



PLANNING AND LICENSING COMMITTEE

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

Monday 3 September 2018

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

Enid K Walsh
Town Clerk
28 August 2018

Councillor J Angold-Stephens (Chairman)
Councillor K Latchford (Vice Chairman)

Councillors

P Abraham
T Downing

T Cochrane
S Murphy

C Davies

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 20 August 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.

4.1 Notice of Appeal:

EPF/0616/18 – 60 Tycehurst Hill, Loughton, IG10 1DA – Single storey rear conservatory (Appeal ref no. APP/J1535/D/18/3205855) – Min no PL429.1

For information only: 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Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn.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 13 August 2018.

5 Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – Proposed base station upgrade at Epping Forest College, Borders Lane, Loughton, IG10 3SA (ref: CTIL_136611TEF39818VF97007)

The Council has been asked to comment on the proposal to upgrade this mobile phone mast. Responses are invited by 4 September 2018.

* See letter and plans (pages 7 – 11).

6 Planning Applications

6.1 To CONSIDER the planning applications received for the weeks 17 August and 24 August 2018:

Application No: EPF/1599/18

Officer: David Baker

Applicant Name: Dr Natasha Umrani

Planning File No: 004203

Location: Greenleaves, 4 Warren Hill, Loughton, IG10 4RL

Proposal: Erection of single storey rear extension, front porch, change of roof profile and erection of two rear 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=610576

Application No: EPF/2022/18

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Juliusz and Anna Zajda

Planning File No: 024238

Location: 32 Valley Hill, Loughton, IG10 3AQ

Proposal: Proposed outbuilding in the rear gardens to serve as garden storage, hobby workshop and utility room.

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=612435

Application No: EPF/2040/18

Officer: Sukhvinder Dhadwar

Applicant Name: Reformer Ltd

Planning File No: 029822

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: Demolition of the existing bungalow and replacement with a block of 10 apartments.

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=612520

Application No: EPF/2051/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Hawes

Planning File No: 014485

Location: 26 Ollards Grove, Loughton, IG10 4DW

Proposal: Loft conversion with the formation of 2 x hip to gable enlargements and rear dormer with Juliet balconies.

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=612555

Application No: EPF/2080/18

Officer: David Baker

Applicant Name: Deborah Hodges

Planning File No: 030069

Location: 30 Baldwins Hill, Loughton, IG10 1SD

Proposal: Two storey side and rear extensions plus alterations to front facade

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=612694

Application No: EPF/2115/18

Officer: David Baker

Applicant Name: C/O Agent

Planning File No: 005114 / 004329 / 01

Location: 13 - 15a Alderton Hill, Loughton, IG10 3JD

Proposal: Demolition of houses at 13, 15 and 15a, Alderton Hill, and the erection of linked blocks of elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64 car spaces in undercroft parking at the rear and south side of the block, and associated ground works. *** (Amendments to the previous proposal include changes to the front façade facing Alderton Hill, a reduction in the level of massing to the north of the site, a reduction in the number of units proposed by 15% from 106 to 89, and creation of a new zebra crossing along Alderton Hill. ***

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=612894

Application No: EPF/2126/18

Officer: Muhammad Rahman

Applicant Name: Mr Mark Schofield

Planning File No: 023349

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

Proposal: Rear ground floor 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=612954

Application No: EPF/2132/18

Officer: David Baker

Applicant Name: Mr & Mrs Augustine and Adejoke Asemota

Planning File No: 004366

Location: 2 Deepdene Road, Loughton, IG10 3PU

Proposal: Single storey rear extension, front extension & 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=612994

Application No: EPF/2142/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Victoria Portnoy

Planning File No: 006868

Location: 4 Clays Lane, Loughton, IG10 2RZ

Proposal: Proposed replacement rear addition.

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=613034

Application No: EPF/2205/18

Officer: James Rogers

Applicant Name: Loughton High Road (256) Limited

Planning File No: 017721

Location: 256 High Road, Loughton, IG10 1RB

Proposal: Demolition of existing buildings and construction of 29 retirement apartments in a single building of 3, 4 and 5 storeys in height, alongside associated access, amenity space, landscaping and parking.

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=613316

Application No: EPF/2211/18

Officer: Muhammad Rahman

Applicant Name: Mr Brad Greenberg

Planning File No: 011525

Location: 17 Hilltop Close, Loughton, IG10 1PY

Proposal: Single storey front 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=613333

Application No: EPF/2217/18

Officer: Robin Hellier

Applicant Name: Mrs Angela Willcock

Planning File No: 000531

Location: 262 High Road, Loughton, IG10 1RB

Proposal: TPO/EPF/06/79 (Ref: T6)

T1 = 1 x Lime Tree - Crown reduce by 2.0 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=613357

Application No: EPF/2219/18

Officer: Muhammad Rahman

Applicant Name: Mr Nanthan Mohanadas

Planning File No: 030065

Location: 5 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: Extension of existing dormer to side and additional window to front.

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=613373

- 6.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:** (Members are reminded that comments are not normally accepted by Epping Forest District Council on these types of applications unless there are strong concerns.)

Application No: EPF/2224/18

Officer: Robin Hellier

Applicant Name: Mr Ray Gaffney

Planning File No: 009045

Location: 3 Birch House, Potters Close, Loughton, IG10 1JQ

Proposal: TPO/CH1/02/68AI

T1 yew - 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=613433

Application No: EPF/2239/18

Officer: Robin Hellier

Applicant Name: Mrs Sond

Planning File No: 002767

Location: 48 Baldwins Hill, Loughton, IG10 1SF

Proposal: T1: Cedar, T4: Horse Chestnut & T6 Blue Atlas Cedar - crown lift, as specified.

T5: Lawson Cypress - fell.

T7: Holly & T9 Lawson Cypress - reduce back, as specified.

T3 Various incl Thuja, T8 Cotoneaster - face back, 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=613514

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

Application No: EPF/2121/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Lester

Planning File No: 000176

Location: 6 Newnham Close, Loughton, IG10 4JG

Proposal: Certificate of Lawful Development for proposed garage conversion 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=612900

Application No: EPF/2131/18

Officer: David Baker

Applicant Name: Mr & Mrs Augustine and Adejoke Asemota

Planning File No: 004366

Location: 2 Deepdene Road, Loughton, IG10 3PU

Proposal: Certificate of Lawful Development for 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=612993

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

Application No: EPF/2226/18

Officer: Muhammad Rahman

Applicant Name: Mr Nanthan Mohanadas

Planning File No: 030065

Location: 5 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: Prior Approval for a single storey rear extension 6 metres deep, 2.6 metres high and 2.5 eaves 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=613453

7 Decisions

7.1 Decisions by Epping Forest District Council

No decision notices have been received.

7.2 Decisions by Essex County Council – Application No:

CC/EPF/48/17/NMA1 - Proposal: Details pursuant to Non-Material Amendment 1 – Omission of signage, change of brick, change in orientation of cladding and change in roof finish of planning application CC/EPF/48/17

Location: Oak View School, Whitehills Road, Loughton, IG10 1TS

A copy of the decision is available at www.essex.gov.uk/viewplanning by searching the application number above.

For information: Essex County Council has GRANTED permission for this application.

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

9 Enforcement and Compliance

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

**Enid K Walsh
TOWN CLERK
28 August 2018**

Agenda item 5

Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – Proposed base station upgrade at Epping Forest College, Borders Lane, Loughton, IG10 3SA (ref: CTIL_136611TEF39818VF97007)





