



PLANNING AND LICENSING COMMITTEE

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

Monday 6 January 2025

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

31 December 2024

Membership:

Councillor C Davies (Chairman)

Councillor J Riley (Vice Chairman)

Councillors

W Dodd
S Murphy

K W Lee
C Ubah

R Minhas

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 23 December 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.
- 5 Planning Applications**
To CONSIDER the planning applications received for the weeks 20 December and 24 December 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 Committee A or B where the proposal was to be considered.
 - 5.1 Full Planning Permission:**

Application No: EPF/2467/24
Officer: Rhian Thorley
Location: Sterling House, Langston Road, Loughton, IG10 3TS
Proposal: Extension of pre-existing prep kitchen area (Previously received change of use EPF/1629/21) New extended area also requires change of use of from Storage and Distribution (B8 Use Class) to General Industry (B2 Use Class).
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/a0hTv00000485wK>

Application No: EPF/2551/24
Officer: Kelly Sweeney
Location: Fairmead Plots 3 & 4 Church Road, Loughton, IG10 4AJ
Proposal: Erection of two detached dwellinghouses to Plots 3 and 4 in place of two detached dwellinghouses approved under EPF/0679/24, EPF/1713/16 and EPF/2934/21 respectively.
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/a0hTv000004RRxt>
 - 5.2 Householder Planning Permission:**

Application No: EPF/2344/24
Officer: Sukhvinder Dhadwar

Location: 12 The Meadway, Loughton, IG10 3AN

Proposal: Proposed outbuilding annexe for ancillary use.

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/a0hTv000003jQJD>

Application No: EPF/2496/24

Officer: Suleman Uddin

Location: 12 Carroll Hill, Loughton, IG10 1NJ

Proposal: Single storey rear extension, replacement of front entrance porch and front raised deck, new external entrance steps, window replacement throughout and change roof tiles to reconstituted slates.

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/a0hTv000004FEMv>

Application No: EPF/2500/24

Officer: Klajdi Koci

Location: 21 Tycehurst Hill, Loughton, IG10 1BX

Proposal: Proposed hip-to-gable loft conversion with rear dormer and rooflight on the front roof slope; two-storey side extension; single-storey rear infill extension; rear extension with stepped access and assisted platform; front extension; and first-floor 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/a0hTv000004Gmxd>

Application No: EPF/2543/24

Officer: Klajdi Koci

Location: 1 The Avenue, Loughton, IG10 4PT

Proposal: Removal of existing shed and erection of a single storey garden room.

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/a0hTv000004QCw8>

Application No: EPF/2548/24

Officer: Rhian Thorley

Location: 62 Wellfields, Loughton, IG10 1NY

Proposal: Two 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/a0hTv000004R5Xb>

5.3 **Consent to display an advertisement:**

Application No: EPF/2534/24

Officer: Muhammad Rahman

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: 2 no. internally illuminated totem sign advertisement.

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/a0hTv000004NgvW>

Application No: EPF/2547/24

Officer: Suleman Uddin

Location: 253 High Road, Loughton, IG10 1AD

Proposal: Display of 1no. new internally illuminated hanging sign and 1no. new non-illuminated fascia sign in Santander's new standard script font.

Fascia sign externally illuminated by light trough.

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/a0hTv000004QsnJ>

5.4 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/2515/24

Officer: Mohinder Bagry

Location: 1 Trevelyan Gardens, Loughton, IG10 2FB

Proposal: Variation of condition 2 on EPF/3145/21 allowed on appeal (Front extension at ground and first floor).

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/a0hTv000004IsxK>

5.5 Consent under Tree Preservation Orders:

Application No: EPF/2502/24

Officer: Robin Hellier

Location: 70 Spring Grove, Loughton, IG10 4QE

Proposal: TPO/EPF/19/89 (Ref: A1, G2)

T1-8: Lombardy Poplar - Crown reduce height to previous 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/a0hTv000004HKRU>

Application No: EPF/2536/24

Officer: Robin Hellier

Location: 2 Station Road, Loughton, IG10 4NX

Proposal: TPO/EPF/07/79

T1: Cedar - Prune lateral branches to clear building by 1.5m, as specified. Selectively thin lower canopy only by 10%, as specified. Crown lift by up to 3m from ground, as specified.

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<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv000004Qjrl>

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

Application No: EPF/2477/24

Officer: Rhian Thorley

Location: 4 High Silver, Loughton, IG10 4EL

Proposal: Certificate of lawful development for a proposed 4.0m deep single storey rear extension, existing extension removed.

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/a0hTv0000049wDI>

Application No: EPF/2518/24

Officer: James Rogers

Location: 64 Queens Road, Loughton, IG10 1RS

Proposal: Prior approval for a 6 metre deep single storey rear extension to the rear of the 2 storey part of the original house after removing existing smaller extension. The roof is flat and will be no more than 3 metres high from the natural external ground level.

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/a0hTv000004KX8n>

Application No: EPF/2524/24

Officer: Rhian Thorley

Location: 10 Pump Hill, Loughton, IG10 1RU

Proposal: Application for approval of details reserved by condition 4 'Hard and Soft Landscaping' and condition 5 'Materials' on planning permission EPF/1203/23 allowed on appeal (Retrospective Planning Application for the Part Re-levelling of the Garden and Installation of a Retaining Wall to Enable the Construction of an Open Air Swimming Pool. The Proposed Works are being Undertaken to Facilitate the Pool Confirmed as Permitted Development under Ref: EPF/2580/21. Given the Steep Topography of the Existing Site and Position of the Dwelling House, it is Essential to Level Out Part of the Garden to Implement the Permission Granted).

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/a0hTv000004LFRZ>

Application No: EPF/2542/24

Officer: Muhammad Rahman

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Application for approval of details reserved by condition 6 'Piling Method Statement' on planning permission EPF/0035/24 (Redevelopment of the site to provide a new self-storage facility (Use Class B8), new light Industrial workspace / incubator units (Use Class E(g)(iii)) and a new hotel (Use Class C1) with associated car and cycle parking, landscaping and other works ancillary to the development (Revised Scheme to EPF/1204/22).

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<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv000004QXlz>

Application No: EPF/2562/24

Officer: James Rogers

Location: 68 Wellfields, Loughton, IG10 1NY

Proposal: Prior Approval for the construction of a single storey rear extension which will extend beyond the rear wall of the original dwelling by 8.0m, for which the maximum height will be 4.0m and the height at the eaves will be 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/a0hTv000004Ug4N>

6 Decisions

6.1 Decisions by Epping Forest District Council

No decision notices have been received.

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
31 December 2024