



PLANNING AND LICENSING COMMITTEE

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

Monday 29 July 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
23 July 2024

Membership:
Councillor C Davies (Chairman)
Councillor J Riley (Vice Chairman)

Councillors

K W Lee
C Ubah

R Minhas
W Dodd

S Murphy

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 15 July 2024, amended from those circulated to read at the final line of the first paragraph, min no PL43.1, planning application EPF/1325/24, First Floor and Second Floor, 236-238 High Road:

"The fire escape and the rear roof can be accessible by anyone and therefore pose a security risk for residential usage".

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/0535/24 – Twoony Mead, Nursery Road, Loughton, IG10 4EF. Proposal: Front Boundary Walls and Gates. (Appeal ref no: APP/J1535/D/24/3345873 – Min no PL620.1)

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 19 July 2024.

5 Tree Preservation Order – TPO/EPF/09/24: Grange Court, High Road, Loughton, IG10 4QX

FOR INFORMATION: Epping Forest District Council has made the above Order which protects the tree(s) described on the attached Schedule and indicated on the attached plan on the grounds that the tree(s) concerned is/are of public amenity value.

The effect of a tree preservation order is to prohibit the felling, lopping, topping, etc., of the tree(s) specified unless the prior written consent of the Council is obtained.

*See Order on pages 6 – 9.

6 **Planning Applications**

6.1 **To CONSIDER the planning applications received for the weeks 12 July and 19 July 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/0664/24

Officer: Frederique Caillat

Location: Loughton Underground Station, Unit 1, Station Approach, Loughton, IG10 4PD

Proposal: New fascia 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/a0hTv0000004cDB>

Application No: EPF/0988/24

Officer: Amy Hallett

Location: High Willow, 49 Spring Grove, Loughton, IG10 4QD

Proposal: Proposed extension to existing outbuilding and rear garden design.

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/a0hTv000000AgCT>

Application No: EPF/1222/24

Officer: Loredana Ciavucco

Location: 24 Wroths Path, Loughton, IG10 1SH

Proposal: Construction of 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/a0hTv000000FejV>

Application No: EPF/1336/24

Officer: Loredana Ciavucco

Location: 17 Willingale Road, Loughton, IG10 2DD

Proposal: Construction of single storey rear extension to provide a bedroom and accessible bathroom for a registered disabled person.

Construct ramp to rear to provide access for a wheelchair user.

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/a0hTv000000XVgA>

Application No: EPF/1339/24

Officer: Caroline Brown

Location: 16 Castell Road, Loughton, IG10 2LT

Proposal: Construction of single storey rear extension to provide a new kitchen to replace the existing kitchen which is to be used as a bedroom and accessible bathroom for a registered disabled person.

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/a0hTv000000Xlo9>

Application No: EPF/1340/24

Officer: Caroline Brown

Location: 5 Appleton Road, Loughton, IG10 2HH

Proposal: Construction of a single storey rear extension to provide an accessible W.C. compartment for the use of a registered disabled person

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/a0hTv000000Xkos>

Application No: EPF/1376/24

Officer: Yee Cheung

Location: 12 Lower Park Road, Loughton, IG10 4NA

Proposal: Alterations and Extensions with Part Demolition to 12 Lower Park Road, with a replacement dwelling for 12a Lower Park Road.

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/a0hTv000000g7jS>

Application No: EPF/1381/24

Officer: Yee Cheung

Location: 230 High Road, Loughton, IG10 1EZ

Proposal: Erection of a rear extension to the existing ground floor commercial unit (Class E), following the demolition of the existing single-storey building at the rear ground floor level, with associated works, and replacement of the shop 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/a0hTv000000h3cA>

Application No: EPF/1394/24

Officer: Yee Cheung

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Replacement Boundary Walls, Gates and Railings.

