



PLANNING AND LICENSING COMMITTEE

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

Monday 18 June 2018

at Loughton Library, Traps Hill, Loughton, IG10 1HD
to transact the business shown in the agenda.

Enid K Walsh
Town Clerk
12 June 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 4 June 2018.
- 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 Chigwell Neighbourhood Plan – Regulation 16 publication period**
(Item deferred from previous meeting)
In accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, Epping Forest District Council is now publicising the Chigwell Neighbourhood Plan.
The publication period of the plan proposal is between 12 noon on Tuesday 15 May and 4pm on Tuesday 26 June 2018.

* Please see attached letter on page 5 for further details. The Committee is asked whether it wishes to make representations.
- 6 Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – Proposed base station upgrade at Sterling House, Langston Road, Loughton, IG10 3TS (NGR: 544485, 196080)**
The Council has been asked to comment on the proposal to upgrade this mobile phone mast. Responses are invited by 20 June 2018.

* See letter and plans on pages 6-12.
- 7 Planning Applications**
 - 7.1** To CONSIDER the planning applications received for the weeks 1 June and 8 June 2018:

Application No: EPF/1314/18
Officer: Jonathan Doe
Applicant Name: Mr Mitchell Webb
Planning File No: 018736
Location: 35 Forest Road, Loughton, IG10 1EE
Proposal: Single storey front, side and rear extension. Two-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=609314

Application No: EPF/1315/18

Officer: Jonathan Doe

Applicant Name: Mr Mitchell Webb

Planning File No: 018736

Location: 35 Forest Road, Loughton, IG10 1EE

Proposal: Single storey front, side & rear extension. Two 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=609315

Application No: EPF/1323/18

Officer: Sukhdeep Jhooti

Applicant Name: Graham Butler

Planning File No: 010883

Location: 16 Shelley Grove, Loughton, IG10 1BY

Proposal: Erection of fence and electronic bifold gates with separate pedestrian access gate across driveway 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=609376

Application No: EPF/1366/18

Officer: Jonathan Doe

Applicant Name: Mr Mustafa Timur

Planning File No: 008800

Location: 209 D/E High Road, Loughton, IG10 1BB

Proposal: Application for variation of condition 2 'plan numbers' and 3 'use of rear double doors' on planning application EPF/0808/17 (Erection of rear conservatory)

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=609576

Application No: EPF/1367/18

Officer: Robin Hellier

Applicant Name: Just Ask

Planning File No: 029977

Location: Street Record, Oak Tree Close, Loughton, IG10 2RE

Proposal: TPO/EPF/29/93.

T1 Oak - Reduce 2 x large structural branches with pruning wounds by 1.5 - 2m.

T2 Oak - Remove partially failed branch & branch with large bark wound.

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=609577

Application No: EPF/1371/18

Officer: Robin Hellier

Applicant Name: Mr Matthew Hagger

Planning File No: 009759

Location: 6 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/31/82

T1 Cedar - Crown reduce, 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=609593

Application No: EPF/1373/18

Officer: David Baker

Applicant Name: Mr James Docker

Planning File No: 024385

Location: 54 Ollards Grove, Loughton, IG10 4DW

Proposal: Application for variation of condition 3 'plan numbers' on planning approval EPF/1870/17 - for a replacement dwelling - comprising a revised design for the rear facing stairwell window, changes to rear basement elevation and light well, and omission of chimney stack.

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=609613

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

Application No: EPF/1335/18

Officer: Muhammad Rahman

Applicant Name: Mr Ziaul Hua

Planning File No: 029881

Location: 74 Church Lane, Loughton, IG10 1NT

Proposal: Certificate of lawful development for 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=609413

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

Application No: EPF/1253/18

Officer: David Baker

Applicant Name: Mr Peter Steer & Mrs Kim Hardy

Planning File No: 007855

Location: 1 Hillcrest Road, Loughton, IG10 4QH

Proposal: Application for approval of details reserved by condition 2 'external finishes', 3 'tree protection', 4 'landscaping' and 6 'drainage details' on planning application EPF/0048/18 (Demolition of existing chalet bungalow and stand alone garage with proposal for new detached four bedroom dwelling with integrated garage plus associated landscaping (amended application to new dwelling approved under EPF/0935/17)).

