



PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee
are summoned to attend a Meeting at 7.45pm on

Monday 3 July 2017

at 1 Buckingham Court, Rectory Lane, Loughton
to transact the business shown in the agenda.

Enid K Walsh
Town Clerk
27 June 2017

Councillor J Angold-Stephens (Chairman)
Councillor C Davies (Vice Chairman)

P Abraham
K Latchford

Councillors
T Cochrane
S Murphy

T Downing

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 June 2017.

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/2946/16 – 19 Kenilworth Gardens, Loughton, IG10 3AG – Proposed 3 bedroomed end of terrace house built on side garden (Appeal ref no: APP/J1535/W/17/3172746) – Min no PL149.1

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 26 July 2017.

5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 16 June and 23 June 2017.

Application No: EPF/0918/17

Officer: Alastair Prince

Applicant Name: Mr Daniel Willett

Planning File No: 026860

Location: 106 Englands Lane, Loughton IG10 2QJ

Proposal: Demolition and re-build of the existing front porch due to subsidence.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=593297

Application No: EPF/1226/17

Officer: Jonathan Doe

Applicant Name: Mr John Davies

Planning File No: 026877

Location: Unit 6 Epping Forest Shopping Park, Langston Road, Loughton IG10 3UE
Proposal: Signage including internally illuminated sign above fascia level and internally illuminated sign at fascia level to front elevation; and, non-illuminated sign on rear elevation.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=594116

Application No: EPF/1249/17

Officer: David Baker

Applicant Name: Mr Glenn Spearing

Planning File No: 024967

Location: 12 Stony Path, Loughton IG10 1SJ

Proposal: Reduction of height of section of existing wall and fence at rear (point A to B) to 1.4m/1.2m in height, and reduction of remainder of wall on the side and front boundaries (point C to D) to 1.2m for the brick piers, 0.68m for the dwarf wall, together with removal of existing timber panels.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=594245

Application No: EPF/1292/17

Officer: Jonathan Doe

Applicant Name: Mr Stephen Rooney

Planning File No: 021529

Location: 18 Hill Top Close, Loughton IG10 1PY

Proposal: First floor side extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=594394

Application No: EPF/1340/17

Officer: Marie-Claire Tovey

Applicant Name: Places for People

Planning File No: 000172

Location: Honeytree Court, Fairmeads, Loughton IG10 2RD

Proposal: To replace all existing flat, communal windows and all communal doors to UPVC units

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=594623

Application No: EPF/1407/17

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Cassie Brown

Planning File No: 015950

Location: 55 River Way, Loughton IG10 3LJ

Proposal: First floor extension over part converted garage. Loft conversion over current dwelling and proposed first floor extension. Extension of current ground floor garage to convert to study.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=594817

Application No: EPF/1438/17

Officer: Corey Isolda

Applicant Name: Mr George Bramley

Planning File No: 006601

Location: Chestnuts, Nursery Road, Loughton IG10 4EF

Proposal: Front and rear, single storey side extension with new pitched roofs to provide 1 x additional play room and a new utility room to the rear of the property.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595015

Application No: EPF/1474/17

Officer: Ian Ansell

Applicant Name: Mr Michael Rolfe

Planning File No: 010115

Location: 4A & 4B Valley Hill, Loughton IG10 3AA

Proposal: Two storey rear extension with raised decking. First floor front and side extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595134

Application No: EPF/1479/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Steve Boyle

Planning File No: 026857

Location: 27 Fallow Fields, Loughton IG10 4QP

Proposal: Proposed single storey rear extension, roof amendment, dormer, internal alterations and porch

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595193

Application No: EPF/1482/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Dominic Clout

Planning File No: 016378

Location: 7 The Crescent, Loughton IG10 4PY

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595196

Application No: EPF/1501/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr N Haynes

Planning File No: 026854

Location: 18 Park Hill, Loughton IG10 4ES

Proposal: Single storey front infill extension, partial garage conversion and alterations to openings

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595255

Application No: EPF/1507/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Jones

Planning File No: 026745

Location: Unit 12 Epping Forest Shopping Park, 12 Langston Road, Loughton IG10 3UE

Proposal: Installation of condenser units at the rear of unit 12

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595261

Application No: EPF/1526/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Paul Dodkin

Planning File No: 014979

Location: 12 Greensted Road, Loughton IG10 3DW

Proposal: Demolish outbuildings and construct single storey extension to provide a bedroom and 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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595356

Application No: EPF/1540/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Ken Fox

Planning File No: 007018

Location: 18 Albion Park, Loughton IG10 4RB

Proposal: Application for variation of condition 3 'external finishes' on planning application EPF/2832/16 (Demolition of existing dwelling and erection of a detached single dwelling with associated car parking) to allow use of a blue black slate.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595438

Application No: EPF/1558/17

Officer: Corey Isolda

Applicant Name: Mr Danny Lyfield

Planning File No: 026861

Location: 15 Garden Way, Loughton IG10 2SF

Proposal: Two front elevation dormers

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595463

Application No: EPF/1566/17

Officer: Marie-Claire Tovey

Applicant Name: Mr D Gibson

Planning File No: 006208

Location: 108 Southern Drive, Loughton IG10 3BX

Proposal: Proposed two storey side and rear extension and rear dormer

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595475

Application No: EPF/1582/17

Officer: Sukhdeep Jhooti

Applicant Name: David Pickering

Planning File No: 026872

Location: 13 Barfields Path, Loughton IG10 3JJ

Proposal: Construction of a two storey two bed roomed house, 86sq.m. of floor space in the garden of no 13. Demolition of existing garage to no 13. External works to new house. (Car spaces on the existing forecourt (2no) will be retained for no 13, however it was considered that no 11a did not need parking on the site as there is reasonable parking in Barfields Path).

