



PLANNING AND LICENSING COMMITTEE

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

Monday 18 March 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
12 March 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 4 March 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 Notices of Appeal

4.1.1 EPF/2067/23 – 47 Hillcrest Road, Loughton, IG10 4QH. Proposal: Replacement dwelling. Resubmission of refused application: EPF/1429/23. (Appeal ref no: APP/J1535/W/23/3335797 – Min no PL515.1)

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 3 April 2024.

4.1.2 EPF/1645/23 – 4 Prescott Green, Loughton, IG10 2AQ. Proposal: A single storey, ground floor extension to the rear of existing property. Proposed work would extend to 3.5m (outside wall), meaning this would not fall under permitted development. (Appeal ref no: APP/J1535/D/24/3337145 – Min no PL515.1)

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 appellants unless withdrawn. The Planning Inspectorate aims to deal

with appeals that follow the above procedure within 8 weeks of the appeal start date of 4 March 2024.

5 Permitted development rights consultation: changes to support householder development, building upwards, demolition and rebuild, and the installation of electric vehicle charge points and air source heat pumps - Department for Levelling Up, Housing and Communities - Citizen Space

The Committee is invited to submit comments to this Government consultation. The consultation closes on 9 April 2024 and can be found using the following link:

<https://consult.levellingup.gov.uk/planning-development-management/permitted-development-rights-consultation-changes/consultation>

6 Planning Applications

6.1 To CONSIDER the planning applications received for the weeks 1 March and 8 March 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/0061/24

Officer: Amy Hallett

Location: 47 Harwater Drive, Loughton, IG10 1LP

Proposal: Proposed single storey ground floor side and 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/a0hTv000000122z>

Application No: EPF/0217/24

Officer: Samuel Finnis

Location: 53 River Way, Loughton, IG10 3LJ

Proposal: Original garage taken down since it was leaking and unsafe. It was rebuilt into Garden / Games / Storage Room. It was also extended by 120cm.

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/a0hTv0000001jXl>

Application No: EPF/0373/24

Officer: Amy Hallett

Location: 11 Bushfields, Loughton, IG10 3JT

Proposal: Proposed of single storey rear extension within 3 metres with a flat roof and 2 rooflights; and alternations of fenestration. Single storey front extension and porch, pitched roof and change of fenestrations.

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/a0hTv0000002kBd>

Application No: EPF/0393/24

Officer: Amy Hallett

Location: 24 Lower Road, Loughton, IG10 2RT

Proposal: Single storey rear extension, part first floor rear extension and porch. The extensions will have minimal impact on the street scene and are within 45 deg. angle of the window to the attached neighbour.

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/a0hTv0000002tjZ>

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

Application No: EPF/0367/24

Officer: Murtaza Poptani

Location: Keepers Cottage, 40 Baldwins Hill, Loughton, IG10 1SF

Proposal: Certificate of lawful development for a proposed outbuilding.

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/a0hTv0000002jkD>

Application No: EPF/0369/24

Officer: Samuel Finnis

Location: Annexe, 15 Greenfields Close, Loughton, IG10 3HG

Proposal: Certificate of lawful development for existing use as a separate self-contained dwelling of the annex permitted by application reference EPF/2710/15, in breach of condition 3 of that permission.

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/a0hTv0000002jqf>

Application No: EPF/0378/24

Officer: Murtaza Poptani

Location: 59 Parkmead, Loughton, IG10 3JW

Proposal: Certificate of lawful development for a proposed rear dormer (Volume added is less than 40cum 200mm from outer edge of eaves to edge of enlargement/dormer left) 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/a0hTv0000002o8n>

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

Application No: EPF/0248/24

Officer: Marie-Claire Tovey

Location: 16 Stanmore Way, Loughton, IG10 2SA

Proposal: Approval of Details Reserved by Conditions 3 Details of levels and 5 Hard and Soft Landscaping of EPF/0979/23 (Demolition of existing detached dwelling house, and replacement with a two storey detached dwelling house with part basement and rooms in the roofspace. New landscape works to the front and rear. New railings and gate along the street frontage. Front and rear landscape 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/a0hTv0000001tVV>

Application No: EPF/0322/24

Officer: James Rogers

Location: 11 Westall Road, Loughton, IG10 2AF

Proposal: Prior approval for a 6 metre deep single storey rear extension (addition of 3 metres to existing) height 2.55 metres and eaves height 2.5 metres (Amended application).

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/a0hTv0000002RVZ>

Application No: EPF/0325/24

Officer: James Rogers

Location: 127 Forest Road, Loughton, IG10 1EF

Proposal: Prior approval of a proposed 6.0m single storey full width extension with a flat roof, comprising a kitchen/dining room, utility and WC, height to eaves 3.0m and maximum height 3.30m.

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/a0hTv0000002Urd>

7 Decisions

7.1 Decisions by Epping Forest District Council

* See decision notices by Epping Forest District Council for February 2024 (pages 5 – 11).