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=609055

Application No: EPF/1467/18

Officer: Muhammad Rahman

Applicant Name: Mr Jason Hodges

Planning File No: 024203

Location: 76 Willingale Road, Loughton, IG10 2DB

Proposal: Prior approval for proposed 3.85m deep single storey rear extension, height to eaves 2.5m and maximum height 2.5m

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=610013

8 Decisions

8.1 Decisions by Epping Forest District Council

No decision notices have been received.

9 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

9.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of Molens, 209 D/E High Road, Loughton, IG10 1BB

* See notice on page 13.

10 Enforcement and Compliance

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

**Enid K Walsh
TOWN CLERK
12 June 2018**

Agenda Item 5: Chigwell Neighbourhood Plan



Planning Policy Team
Neighbourhoods Directorate
Civic Offices, 323 High Street,
Epping, Essex CM16 4BZ

Director of Neighbourhoods &
Deputy Chief Executive:
Derek Macnab

Email: LDFConsult@eppingforestdc.gov.uk
Web: www.eppingforestdc.gov.uk/planningourfuture
Telephone: 01992 564517

Dear Sir/Madam,

Chigwell Neighbourhood Plan - Regulation 16 publication period

In accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, Epping Forest District Council is now publicising the Chigwell Neighbourhood Plan.

The Regulation 16 publication period of the plan proposal is between **12 noon on Tuesday 15 May and 4pm on Tuesday 26 June 2018**. During this period, the plan proposal and other supporting documents can be inspected through Epping Forest District Council's website and at the following locations:

- Civic Offices, High Street, Epping CM16 4BZ (9am to 5pm, Monday to Friday)
- Chigwell Parish Council, Hainault Road, Chigwell IG7 6QZ (9:30am to 4:30pm, Monday to Friday)

The purpose of the publication stage of the plan making process is to enable any person to make representations to the Council about the plan proposal. The focus of any representations should be whether the plan proposal fulfils the "basic conditions", as required by paragraph 8 (1) (a) (2) of Schedule 4B to the Town and Country Planning Act 1990 (inserted by the Localism Act 2011).

Further details, including submission and supporting documents can be found on our website at: <http://www.efdclocalplan.org/local-plan/planning-policy/neighbourhood-planning/chigwell-neighbourhood-plan-regulation-16-publication-and-examination/>

Once the representation period begins at noon on the 15 May 2018, we would ask you to **make any representations by using the response form** which can be found on our website using the above link. Completed forms should be emailed to LDFconsult@eppingforestdc.gov.uk. Alternatively, you can post completed forms to Planning Policy, Civic Offices, High Street, Epping CM16 4BZ.

We will accept comments in writing (including electronic, such as email) provided that a name and address is supplied. We cannot accept anonymous comments, and we cannot accept comments submitted after the publication period stated above.

Yours faithfully,

Planning Policy Team
Epping Forest District Council

Agenda Item 6: Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – Proposed base station upgrade at Sterling House, Langston Road, Loughton, IG10 3TS

Waldon Telecom Ltd
Phoenix House
Pyrford Road
West Byfleet
Surrey
KT14 6RA

Telephone
01932 411011
Facsimile
01932 411012

Email
enq@waldontelecom.com
Website
waldontelecom.com



Our Ref: PC/CTIL_144920 28

Mrs E Walsh
Loughton Town Council
Loughton Library & Town Hall
Traps Hill
Loughton
Essex
IG10 1HD

Thursday 7th June 2018

Dear Mrs Walsh,

PROPOSED BASE STATION UPGRADE AT CTIL_144920 28/VF_73837_19, STERLING HOUSE, LANGSTON ROAD, LOUGHTON, ESSEX, IG10 3TS (NGR: 544485, 196080)

CTIL and Vodafone identified this site as suitable for an equipment upgrade. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, CTIL and Vodafone are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone's continued network improvement program, there is a specific requirement for an upgrade at this location to provide improved 2G, 3G and 4G coverage for Vodafone in the area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simply won't work.

