



# **PLANNING AND LICENSING COMMITTEE**

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

**Monday 15 October 2018**

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

**Enid K Walsh**  
**Town Clerk**  
9 October 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 1 October 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 Amended Plans

**EPF/2328/18 – Units 3 – 4, 3 Epping Forest Shopping Park, Langston Road, Loughton, Essex, IG10 3UE – Proposal: 1 no. welcome vinyl to window, 1 no. Boots logo vinyl above doors, 1 no. Flex Face boxed sign internally illuminated to front elevation, also 1 no. Flex Face boxed sign non illuminated to the back elevation. DDA spots to glazing and doors – Min no PL535.1**

To CONSIDER the amended plans received from Epping Forest District Council.

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=613881](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=613881)

### 5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 28 September 2018 and 5 October 2018:

**Application No:** EPF/2174/18

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Besim Nabolli

**Planning File No:** 030104

**Location:** 102 Colson Road, Loughton, IG10 3RF

**Proposal:** Erection of two storey side extension 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=613178](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=613178)

**Application No:** EPF/2496/18

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Robert Lovegrove

**Planning File No:** 001337

**Location:** 64 Avondale Drive, Loughton, IG10 3DQ

**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=614717](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=614717)

**Application No:** EPF/2498/18

**Officer:** David Baker

**Applicant Name:** Mr Grant

**Planning File No:** 012313

**Location:** 33 Spareleaze Hill, Loughton, IG10 1BS

**Proposal:** Erection of front porch and a replacement outbuilding in 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=614719](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=614719)

**Application No:** EPF/2501/18

**Officer:** Muhammad Rahman

**Applicant Name:** Miss Elizabeth Newton

**Planning File No:** 030109

**Location:** 4 Forest View Road, Loughton, IG10 4DX

**Proposal:** Two storey rear extension and 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=614753](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=614753)

**Application No:** EPF/2502/18

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Stuart Abbot

**Planning File No:** 030087

**Location:** Boots, 3 Epping Forest Shopping Park, Langston Road, Loughton IG10 3UE

**Proposal:** Sign on Landlords totem and frosted grey vinyl internally applied to upper shopfront.

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=614754](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=614754)

**Application No:** EPF/2509/18

**Officer:** Marie-Claire Tovey

**Applicant Name:** Naim Topciu

**Planning File No:** 012798

**Location:** 42 The Broadway, Loughton, IG10 3ST

**Proposal:** Change of use of part of ground floor from barbers (A1) to (sui generis) taxi office.

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=614813](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=614813)

**Application No:** EPF/2514/18

**Officer:** David Baker

**Applicant Name:** Miss Shaheen Mahtabuddin

**Planning File No:** 002977

**Location:** 6 Goldings Hill, Loughton, IG10 1LL

**Proposal:** Change of existing property maintenance A1/A2 use to a nail and beauty salon, with installation of a ventilation extractor to remove dust & fumes from the salon.

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=614833](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=614833)

**Application No:** EPF/2530/18

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Colin Pomfrett

**Planning File No:** 030107

**Location:** 85 Smarts Lane, Loughton, IG10 4BP

**Proposal:** Two storey rear extension with 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=614874](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=614874)

**Application No:** EPF/2547/18

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Glenn Merralls

**Planning File No:** 030100

**Location:** 34 Millsmead Way, Loughton, IG10 1LR

**Proposal:** Single storey side & rear extension to a semi-detached 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=614901](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=614901)

**Application No:** EPF/2563/18

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Rob Pring

**Planning File No:** 030108

**Location:** 72 Goldings Road, Loughton, IG10 2QN

**Proposal:** Single storey front porch extension & two storey rear extension with roof lights to main roof.

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=614960](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=614960)

**Application No:** EPF/2564/18 (CC)

**Officer:** Corey Isolda

**Applicant Name:** Essex County Council -Graham Thomas

**Planning File No:** 030102

**Location:** Hillyfields Open Space adj to Pyrles Lane, Loughton, IG10

**Proposal:** Essex County Council application CC/EPF/31/18 for 'Excavation and engineering works to form an earth embankment bund to capture, store and regulate the downstream flow of surface water.

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=614973](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=614973)

Application previously considered see min no PL543.

**Application No:** EPF/2580/18

**Officer:** David Baker

**Applicant Name:** Mr Sangha

**Planning File No:** 018656

**Location:** 9 Swan Lane, Loughton, IG10 4QW

**Proposal:** Erection of two storey rear extension (renewal of lapsed consent EPF-1911-15).

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=615057](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=615057)

**Application No:** EPF/2585/18

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr & Mrs Page

**Planning File No:** 011099

**Location:** 2 Carroll Hill, Loughton, IG10 1NJ

**Proposal:** Replace existing single house with a pair of semi-detached houses.

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=615094](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=615094)

**Application No:** EPF/2600/18

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Martin Summers

**Planning File No:** 030027

**Location:** 13 Cedar Drive, Loughton, IG10 2PA

**Proposal:** First storey side and rear extension, part single storey rear extension and garage conversion. Amendment to Recently Approved Application EPF/1485/18. Only change from this approved application is for the existing garage door to be removed and replaced with a 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=615195](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=615195)

**Application No:** EPF/2622/18

**Officer:** Muhammad Rahman

**Applicant Name:** Mr & Mrs Artem & Tanya Pasichnyk

**Planning File No:** 026203

**Location:** 47 Tycehurst Hill, Loughton, IG10 1BZ

**Proposal:** Partial raising of end walls to gable, extending ridge line, rear glazed gable with balcony. Excavation and minor extension of existing rear basement.

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=615298](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=615298)

- 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/2538/18

**Officer:** Julie Cottrell

**Applicant Name:** Mr Dean Seacombe

**Planning File No:** 005339

**Location:** Holmwood, Steeds Way, Loughton, IG10 1HX

**Proposal:** York Hill Conservation Area

T1: Hornbeam - 30% Reduction.

G1: Leylandii - Shape.

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=614881](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=614881)

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

**Application No:** EPF/2546/18

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Glenn Merralls

**Planning File No:** 030100

**Location:** 34 Millsmead Way, Loughton, IG10 1LR

**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=614900](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=614900)

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

**Application No:** EPF/2609/18

**Officer:** Shannon Murphy

**Applicant Name:** Mr Chris Whyatt

**Planning File No:** 007759

**Location:** 165 High Road, Loughton, IG10 4LF

**Proposal:** Application for Approval of Details Reserved by Conditions 4 'Construction Method Statement' of EPF/2600/14. (Demolition of an existing outbuilding and a small section of stairwell to the rear. The erection of a 5 storey building to the rear of the site. The refurbishment and revitalisation of the existing building to the front of the 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=615253](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=615253)

**Application No:** EPF/2696/18

**Officer:** Sukhdeep Jhooti

**Applicant Name:** William Simonds

**Planning File No:** 007787

**Location:** 68 The Broadway, Loughton, IG10 3ST

**Proposal:** Temporary change of use from D1 to A2 allowed under current legislation.

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=615617](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=615617)

**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**

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

**Enid K Walsh  
TOWN CLERK  
9 October 2018**