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

8.1. Application for a pavement licence – Dada, 31 Station Road, Loughton, Essex, IG10 4NZ.

The Committee was notified of the above request for a Pavement Licence, by Epping Forest District Council, and comments were invited.

Consultation start date: Friday 8 March 2024, ends: Thursday 14 March 2024.

The Committee is asked to RATIFY the comments submitted under powers of delegated authority, in order to meet the above time constraint, to the Licensing Officer at Epping Forest District Council, regarding this application.

9 Enforcement and Compliance

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

Mark Squire
TOWN CLERK
12 March 2024

Agenda item 7.1 Decisions by Epping Forest District Council for February 2024

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
Loughton Alderton	EPF/2696/23	133, Chequers Road, Loughton, IG10 3QF	Kerb drop	02/02/2024	Approve with Conditions	Delegated Decision
	EPF/1772/23	Land, Chequers Road, Loughton, IG10 3PU	The existing land will be developed with a relocated substation and landscaping.	09/02/2024	Approve with Conditions	Delegated Decision
	EPF/0237/24	26, Ladyfields, Loughton, IG10 3RP	Certificate of lawful development for a proposed rear dormer and front roof lights in connection with a loft conversion.	28/02/2024	Lawful	Delegated Decision
Subtotal	3					
Loughton Broadway	EPF/2448/23	St Thomas More RC Church site, Willingale Road, Loughton, IG10 2DD	Variation to condition 3 on planning approval 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 and soft landscaping and all ancillary works)	02/02/2024	Withdrawn	
	EPF/1962/23	1, Torrington Gardens, Loughton, IG10 3TB	Application for approval of details reserved by condition 3 'Surface Water Disposal' and condition 4 'Hard and Soft Landscaping' on planning permission EPF/0046/19 (Proposed residential development - 1 x 3 bedroom house	07/02/2024	Approve	Delegated Decision

	EPF/2624/23	1 Jessel Drive, Loughton, IG10 2EX	TPO/EPF/05/79 T1: Oak - Crown reduce by up to 2m, as specified. Crown lift up to 4m from ground, as specified.	08/02/2024	Withdrawn	Delegated Decision
	EPF/0041/24	Bank Of England Printing Works, Langston Road, Loughton, IG10 3TN	Variation of condition 2 'Plan no's' on planning permission EPF/2895/22 (Loading bay extension to existing industrial facility, at Debden Security Printing Ltd. Langston Road, Loughton, IG10 3PB)	09/02/2024	Approve with Conditions	Delegated Decision
	EPF/2793/23	Sterling House, Third Floor Office - Galliard Homes, Langston Road, Loughton, IG10 3TS	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.	09/02/2024	Approve with Conditions	Delegated Decision
Subtotal	5					
Loughton Fairmead	EPF/0726/23	Garage site Burney Drive , Loughton, IG10 2DU	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 in r	14/02/2024	Refuse	District Development Management Committee
Subtotal	1					

Loughton Forest	EPF/1241/23	179-181, High Road, Loughton, IG10 4LF	s73 variation of conditions; 2 (parking allocation) and 3 (opening hours) attached to planning permission EPF/0662/93 (Change of use from retail (class A1) to restaurant (Class A3) Allowed on Appeal). *For Info* Condition 2 to state that space will	05/02/2024	Withdrawn	Delegated Decision
	EPF/2297/21	155 High Road Loughton IG10 4LF	Retrospective consent for extraction flue to rear of building.	09/02/2024	Approve with Conditions	Delegated Decision
	EPF/0023/24	12, Westfield, Loughton, IG10 4EB	Certificate of lawful development for a proposed garage conversion and fenestration alterations.	13/02/2024	Lawful	Delegated Decision
	EPF/2768/23	29, The Crescent, Loughton, IG10 4PY	Single storey rear and side extension	13/02/2024	Approve with Conditions	Delegated Decision
	EPF/2115/23	40, Upper Park, Loughton, IG10 4EQ	Part three storey part extension including rooms in the extended loft and addition of rear gables to the first floor rear bedroom and to the existing loft conversion with alterations to the roof and fenestration of the existing two storey rear extension f	14/02/2024	Approve with Conditions	Delegated Decision

	EPF/2792/23	Corner Garth, Nursery Road, Loughton, IG10 4EF	Certificate of lawful development for the proposed implementation of planning consent ref: EPF/178-/23 has begun. Foundation trench to rear elevation have been excavated, and subsequently been inspected by an approved building control inspector	15/02/2024	Lawful	Delegated Decision
	EPF/0198/24	2, Longfield, Loughton, IG10 4EE	Minor alterations to approved application EPF/1067/23. The alterations include the installation of a Juliette balcony to rear window.	16/02/2024	Approve	Delegated Decision
	EPF/0011/24	Corner Garth, Nursery Road, Loughton, IG10 4EF	Certificate of lawful development for a proposed new dormer to side elevation.	19/02/2024	Lawful	Delegated Decision
	EPF/2003/23	18 The Avenue Lawn Tennis Club, The Avenue, Loughton, IG10 4PT	Installation of lighting to Tennis Court No1.	21/02/2024	Refuse	Delegated Decision
	EPF/2784/23	53, Algers Road, Loughton, IG10 4NF	Certificate of Lawful Development for proposed two storey rear extension.	26/02/2024	Lawful	Delegated Decision
	EPF/2551/23	39, Hazelwood, Loughton, IG10 4ET	TPO/EPF/26/11 T13 Ash - Crown reduce lateral branches by up to 2m, as specified.	26/02/2024	Approve with Conditions	Delegated Decision
	EPF/2785/23	53, Algers Road, Loughton, IG10 4NF	The demolition of existing single storey rear and side extensions, replace with single storey side and rear and double storey rear extensions.	26/02/2024	Approve with Conditions	Delegated Decision
Subtotal	12					