Please find below the details of the proposed site: -

Our technical network requirement is as follows:

- CTIL_144920 28/VF_73837_19, Sterling House
- The proposed upgrade will provide improved 2G, 3G and 4G coverage for Vodafone in the area.

We consider the best solution is as follows:

- Sterling House, Langston Road, Loughton, Essex, IG10 3TS (NGR: 544485, 196080)
- The proposed development comprises the replacement of 3No. existing antennas with 3No. new antennas, the replacement of equipment within the existing cabin and development ancillary thereto.
- This option has been chosen to utilise the existing installation to improve coverage with minimal changes to the existing equipment, minimising the visual impact on the surrounding area as far as technically possible.

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

Waldon Telecom Ltd
Phoenix House
Pyrford Road
West Byfleet
Surrey
KT14 6RA

Telephone
01932 411011
Facsimile
01932 411012

Email
enq@waldontelecom.com
Website
waldontelecom.com



waldon

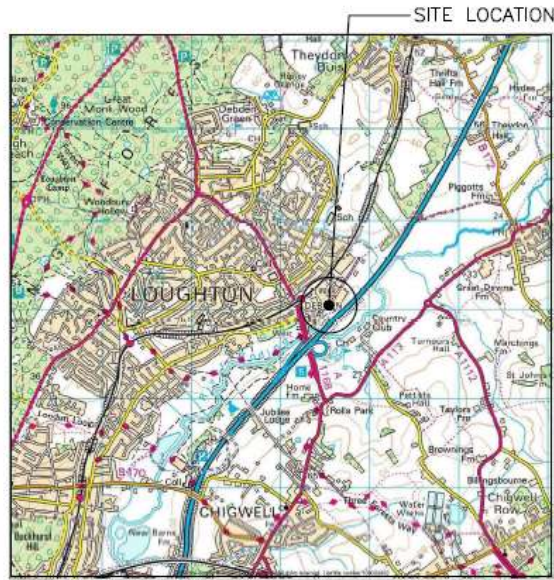
All Vodafone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Yours faithfully,



Peter Cherry
Waldon Telecom Ltd.
(for and on behalf of CTIL and Vodafone Ltd)
Email: peter.cherry@waldontelecom.com
Tel: 07968 900088



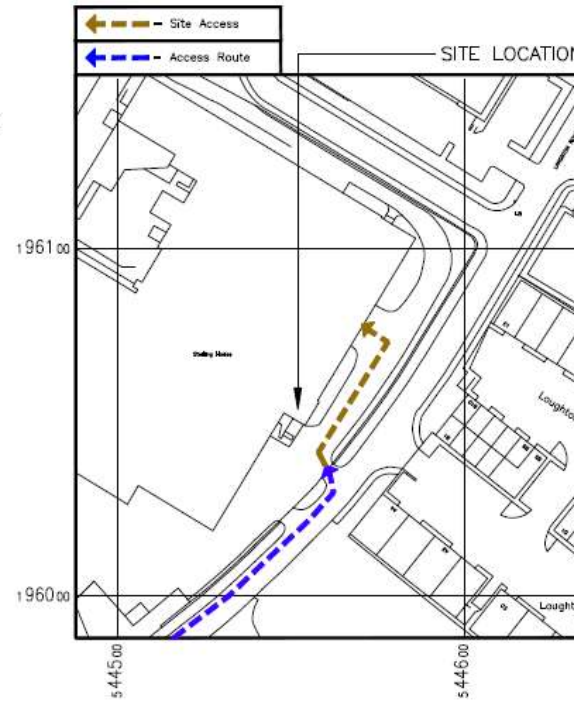
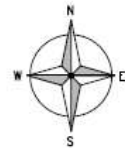
0 500 1000 1500 2000 2500m
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SITE LOCATION
(Scale 1:50000)

Ordnance Survey map extract based upon Landranger map series with the permission of the controller of Her Majesty's Stationery Office Licence No. 100022432 Crown copyright.