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/a0hTv000000lL93>

Application No: EPF/1397/24

Officer: Loredana Ciavucco

Location: 1 Crossfields, Loughton, IG10 3PY

Proposal: Double storey side extension, new window to rear ground floor in place of door, new doors to rear ground floor, new raised platform to rear and 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/a0hTv000000lMjg>

Application No: EPF/1399/24

Officer: Robin Hellier

Location: 23 Upper Park, Loughton, IG10 4EY

Proposal: TPO/EPF/07/79 (Ref: T10)

T1: Horse Chestnut - Crown reduce to previous pruning points, 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/a0hTv000000ltVh>

Application No: EPF/1414/24

Officer: Robin Hellier

Location: 5 Salcombe Park, High Road, Loughton, IG10 4QT

Proposal: TPO/EPF/09/90

T1: Lime - 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/a0hTv000000nWzd>

Application No: EPF/1430/24

Officer: Rhian Thorley

Location: 24 Hazelwood, Loughton, IG10 4ET

Proposal: Porch infill and flat roof with skylight similar to adjoining property.

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/a0hTv000000qPk8>

Application No: EPF/1442/24

Officer: Amy Hallett

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Rear Garden Level Alteration.

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/a0hTv000000tPLx>

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

Application No: EPF/1405/24

Officer: Rhian Thorley

Location: 64 Southern Drive, Loughton, IG10 3BX

Proposal: Certificate of lawful development for a proposed hip to gable roof extension, rear dormer and 3 front 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/a0hTv000000n2FB>

Application No: EPF/1460/24

Officer: Amy Hallett

Location: 119 Queens Road, Loughton, IG10 1RR

Proposal: Certificate of lawful development for a 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/a0hTv000000uz5d>

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

Application No: EPF/1408/24

Officer: Amy Hallett

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Application for approval of details reserved by condition 3 'Surface Water Disposal' on planning permission EPF/0941/24 (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/a0hTv000000n2QT>

Application No: EPF/1411/24

Officer: James Rogers

Location: 65 Newmans Lane, Loughton, IG10 1TN

Proposal: Prior approval of a single storey ground floor extension of 4.5m deep, height to eaves 2.60m and maximum height of 3.57m.

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/a0hTv000000nWpx>

Application No: EPF/1421/24

Officer: James Rogers

Location: 3 Colson Path, Loughton, IG10 3QZ

Proposal: Prior approval for a 4.0 m deep single storey rear extension with pitched roof, height to eaves 2.50m and maximum height 3.90m.

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/a0hTv000000ojMv>

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
23 July 2024

AGENDA ITEM 5

Tree Preservation Order – TPO/EPF/09/24: Grange Court, High Road, Loughton, IG10 4QX

DOCUMENT 1

**Tree Preservation Order
Town and Country Planning Act 1990 Regulation 3(1)**

TPO/EPF/09/24

Grange Court, High Road, Loughton, Essex IG10 4QX

The EPPING FOREST DISTRICT COUNCIL in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 hereby make the following Order—

Citation

1. This Order may be cited as TPO/EPF/09/24

Interpretation

2. –(1) In this Order “the authority” means EPPING FOREST DISTRICT COUNCIL (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. –(1) Subject to article 4, this Order takes effect provisionally on 10th July 2024. (2) Without prejudice to subsection (7) of Section 198 (power to make tree preservation orders) or subsection (1) of Section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall –
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of Section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this: 9th July 2024

Signed on behalf of EPPING FOREST DISTRICT COUNCIL

Signed: *Julie Cottrell*

James Stubbs

Authorised by the Council to sign in that behalf

CONFIRMATION OF ORDER

This Order was confirmed by EPPING FOREST DISTRICT COUNCIL without modification on the

Signed:

Signed:

..... Authorised by the Council to sign in that behalf

This Order was confirmed by EPPING FOREST DISTRICT COUNCIL subject to the modifications indicated by
on the

Signed:

Signed:

..... Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by EPPING FOREST DISTRICT COUNCIL on the

Signed:

Signed:

..... Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by EPPING FOREST DISTRICT COUNCIL on the under the reference number

Signed:

Signed:

..... Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

This Order was revoked by EPPING FOREST DISTRICT COUNCIL on the under the reference number

Signed:

Signed:

..... Authorised by the Council to sign in that behalf

**SCHEDULE 1
SPECIFICATION OF TREES**

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
T1	Pine	
T2	Robinia	
T3	Cherry	
T4	Birch	
T5	Magnolia	

Trees specified by reference to an area
(within a dotted black line on the map)

Reference on map	Description	Situation
None	None	

Groups of trees
(within a broken black line on the map)

Reference on map	Description (including number of trees in the group)	Situation
None	None	

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
None	None	

