



PLANNING AND LICENSING COMMITTEE

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

Monday 3 October 2016

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

Enid K Walsh
Town Clerk

27 September 2016

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 19 September 2016.

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 Loughton Building Design Award – Min no PL83.4

This item was deferred from the last meeting.

In view of the increasing number of developments taking place in Loughton from renovations to major new building schemes, members are ASKED to consider whether they wish to raise the profile of the competition by promoting this town-wide.

* See report on page 7.

5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 16 and 23 September 2016.

Application No: EPF/2100/16

Officer: Jonathan Doe

Applicant Name: Mr N Firstford

Planning File No: 020853

Location: 45 Forest Road, Loughton IG10 1EE

Proposal: Proposed ground floor rear extension, part first floor rear extension and loft conversion, with rear dormer, and internal alterations 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=586417

Application No: EPF/2125/16

Officer: Jonathan Doe

Applicant Name: Mr Shafiq Jivraj

Planning File No: 024853

Location: 21 The Broadway, Loughton IG10 3SX

Proposal: Change of use from A1 to A5 and advertisements.

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=586475

Application No: EPF/2129/16

Officer: Jonathan Doe

Applicant Name: Mr Shafiq Jivraj

Planning File No: 024853

Location: 21 The Broadway, Loughton IG10 3SX

Proposal: Advertisement consent for proposed 1 x fascia sign and 1 x projecting sign in connection with proposed change of use from A1 to A5.

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=586493

Application No: EPF/2159/16

Officer: Marie-Claire Tovey

Applicant Name: Mr Baljit Virk

Planning File No: 001860

Location: 38 Chigwell Lane, Loughton IG10 3NY

Proposal: Change of use and conversion of part of existing ground floor office (Use Class B1) to a convenience store (Use Class A1) including new cladding to front elevation and new pedestrian access.

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=586541

Application No: EPF/2164/16

Officer: Marie-Claire Tovey

Applicant Name: Mr Baljit Virk

Planning File No: 001860

Location: 38 Chigwell Lane, Loughton IG10 3NY

Proposal: New externally illuminated fascia signage.

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=586546

Application No: EPF/2246/16

Officer: Robin Hellier

Applicant Name: Epping Forest College

Planning File No: 002145

Location: Epping Forest College, Borders Lane, Loughton IG10 3SA

Proposal: TPO/EPF/17/88 W1. 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=586759

Application No: EPF/2282/16

Officer: Ian Ansell

Applicant Name: Mr Inderpal Matharu

Planning File No: 001458

Location: 8-10 High Beech Road, Loughton IG10 4BL

Proposal: 5mm thick printed Foamex board advert to side flank wall of 8-10 High Beech Road - facing Council's public car park.

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=587033

Application No: EPF/2304/16

Officer: Moses Ekole

Applicant Name: Mr Hardip Ubhi

Planning File No: 001241

Location: 3 The Heights, Loughton IG10 1RN

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=587135

Application No: EPF/2310/16

Officer: David Baker

Applicant Name: Mr Steven Shellard

Planning File No: 013862

Location: 43 Wellfields, Loughton IG10 1PA

Proposal: Installation of railings on top of existing front boundary wall plus provision of automatic gates across front vehicular access to 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=587141

Application No: EPF/2320/16CA

Officer: Robin Hellier

Applicant Name: Mr Arthur Catterall

Planning File No: 004797

Location: Forest Edge, 61 York Hill, Loughton IG10 1HZ

Proposal: T1: Yew - Crown reduction to smaller size but same shape.

T2: Robinia - 50% Crown reduction.

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=587194

Application No: EPF/2343/16

Officer: Marie-Claire Tovey

Applicant Name: Mr K Fox

Planning File No: 007018

Location: 18 Albion Park, Loughton IG10 4RB

Proposal: Demolition of existing dwelling and erection of two detached dwellings with associated car parking and vehicular access.

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=587316

Application No: EPF/2347/16

Officer: David Baker

Applicant Name: Mr Aiden Garner

Planning File No: 000220

Location: 45 Alderton Hill, Loughton IG10 3JD

Proposal: Erection of entrance gates, wall and railings on front boundary.

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=587320

Application No: EPF/2348/16

Officer: Moses Ekole

Applicant Name: Mr Ozan Ahmet

Planning File No: 023998

Location: 10 Honeycroft, Loughton IG10 3PR

Proposal: Single storey side extension (approved) with a revised 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=587321

Application No: EPF/2375/16

Officer: Jennifer Cordell

Applicant Name: Mr Daniel Fletcher

Planning File No: 024856

Location: 39 River Way, Loughton IG10 3LJ

Proposal: Single storey rear extension and raised patio area.

