



PLANNING AND LICENSING COMMITTEE

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

Monday 30 July 2018

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

Enid K Walsh
Town Clerk
24 July 2018

Councillor J Angold-Stephens (Chairman)

Councillors

P Abraham
T Downing

T Cochrane
K Latchford

C Davies
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 16 July 2018 amended from those circulated to read at

Min no PL489 – Confirmation of Minutes, the date of the previous meeting has been amended to read: “2 July 2018”;

Min No PL492.1 – Notice of application for a new premises licence under the Licensing Act 2003 in respect of Zara Bar & Grill, 30 Barrington Green, Loughton, IG10 2BA – the address has been amended to read: “32 Barrington Green, Loughton, IG10 2BA”;

Min No PL492.4 – Notice of application for a new premises licence under the Licensing Act 2003 in respect of Wing Shack, 240 High Road, Loughton, IG10 3SP, the comment has been amended to read:

“The Committee OBJECTED to this application given the primarily residential nature of this location, for the prevention of public nuisance.

However, the Committee would waive its objection if alcohol was sold only for consumption on the premises to be served with meals at tables inside the premises and provided the music was restricted to background music.”

Please also refer to Agenda item 4.2 for information on this amendment made under delegated powers;

Min No PL494 – Planning Application: EPF/1413/18 – Land north of Dowding Way Waltham Abbey Essex EN9 3YX – Hybrid: Full planning application for erection of 1 no. warehouse with ancillary accommodation (Class B8), including access and servicing arrangements, car parking and landscaping, roof-mounted photovoltaic array and associated works including new vehicular access to A121 (phase 1), gatehouse and sprinkler tanks; outline planning application for up to 22,733 square metres (GIA) of employment floorspace (Classes B1(c), B2 and B8) with all matters reserved (phase 2) – the first paragraph of the Committee's comments has been deleted.

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 Amended Plans

EPF/1258/18 – 119 High Road, Loughton, IG10 4LT – Extension to side and rear over two storeys and rooms in the roof including two dormer windows, to provide 89 sqm of additional commercial space ** REVISED DESCRIPTION AND PLANS ** – Min no PL483.1

To CONSIDER the amended plans received from Epping Forest District Council showing a different form and layout.

4.2 Licensing Applications

For information, the Licensing Compliance Officer has advised that, when considering applications, if the Committee wishes to add conditions they must have **Objected** to the application. Comments of **No Objection** should only be made if the Committee consents to the application exactly as proposed.

5 Election of a Vice-Chairman

Following the resignation of Cllr Davies from this post owing to work commitments, the Committee is asked to elect a Vice-Chairman for the remainder of this municipal year.

6 Planning Applications

6.1 To CONSIDER the planning applications received for the weeks 13 and 20 July 2018:

Application No: EPF/1156/18

Officer: Muhammad Rahman

Applicant Name: Mr Daniel Rich

Planning File No: 024844

Location: 4 Ashley Grove, Staples Road, Loughton, IG10 1HS

Proposal: Single storey front 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=608657

Application No: EPF/1370/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Vivek Sharma

Planning File No: 030034

Location: 182 The Broadway, Loughton, IG10 3SS

Proposal: Single storey side front 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=609580

Application No: EPF/1485/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Martin Summers

Planning File No: 030027

Location: 13 Cedar Drive, Loughton, IG10 2PA

Proposal: Two storey side and rear extensions.

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=610114

Application No: EPF/1674/18

Officer: David Baker

Applicant Name: Mrs Audrey Gee

Planning File No: 017839

Location: 8 West View, Loughton, IG10 1TA

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=610994

Application No: EPF/1677/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Sandrock

Planning File No: 030033

Location: 15 The Lindens, Loughton, IG10 3HS

Proposal: Single storey rear extension and garage conversion.

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=610996

Application No: EPF/1681/18

Officer: David Baker

Applicant Name: Mr Ellis Armstrong

Planning File No: 026800

Location: 82A Tycehurst Hill, Loughton, IG10 1DA

Proposal: Application for variation of condition 2 'plan numbers' on planning application EPF/2336/17 - for demolition of existing house and erection of a one and two storey house of contemporary design - the main change being to the design and size of the roof over the ground floor rear terrace.