SITE PHOTOGRAPH

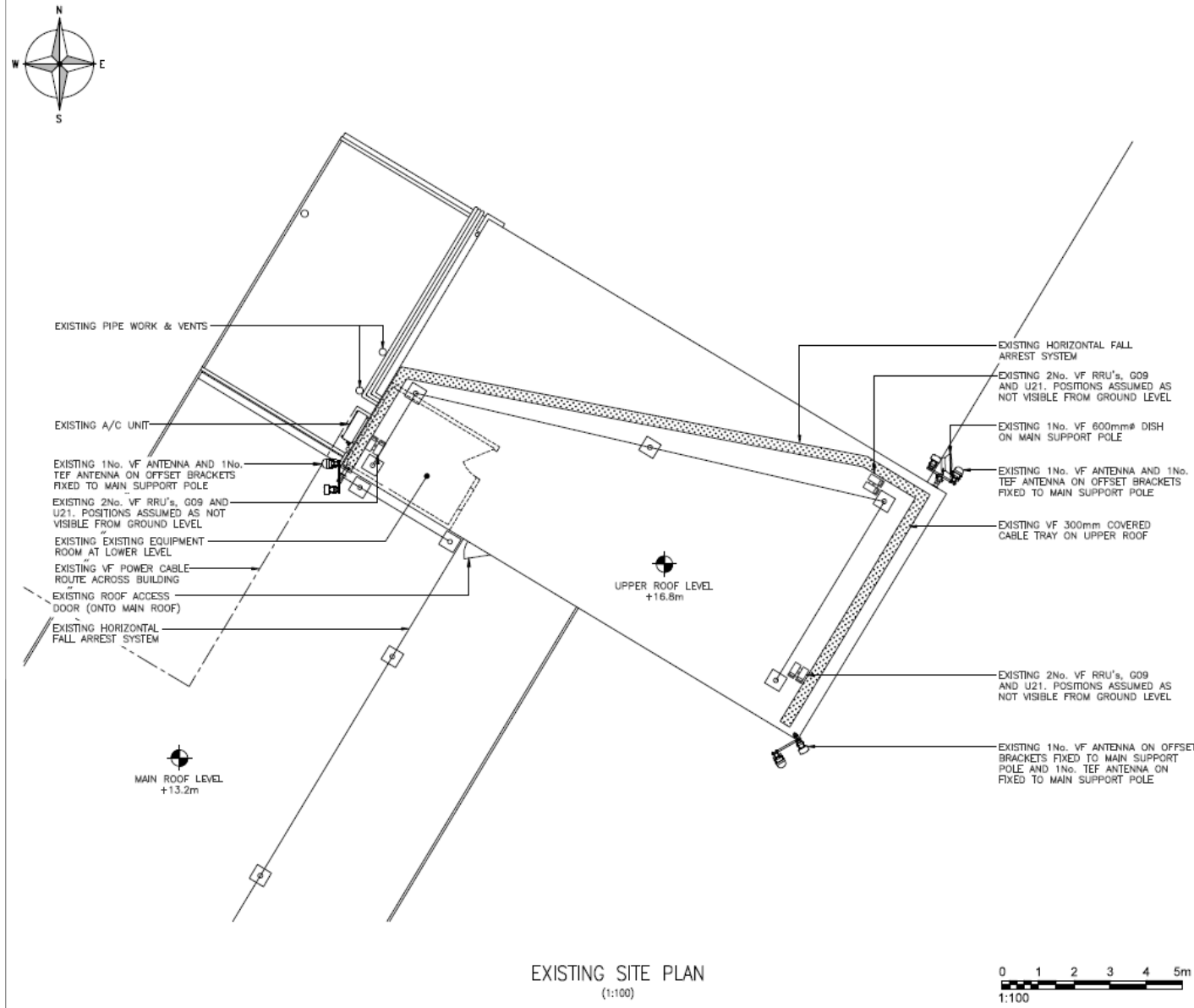


0 12,5 25 37,5 50 62,5m
1:1250

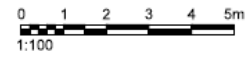
DETAILED SITE LOCATION
(Scale 1:1250)

