Tycehurst Hill, Loughton, IG10 1BU	Proposed addition of a new pitched roof and gable with a rear facing dormer window, replacing the existing side flat roof. Space created to be used as a small study (Resubmission of EPF/1477/23).	18/01/2024	Approve with Conditions	Delegated Decision
	EPF/2740/23	60, Traps Hill, Loughton, IG10 1TD	Prior approval for a 7.00m deep single storey rear extension, height to eaves 2.85m and maximum height 3.00m.	18/01/2024	Not Required	Delegated Decision
	EPF/2510/23	17, Leaden Close, Loughton, IG10 3FF	Proposed alterations to the existing vehicle canopy to create garage.	22/01/2024	Refuse	Delegated Decision
	EPF/2444/23	8, Wellfields, Loughton, IG10 1NX	Loft conversion with rear dormer and rooflight windows to the front and side including roof alteration	23/01/2024	Refuse	Delegated Decision

	EPF/2869/22	REAR OF 230-232, HIGH ROAD, LOUGHTON, IG10 1ET	<ol style="list-style-type: none"> 1. Addition of 8 flats at the rear of 230-232 High Road, Loughton 2. Re-landscaping of the rear car park 3. Improving access to the existing 2 flats above 230 and 232 High Road. 	24/01/2024	Refuse	Delegated Decision
Subtotal	8					
TOTAL	31					