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=587480

Application No: EPF/2382/16

Officer: Moses Ekole

Applicant Name: Mr Zafar Iqbal

Planning File No: 014069

Location: 23 Alderton Hill, Loughton IG10 3JD

Proposal: Proposed first floor front extension and associated alterations to the front 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=587517

Application No: EPF/2383/16

Officer: Jennifer Cordell

Applicant Name: Mr & Mrs A Akhazzan

Planning File No: 005842

Location: 13 Forest Road, Loughton IG10 1EB

Proposal: Proposed demolition of part of existing rear 2 storey structure. Proposed conversion of premises into 2 no self-contained flats including reconstruction of external walls and ground floor level and installation of balustrading to 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=587518

Application No: EPF/2403/16

Officer: Robin Hellier

Applicant Name: Mr & Mrs Martin Jaycock

Planning File No: 008194

Location: Dragons, Nursery Road, Loughton IG10 4DZ

Proposal: TPO/CHI/04/70 A1. T2: Coastal Redwood - Fell.

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=587581

Application No: EPF/2419/16

Officer: Robin Hellier

Applicant Name: Mrs Debra Date

Planning File No: 000351

Location: Bryony Close, Loughton IG10 3PG

Proposal: TPO/EPF/27/93. T2: Poplar - Fell. T10: Poplar - Install brace and remove elder growing through union. Deadwood other trees 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=587659

Application No: EPF/2500/16

Officer: Robin Hellier

Applicant Name: MWA Arboriculture Limited

Planning File No: 020537

Location: 9 Coles Green, Loughton IG10 2QS

Proposal: TPO/EPF/22/84/A1. TG1: Oak - Fell all Turkey Oaks within 17m of 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=587858

5.2 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/2294/16

Officer: Robin Hellier

Applicant Name: Arrowsmith

Planning File No: 016133

Location: 49 Baldwins Hill, Loughton IG10 1SF

Proposal: TPX - Baldwins Hill Conservation Area. Cut down large T2 Cypress located at the rear garden.

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=587094

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

Application No: EPF/2378/16

Officer: Ian Ansell

Applicant Name: Mr Richard Chiswell

Planning File No: 000517

Location: Debden Hall, Land associated with former Debden Hall Estate, Englands Lane, Loughton IG10 2NX

Proposal: Discharge of Conditions 3 & 8 and partial discharge of condition 22 attached to planning permission EPF/2969/15 (demolition of existing buildings and erection of new dwelling house with associated works).

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=587513

Application No: EPF/2407/16

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Martin Jaycock

Planning File No: 008194

Location: Dragons, Nursery Road, Loughton IG10 4DZ

Proposal: Application for approval of details (proposed new dwelling on the site of previous tennis court) pursuant to conditions 5 (window details), 6 (landscaping), 7 (tree protection), 15 (site levels), 16 (drainage) of planning permission EPF/2198/15.

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=587613

Application No: EPF/2478/16

Officer: Stephan Solon

Applicant Name: Mr Sam Monk

Planning File No: 022371

Location: 19 Queens Road, Loughton IG10 1RR

Proposal: Application for approval of details reserved by condition 3 'Rooflights' of planning permission EPF/1938/09 (Rear dormer to loft conversion with rooflights 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=587819

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 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

8 Enforcement and Compliance

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

Enid K Walsh
TOWN CLERK
27 September 2016

Agenda item 4.1

Building Design Award

The current annual award scheme is intended to recognise and reward individual examples of good design and construction and to raise public awareness of the built environment within Loughton. Any member of Loughton Town Council may submit a nomination form to recognise significant contributions during the previous 12 months for building works that:

- enhance the town
- improve a dilapidated building
- upgrade or enhance a conservation area
- noteworthy in terms of design or innovation

The current Terms and Conditions are given below for reference.

1. Works or improvements carried out by, or for a member of Loughton Town Council and its employees, or their relatives, are not eligible for this award.
2. Nominations are to be submitted on the form provided by 31 January 2016.
3. A photograph should be included with the application.
4. Please do not inform the nominee you have put his/her name forward.
5. The applications will be checked by Loughton Town Council officers to confirm compliance with current planning legislation and building regulations.
6. The judging panel will comprise the Town Mayor, Chairman of the Planning & Licensing Committee and the Chairman of the Environment & Heritage Committee, whose decision will be final.
7. One single award to be decided, however, there is no compulsion to award in the absence of valid nominations.
8. The winner of the Award will be presented with a plaque at the Council's Annual Town Meeting.

This is a prestigious award and the Town Council may like to follow the example of other local authorities that have increased its significance within their communities by opening up the competition to the general public and also seeking nominations from developers, agents, owners and/or community organisations.

There can be awards for different categories, which may include for example a 'people's favourite' that only members of the public can vote on. The judging panel may also include independent experts.

Epping Town Council has a Civic Award scheme and invites local organisations to recommend a building that has been well designed or maintained during the year. The Planning Committee chooses the winners from the nominations received and the awards are presented at the Annual Town Meeting.

The following links may also be of interest:

London Borough of Hackney www.hackney.gov.uk/designawards

South Norfolk District Council www.south-norfolk.gov.uk/planning/6192.asp

Wychavon District Council www.wychavon.gov.uk/building-design-awards

The Committee is ASKED if it wishes to raise the profile of the competition in the town by allowing nominations from members of the public, and if so, decide how this could be accomplished.

Report by Vivienne Messenger, Planning Committee Clerk.