Loughton Roding	EPF/2692/23	39, River Way, Loughton, IG10 3LJ	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.	01/02/2024	Lawful	Delegated Decision
	EPF/2733/23	12, Alderton Way, Loughton, IG10 3EQ	Two storey pitched roof side extension set off the side boundary	07/02/2024	Approve with Conditions	Delegated Decision
	EPF/2760/23	109, Roding Road, Loughton, IG10 3EJ	Certificate of lawful development for a proposed rear dormer and front rooflights in connection with a loft conversion.	07/02/2024	Lawful	Delegated Decision
	EPF/2690/23	49 Felstead Road, Loughton, IG10 3BB	Change of use from C3 Dwelling House to Sui Generis HMO	08/02/2024	Refuse	Delegated Decision
	EPF/2800/23	57, Valley Hill, Loughton, IG10 3AL	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)	13/02/2024	Approve with Conditions	Delegated Decision
	EPF/2749/23	45, Highland Avenue, Loughton, IG10 3AH	Rear extension at 4m depth and 3m maximum height. Garage conversion into habitable space. Blocking up of 2no windows on first floor.	23/02/2024	Approve with Conditions	Delegated Decision
Subtotal	6					
Loughton St. John's	EPF/2607/23	1, Coteford Close, Loughton, IG10 2NT	Single storey side/rear extension.	01/02/2024	Approve with Conditions	Delegated Decision

	EPF/1431/23	103, York Hill, Loughton, IG10 1RX	Proposed Installation of External Fire Escape Stair Proposed Installation of Internal Secondary Glazing to all Windows and Doors Proposed Installation of Mechanical Supply and Extract Air including Air Conditioning	09/02/2024	Refuse	Delegated Decision
	EPF/1432/23	103, York Hill, Loughton, IG10 1RX	Grade II listed building consent for - Proposed Installation of External Fire Escape Stair Proposed Installation of Internal Secondary Glazing to all Windows and Doors Proposed Installation of Mechanical Supply and Extract Air including Air Conditioning	09/02/2024	Refuse	Delegated Decision
	EPF/2421/23	13, Stanmore Way, Loughton, IG10 2SA	Demolition of Existing House to Erect New Build with Basement and Second Floor - resubmission of refused application EPF/1293/23	12/02/2024	Refuse	Delegated Decision
	EPF/0182/24	White Cottage, 5 Baldwins Hill, Loughton, IG10 1SE	Baldwin's Hill Conservation Area T2 & T3: Cypress – Reduce height to 6m.	21/02/2024	Raise No Objection	Delegated Decision

	EPF/2695/23	Brook House, Debden Lane, Loughton, IG10 2PD	Erection of a two-storey side extension and demolition of the existing rear conservatory.	23/02/2024	Approve with Conditions	Delegated Decision
	EPF/2595/23	11, Wallers Hoppet, Loughton, IG10 1SP	TPO/EPF/08/91 T18: Oak - Selective reduction of overhanging branches by up to 2m, as specified. Selective reduction of branches on south side by up to 2.5m, as specified.	23/02/2024	Approve with Conditions	Delegated Decision
Subtotal	7					
Loughton St. Mary's	EPF/2682/23	35, Forest Road, Loughton, IG10 1EE	Re-submission of EPF/2065/06 for part single and part two storey side extension.	01/02/2024	Approve with Conditions	Delegated Decision
	EPF/1351/23	251A, High Road, Loughton, IG10 1AD	Change of use of first floor from D1 cookery school to C3 residential flat and creation of two additional floors and a block of two flats to the rear with associated works.	06/02/2024	Refuse	Delegated Decision
	EPF/0045/24	127, Forest Road, Loughton, IG10 1EF	Prior approval for a 6.0m deep single storey rear extension, height to eaves 3.0m and maximum height 3.4m.	09/02/2024	Refuse	Delegated Decision
	EPF/2736/23	21, Woodland Road, Loughton, IG10 1HQ	Front porch, hip to gable roof, front and rear dormers and rooflights.	09/02/2024	Refuse	Delegated Decision
	EPF/2325/23	23, Higher Still, Church Lane, Loughton, IG10 1PD	Single Storey Front Extension, Garage Conversion, Change of Roof Structure Over Existing Garage	15/02/2024	Approve with Conditions	Delegated Decision
Subtotal	5					
	39					