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=611016

Application No: EPF/1709/18

Officer: Muhammad Rahman

Applicant Name: Ms Sarah Gibbon

Planning File No: 030021

Location: 117 Queens Road, Loughton, IG10 1RR

Proposal: Rear single storey 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=611081

Application No: EPF/1781/18

Officer: Robin Hellier

Applicant Name: Ms Kim Wiper

Planning File No: 009704

Location: Plume of Feathers, 123 Church Hill, Loughton, IG10 1QR

Proposal: TPO/EPF/13/94

T1 & T2 Oaks - Crown lift by removing the lowest 6 branches.

T5 & T6 Ash - Fell.

T7 Ash - Reduce lateral extension growth by up to 2m.

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=611436

Application No: EPF/1797/18

Officer: Corey Isolda

Applicant Name: Mr James Cunningham

Planning File No: 024681

Location: 4 West View, Loughton, IG10 1TA

Proposal: Erection of part second floor to existing single storey, infill covered porch area with double floor extension, single rear extension, garage conversion new detached 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=611481

Application No: EPF/1822/18

Officer: Jonathan Doe

Applicant Name: Mr John G Pike

Planning File No: 013134

Location: 31 Traps Hill, Loughton, IG10 1SZ

Proposal: Application for a new planning permission to replace an extant planning permission (EPF/1912/15) for demolition and removal of existing dwelling house and erection of replacement.

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=611594

Application No: EPF/1830/18

Officer: Jonathan Doe

Applicant Name: Mr Lalit Choda

Planning File No: 012320

Location: 18 Sparelease Hill, Loughton, IG10 1BT

Proposal: Ground and lower ground floor rear extension, set approximately half a storey down from existing lower ground floor level.

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=611635

Application No: EPF/1882/18

Officer: Corey Isolda

Applicant Name: Mr Sean Riddington

Planning File No: 023476

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

Proposal: Variation of condition 8 'plan numbers' on planning application EPF/3204/16 (Partial demolition of the existing cottage at the southern elevation and erection of two storey gable extensions and new facade. Single storey extension to the 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=611857

Application No: EPF/1886/18

Officer: Robin Hellier

Applicant Name: Together [sic] Property Management Ltd

Planning File No: 019286

Location: Hetton House, Station Road, Loughton, IG10 4NP

Proposal: TPO/EPF/07/79

T1 Lime (Ref T31) - Reduce selected laterals by 1.5m, as specified. 15% Crown thin, Crown lift to 4m.

T2 Horse Chestnut (Ref T32) - Selective lateral reduction by up to 2m, as specified. 15% Crown thin.

TPO/EPF/14/93 T3 Lime (Ref T1), T4 (Ref T2) & T5 (Ref T3) 2 x Horse Chestnuts - Crown lift to 4m from the ground.

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=611876

Application No: EPF/1892/18

Officer: Robin Hellier

Applicant Name: Mr Andrew Owen

Planning File No: 009967

Location: The Former Golden Lion, Borders Lane, Loughton, IG10 1TE

Proposal: TPO/EPF/11/98 G1. 2 x Oaks (T2 & T3 in attached report).

Crown lift secondary branches to 4m. T2 Oak - Reduce back on building side, as specified. Management plan permission to repeat this work, back to newly pruned points, for 5 years.

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=611896

Application No: EPF/1898/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Daniel and Toni Spurling

Planning File No: 014382

Location: 1 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: To create a new boundary wall and railing with an automatic iron sliding gate.

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=611936

Application No: EPF/1902/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs T Hiles

Planning File No: 024732

Location: 104 Southern Drive, Loughton, IG10 3BX

Proposal: Retrospective application for rear dormer above ridge height.

