



PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee
are summoned to attend a Meeting at 7.45pm on
Monday 26 February 2018
at Loughton Library, Traps Hill, Loughton, IG10 1HD
to transact the business shown in the agenda.

Enid K Walsh
Town Clerk
20 February 2018

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

Councillors

P Abraham
K Latchford

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 12 February 2018 amended from those circulated to read at Min no PL390, Declarations of Interest, paragraph 3:

The Committee declared a non-pecuniary interest in EPF/0897/17 and EPF/3512/17 owing to comments received from the Loughton Residents Association Plans Group.

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

EPF/2614/16 – 21 Park Hill, Loughton, IG10 4ES – Proposal: Front, side and rear extensions at upper ground floor level including formation of roof terrace on rear extension (Appeal ref no: APP/J1535/D/17/3192619) – Min no PL270.1

For information: 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 3 April 2018.

5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 9 February and 16 February 2018:

Application No: EPF/0057/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Mitchell Berman

Planning File No: 004216

Location: 52 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Ground 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=604301

Application No: EPF/0099/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Adonis Jaku

Planning File No: 029841

Location: 29 Colson Road, Loughton, IG10 3RL

Proposal: Proposed single story 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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=604446

Application No: EPF/0140/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Baljit Virk

Planning File No: 001860

Location: 38 Chigwell Lane, Loughton, IG10 3NY

Proposal: Conversion of Plot of Suis Generis Use in rear of 34-36 Chigwell Lane into a car park extension providing no. 30 new parking bays to adjacent existing car park of 38 Chigwell Lane.

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=604618

NB: Notification has been received of an amended description to “rear of 30-36 Chigwell Lane.”

Application No: EPF/0162/18

Officer: Jonathan Doe

Applicant Name: Mr Oleg Kovalenko

Planning File No: 021113

Location: 11 Crossfields, Loughton, IG10 3PY

Proposal: Erection of new dwelling and detached garage, following demolition of existing garage.

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=604753

Application No: EPF/0170/18

Officer: Jonathan Doe

Applicant Name: Mrs Shirley Lane

Planning File No: 007692

Location: 46 Spareleaze Hill, Loughton, IG10 1BT

Proposal: Demolition of an existing house and erection of a replacement 6 bed dwelling (alterations to approved application EPF/2226/17)

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=604793

Application No: EPF/0173/18

Officer: Robin Hellier

Applicant Name: Schofield

Planning File No: 023349

Location: Chancery House, 3 St Marys Close, Loughton, IG10 1BA

Proposal: TPO/EPF/09/99 T1 Red Oak & T2 London Plane - Tree works, as specified.

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=604796

Application No: EPF/0180/18

Officer: David Baker

Applicant Name: Mr Bhasker Patel

Planning File No: 008748

Location: 12 The Lindens, Loughton, IG10 3HS

Proposal: Erection of two storey side extension (as an amendment to the first floor side extension approved under EPF/2589/17) together with the erection of a rear ground floor 'infill' extension, conversion of garage to lounge and changes to roof line.

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=604838

Application No: EPF/0193/18

Officer: Sukhvinder Dhadwar

Applicant Name: Carole Avery

Planning File No: 014389

Location: 19 Cranleigh Gardens, Loughton, IG10 3DD

Proposal: Subdivision of dwelling into two separate dwellings. Minor ground floor infill extension at rear. 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=604873

Application No: EPF/0199/18

Officer: Ian Ansell

Applicant Name: Mr S Hancocks

Planning File No: 012453

Location: Royal Oak, Forest Road, Loughton, IG10 1EG

Proposal: Application for variation of condition 2 'plan numbers' on planning application EPF/2706/17 (Partial demolition of the former Royal Oak public house and change of use to provide 4 flats, demolition of 171 Smarts Lane and redevelopment for 6 dwellings, and associated parking and landscaping (10 dwellings in total)). - first floor extension to plot 5 above the drive and ground floor rear extension to plot 10

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=604896

Application No: EPF/0206/18

Officer: Ian Ansell

Applicant Name: Mr Alan Pugh

Planning File No: 014378

Location: 25 Felstead Road, Loughton, IG10 3BB

Proposal: Construction of new 4 bedroom house within site of existing house. Single storey rear extension to existing house.

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=604914

Application No: EPF/0224/18

Officer: Robin Hellier

Applicant Name: Dr Williams

Planning File No: 029839

Location: 4 The Fountains, Loughton, IG10 4RZ

Proposal: TPO\EPF\04\98 G14 2 x Field Maple, 2 x Hornbeam, T2, T3 & T4 Ash - Fell. Replant As Specified

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=605013

Application No: EPF/0229/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mr D Gibson

Planning File No: 006208

Location: 108 Southern Drive, Loughton, IG10 3BX

Proposal: Amendment to approval ref EPF/1566/17 to change approved hipped side roof to gable end to match other end of terrace, with extended 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=605036

Application No: EPF/0239/18

Officer: Jonathan Doe

Applicant Name: Mr Piotr Jaros

Planning File No: 029848

Location: 37 Danbury Road, Loughton, IG10 3AR

Proposal: Construction of single storey bathroom extension 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=605095

Application No: EPF/0250/18

Officer: Robin Hellier

Applicant Name:

Planning File No: 002196

Location: St Nicholas Church, Rectory Lane, Loughton, IG10 3RU

Proposal: TPO/EPF/05/79 T6, T16, T17 3x Yews. Crown reduction as specified

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=605193

Application No: EPF/0256/18
Officer: Sukhvinder Dhadwar
Applicant Name: Mr Scott Pound
Planning File No: 029847
Location: 58 Stonards Hill, Loughton, IG10 3EG
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=605233

Application No: EPF/0273/18
Officer: David Baker
Applicant Name: Mr James Hodgson
Planning File No: 029851
Location: 3 Albion Hill, Loughton, IG10 4RA
Proposal: Two storey rear extension with two Juliet balconies and porch structure to side 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=605277

Application No: EPF/0279/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr & Mrs Williams
Planning File No: 029839
Location: 4 The Fountains, Loughton, IG10 4RZ
Proposal: Loft conversion with a rear dormer & Juliet balcony

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=605298

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

Application No: EPF/0196/18
Officer: Muhammad Rahman
Applicant Name: Mr Jason Hodges
Planning File No: 024203
Location: 76 Willingale Road, Loughton, IG10 2DB
Proposal: Certificate of lawful development for proposed 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=604893

Application No: EPF/0253/18
Officer: Muhammad Rahman
Applicant Name: Mr Daniel Robins
Planning File No: 022963
Location: 25 The Greens Close, Loughton, IG10 1QE
Proposal: Certificate of lawful development for proposed loft conversion with hip to gable roof, rear dormer with Juliet balcony and one roof light to front 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=605215

Application No: EPF/0295/18

Officer: Muhammad Rahman

Applicant Name: Mr Jianxin Gao

Planning File No: 029843

Location: 47 Mowbrey Gardens, Loughton, IG10 2EU

Proposal: Certificate of Lawful Development for proposed rear dormer loft conversion and front rooflights.

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=605340

Application No: EPF/0308/18

Officer: Muhammad Rahman

Applicant Name: Mr Domingos Morais

Planning File No: 029845

Location: 39 Southview Road, Loughton, IG10 3LQ

Proposal: Certificate of lawful development for proposed hip to gable roof alteration and loft conversion with rear dormer and Juliet balcony.

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=605420

Application No: EPF/0395/18

Officer: Muhammad Rahman

Applicant Name: Ms Patricia Stokes

Planning File No: 021325

Location: 49 Harwater Drive, Loughton, IG10 1LP

Proposal: Certificate of Lawful Development for proposed loft conversion with hip to gable roof and rear dormer and 1 roof light to front 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=605679

Application No: EPF/0406/18

Officer: Muhammad Rahman

Applicant Name: Mr Andrew Goldstein

Planning File No: 008083

Location: 5 Shelley Grove, Loughton, IG10 1BY

Proposal: Certificate of Lawful Development for proposed outbuilding

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=605695

Application No: EPF/0395/18

Officer: Muhammad Rahman

Applicant Name: Ms Patricia Stokes

Planning File No: 021325

Location: 49 Harwater Drive, Loughton, IG10 1LP

Proposal: Certificate of Lawful Development for proposed loft conversion with hip to gable roof and rear dormer and 1 roof light to front 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=605679

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

Application No: EPF/0254/18

Officer: Jonathan Doe

Applicant Name: Mr Benjamin Shankland

Planning File No: 005123

Location: 49 York Hill, Loughton, IG10 1HZ

Proposal: Application for approval of details reserved by condition 2 'materials', 3 'tree protection' and 4 'landscaping' on planning application EPF/1523/16 (Replacement of garage at front of existing building with improved entrance)

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=605216

Application No: EPF/0264/18

Officer: Jonathan Doe

Applicant Name: Mr Paul Prior

Planning File No: 018463

Location: 2 Danbury Road, Loughton, IG10 3AP

Proposal: Application for approval of details reserved by condition 6 'Hard and Soft Landscaping', condition 9 'Foul and surface water' and condition 10 'Boundary Treatment' of planning permission EPF/2707/17 (Demolition of single storey extension to 2 Danbury Road. Erection of building containing two one-bedroom flats and one studio flat)

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=605257

Application No: EPF/0275/18

Officer: David Baker

Applicant Name: Mr David Kavanagh

Planning File No: 023040

Location: 2 Connaught Avenue, Loughton, IG10 4DP

Proposal: Application for approval of details reserved by condition 4 'boundary treatment' and 11 'existing windows and external doors' on planning application EPF/3078/17 (Conversion of existing house (plus previously approved extensions) to 5 flats, together with provision of 5 car spaces at the rear, alterations to boundary enclosures, and provision of amenity space).

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=605294

Application No: EPF/0366/18

Officer: Ian Ansell

Applicant Name: Great Berry Developments

Planning File No: 002813

Location: 113 Church Hill, Loughton, IG10 1QR

Proposal: Prior approval for demolition of single storey 'L' shaped warehouse and office building.

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=605613

Application No: EPF/0387/18

Officer: David Baker

Applicant Name: Mr N Patel

Planning File No: 029842

Location: 7 Churchfields, Loughton, IG10 1AG

Proposal: Prior approval for a 6.00 metre deep single storey rear extension, height to eaves 2.65 metres and overall height of 2.80 metres.

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=605653

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:

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.

**Enid K Walsh
TOWN CLERK
20 February 2018**