Based upon Ordnance Survey map extract with the permission of the Controller of Her Majesty's Stationery Office. Crown copyright. Licence No. 100022432

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE			
N.G.R.	E: 544549	N: 196051	
CONCESSION REQUIRED		NO	
DIRECTIONS TO SITE: FROM M25 TRAVELING CLOCKWISE (EAST), EXIT AT J26, TAKE A121 EAST TOWARDS LOUGHTON. AT ROUNDABOUT WITH A104 TAKE 3rd EXIT FOLLOWING A121 INTO LOUGHTON. AT BOTTOM OF HILL AT JUNCTION WITH A1168 TAKE FIRST EXIT OFF MINI ROUNDABOUT FOLLOWING A1168 (RECTORY LANE). FOLLOW ROAD PAST DESDEN TUBE STATION THEN EXIT NEXT LEFT LANGSTON ROAD). STERLING HOUSE WILL BE ON LHS AFTER APPROX 200m.			
NOTES:			
A Issued for Approval		JP	PCC 18.05.18
REV	MODIFICATION	BY	CH DATE
 WHP Telecoms Ltd St James Court Waterspool Causeway Warrington WA4 6PS Tel: 01925 424100 Fax: 01925 424101 email: info@whp-telcoms.co.uk			
 CTIL - LONDON			
Cell Name			Opt.
STERLING HOUSE LOUGHTON			-
Cell ID No			
CTIL	TEF	VF	
E305257			
144920	46000	73837	
Site Address / Contact Details			
STERLING HOUSE LANGSTON ROAD, LOUGHTON LANGSTON ROAD ESSEX IG10 3TS			
Drawing Title: SITE LOCATION MAPS			
Purpose of issue: PLANNING			Dwg Rev
Drawing Number: 100			A
Surveyed By: PM		Original Draft Size: A3	
Drawn: JP		Checked: PCC	
Date: 18.05.18	Date: 18.05.18	Date: 18.05.18	Date: 18.05.18



EXISTING SITE PLAN
(1:100)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R: E: 544549 N: 196051

CONCESSION REQUIRED	NO
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NOTES:

Issued for Approval	JP	PCC	18.05.18
REV	MODIFICATION	BY	CH DATE

WHP Telecoms Ltd
St James Court
Widropool Causeway
Warrington WA4 6PS
Tel: 01925 424100 Fax: 01925 424101
e-mail: info@whp-telecoms-uk.co.uk

vodafone
CTIL - LONDON

Cell Name	Opt:	
STERLING HOUSE LOUGHTON	-	
Cell ID No		
CTIL	TEF	VF
E305257	144920	46000 73837