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595573

Application No: EPF/1591/17

Officer: Corey Isolda

Applicant Name: Miss Megan McKenna

Planning File No: 024992

Location: 43 Marjorams Avenue, Loughton IG10 1PU

Proposal: Demolition of existing garage. Construction of single storey side extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595633

Application No: EPF/1593/17

Officer: Robin Hellier

Applicant Name: Mick Smith/Amanda Hart

Planning File No: 000838

Location: St Marys Parish Centre, High Road, Loughton IG10 1BB

Proposal: TPO/EPF/09/99 T1: Maple. T2: Plane & T3: Cedar - Work as specified.

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595635

Application No: EPF/1658/17

Officer: Robin Hellier

Applicant Name: Homecherry House

Planning File No: 003306

Location: Homecherry House, 86 High Road, Loughton IG10 4QU

Proposal: TPO/EPF/09/82. T1 & T2 Ash 50% reduction. T3 Knutka - remove major limb overhanging road

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595939

5.2 Deemed Permission – provided for information only: (Members are reminded that comments are not normally accepted on these applications).
There are no applications listed under Deemed Permission.

Application No: EPF/1487/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Kalpesh Khilochia

Planning File No: 014465

Location: 14 Cherston Road, Loughton IG10 3PJ

Proposal: Certificate of Lawful Development Certificate for proposed loft conversion with dormer at rear and a first floor rear extension

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595201

Application No: EPF/1506/17

Officer: Sukhdeep Jhooti

Applicant Name: Robert Zylstra

Planning File No: 026818

Location: 15 Colson Path, Loughton IG10 3QZ

Proposal: Certificate of lawful development for proposed 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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595260

Application No: EPF/1545/17

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Curran

Planning File No: 024428

Location: 6 Prescott Green, Loughton IG10 2AQ

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595443

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

Application No: EPF/1480/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Sean Riddington

Planning File No: 023476

Location: Harts Cottage, Debden Road, Loughton IG10 2NY

Proposal: Application for approval of details reserved by condition 2 'flood risk assessment', 3'surface water disposal', 4 'external materials and boundary treatments [sic]', 5 'hard and soft landscaping' and 6 'tree protection' on planning application [sic] EPF/3204/16 (Partial demolition of the existing cottage at the southern elevation and erection of two storey gable extension and new facade. Single storey extension to western side of existing cottage. Replacement block with a link following demolition of existing garage and workshop to the west site. Single storey replacement block with a link following demolition of existing stable building to the south of the site).

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595194

Application No: EPF/1639/17

Officer: David Baker

Applicant Name: Mr Mohamed

Planning File No: 026856

Location: 6 Etheridge Road, Loughton IG10 2HT

Proposal: Application for prior approval for a 6.0m deep single storey rear extension, height to eaves 2.85m, overall height 3.0m

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595853

Application No: EPF/1694/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr H Hristov

Planning File No: 026869

Location: 13 Barrington Road, Loughton IG10 2AY

Proposal: Application for prior approval for a single-storey 5m rear extension. Height to eaves 3m, overall height 3.4m

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=596134

Application No: EPF/1711/17

Officer: Stephan Solon

Applicant Name: Mrs S Gallagher

Planning File No: 026873

Location: 8 Regents Place, Great Woodcote Park, Loughton IG10 4PP

Proposal: Prior approval for proposed 4.8m deep single storey rear extension, height to eaves 3m and maximum height 3.6m

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=596257

Application No: EPF/1724/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Steve Evans

Planning File No: 026875

Location: 6 The Meadway, Loughton IG10 3AN

Proposal: Application for prior approval for a 5.05m single-storey rear extension for use as a kitchen. Height to eaves 2.550m, overall height 3.6m

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=596298

6 Decisions

6.1 Decisions by Epping Forest District Council

No decision notices have been received.

7 Licensing Applications

To CONSIDER any licensing applications that 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:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

7.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of Eight Rocks Deli & Wine, 238 High Road, Loughton IG10 1RB

7.2 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Aldi, Unit 2 Epping Forest Retail Park, Debden [sic] IG10 3UE

* See notices provided on page 9.

8 Enforcement and Compliance

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

**Enid K Walsh
TOWN CLERK
27 June 2017**

Agenda item 7.1

Notice of application to vary a premises licence under the Licensing Act 2003 in respect of Eight Rocks Deli & Wine, 238 High Road, Loughton IG10 1RB

Reference: WK/201721087

For information the existing licensing permits On Sales on Mondays – Saturdays: between midday-20:00 and Sundays: midday-19:30.

Register of Licence applications received.

Date application received: 16th June 2017

Applicant name: Eight Rocks LTD

Address of Premises: Eight Rocks Deli And Wine, 238 High Road, Loughton, Essex, IG10 1RB

Brief details of the nature of the application;

Application to vary a premises licence for the above property.

The application is for Recorded Music and to extend the times for the sale of alcohol :

Recorded Music : Monday – Sunday 07:00-23:00

Supply of alcohol : Monday-Sunday 09:00-23:00

Agenda item 7.2

Notice of application for a new premises licence under the Licensing Act 2003 in respect of Aldi, Unit 2 Epping Forest Retail Park, Debden IG10 3UE

Reference: WK/201720977

Register of Licence applications received.

Date application received: 16 June 2017

Applicant name: Aldi Stores Limited

Address of Premises: Aldi, Unit 2 Epping Forest Retail Park, Debden, IG10 3UE

Brief details of the nature of the application;

Good morning,

The proposed licensable activity is the sale by retail of alcohol for consumption off the premises only Monday – Sunday 07:00-23:00.

Any representations regarding the above applications should be made by 14 July 2017 to Epping Forest District Council.