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=611940

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

Application No: EPF/1493/18

Officer: David Baker

Applicant Name: Mr Mark Stanton

Planning File No: 022666

Location: 16 The Drive, Loughton, IG10 1HB

Proposal: Certificate of lawful development for proposed minor alterations 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=610153

Application No: EPF/1668/18

Officer: Muhammad Rahman

Applicant Name: Alan Barter

Planning File No: 022085

Location: 132 Church Hill, Loughton, IG10 1LH

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=610956

Application No: EPF/1705/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Warren

Planning File No: 021048

Location: 36 Hilltop, Loughton, IG10 1PX

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=611077

Application No: EPF/1820/18

Officer: Muhammad Rahman

Applicant Name: Mrs Pakying Loshi

Planning File No: 007186

Location: 3 Hillyfields, Loughton, IG10 2JT

Proposal: Certificate of lawful development for a proposed garage conversion and loft conversion with rear dormer window.

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=611575

Application No: EPF/1850/18

Officer: Muhammad Rahman

Applicant Name: Mr Adam Stiff

Planning File No: 009007

Location: 1 Grosvenor Path, Loughton, IG10 2LF

Proposal: Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.

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=611734

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

Application No: EPF/1640/18

Officer: Jonathan Doe

Applicant Name: Asset Rock Loughton LTD

Planning File No: 002975

Location: 1 Ollards Grove, Loughton, IG10 4DJ

Proposal: Application for approval of details reserved by condition 3 'external finishes' on planning application EPF/3425/17 (Rear extension and addition of roof storey to the property to obtain four additional self-contained flats. No proposed change of existing use).

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=610836

Application No: EPF/1723/18

Officer: Corey Isolda

Applicant Name: Millie Properties Ltd

Planning File No: 016133

Location: 49 Baldwins Hill, Loughton, IG10 1SF

Proposal: Prior notification of proposed demolition of wooden outbuilding to rear.

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=611139

Application No: EPF/1936/18

Officer: Corey Isolda

Applicant Name: Mr Paul Cockayne

Planning File No: 003639

Location: 89 Englands Lane, Loughton, IG10 2QL

Proposal: Prior approval for proposed 4.5m deep single storey rear extension, height to eaves 3.0m and maximum height 3.5m

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=612077

7 Decisions

7.1 Decisions by Epping Forest District Council

No decision notices have been received.

8 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

8.1.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Home Bargains, Unit 9, Epping Forest Shopping Park, Langston Road, Loughton, IG10 3UE

* See notice on page 9.

8.1.2 Notice of application for a new premises licence under the Licensing Act 2003 in respect of The Green Owl Canteen Ltd, 12-14 The Broadway, Loughton, IG10 3ST

* See notice on page 10.

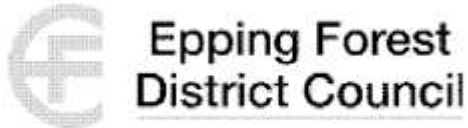
9 Enforcement and Compliance

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

**Enid K Walsh
TOWN CLERK
24 July 2018**

Agenda Item 8.1.1

Notice of application for a new premises licence under the Licensing Act 2003 in respect of Home Bargains, Unit 9, Epping Forest Shopping Park, Langston Road, Loughton, IG10 3UE



Register of Licence applications received.

Date application received: 13th July 2018

Applicant name: T J Morris Limited

Address of Premises: Home Bargains, Unit 9, Epping Forest Shopping Park, Langston Road, Loughton, Essex, IG10 3UE

Brief details of the nature of the application;

An application for a new premises licence at the above address. The application is for the following:

The sale by retail of alcohol for consumption off the premises – Monday to Sunday 08:00 to 22:00

Hours Premises Are Open To The Public- Monday to Sunday 08:00 to 22:00

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

Agenda Item 8.1.2

Notice of application for a new premises licence under the Licensing Act 2003 in respect of The Green Owl Canteen Ltd, 12-14 The Broadway, Loughton, IG10 3ST



Register of Licence applications received.

Date application received: 16th July 2018

End Date for consultation : 12th August 2018

Applicant name: The Green Owl Canteen Ltd

Address of Premises: Green Owl Canteen Ltd, 12-14 The Broadway, Loughton, Essex, IG10 3ST

Brief details of the nature of the application;

An application for a variation of the current premises licence for the above property, the application is to allow off sales along with on sales (on-sales already granted). The applicant wishes to add off sales to allow customers to consume alcohol on the outside seating that is provided at the front of the premises.

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