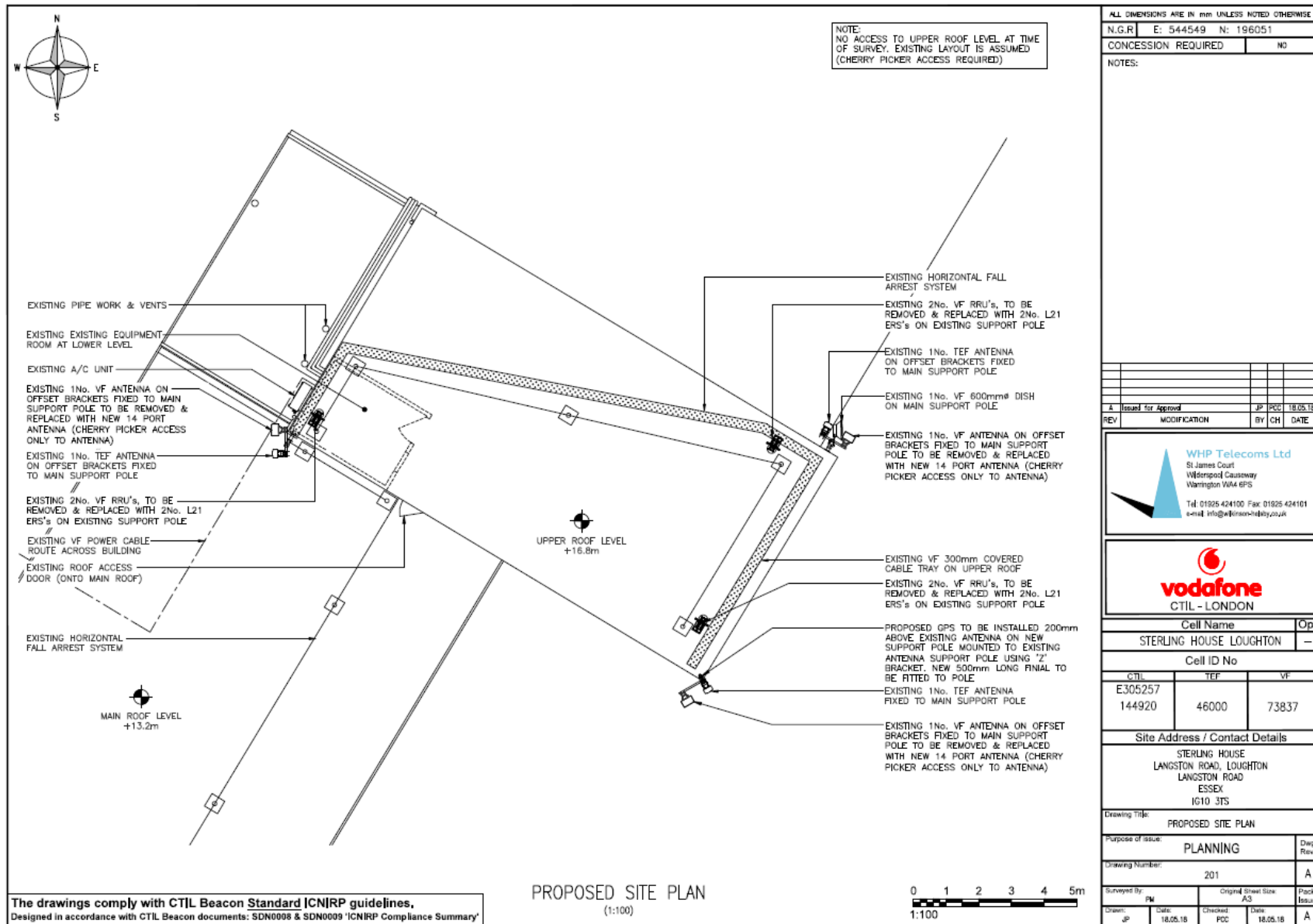
Site Address / Contact Details

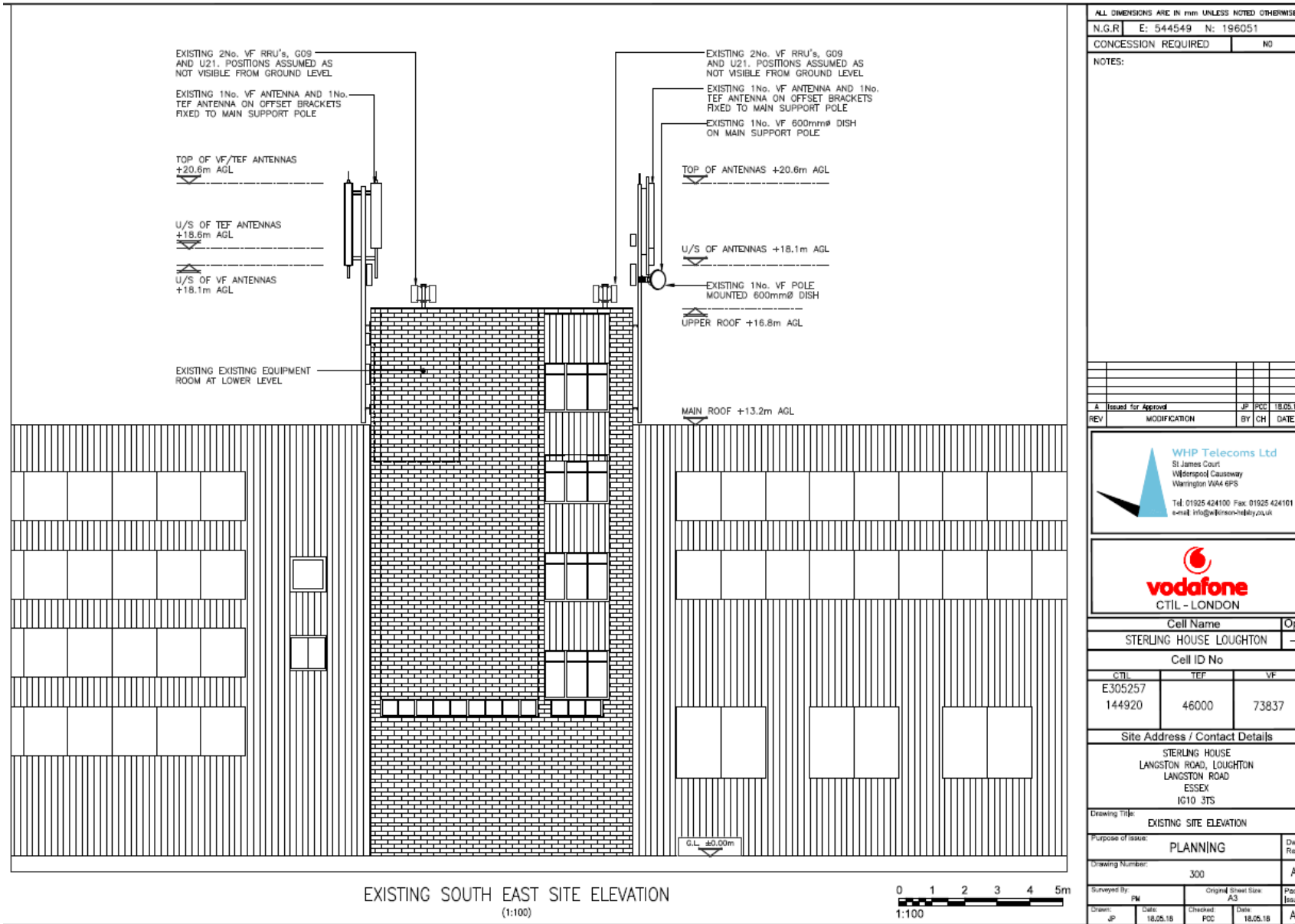
STERLING HOUSE
LANGSTON ROAD, LOUGHTON
LANGSTON ROAD
ESSEX
IG10 3TS

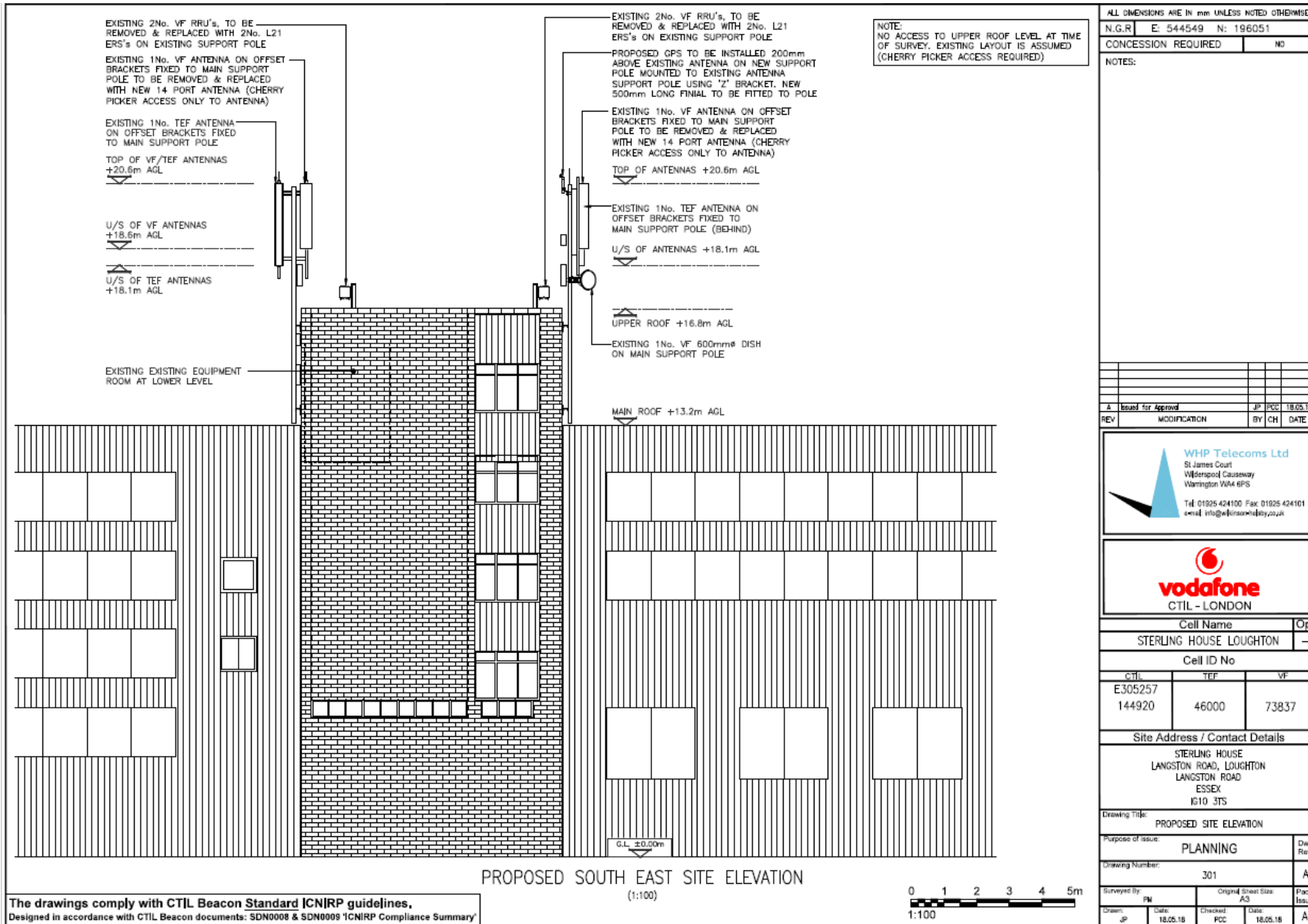
Drawing Title: EXISTING SITE PLAN

Purpose of issue:	PLANNING	Dwg Rev
Drawing Number:	200	A

Surveyed By:	PM	Original Sheet Size:	A3	Pack Issue:				
Drawn:	JP	Date:	18.05.18	Checked:	PCC	Date:	18.05.18	A







Agenda Item 9.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of Molens, 209 D/E High Road, Loughton, IG10 1BB



Register of Licence applications received.

Date application received: 07th June 2018

Applicant name: Mr Mustafa Timur

Address of Premises: Molens, 209D/E High Road, Loughton, Essex, IG10 1BB

Brief details of the nature of the application;

Application to vary the premises licence under the Licensing Act 2003 for the above premises. The proposed variation is for the supply of alcohol extended to the newly erected conservatory and for the sale of alcohol time to be reduced from 23:00 to 18:00.

Supply of Alcohol

Monday to Saturday	10:30-18:00
Sunday	10:30-17:00

Hours premises are open to the public

Monday to Saturday	07:00-18:00
Sunday	09:00-17:00

Any representations regarding the above application should be made within 28 days of the day above, to;

Epping Forest District Council
Licensing Unit Civic Offices,
High Street
Epping
Essex
CM16

4BZ