



PLANNING AND LICENSING COMMITTEE

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

Monday 23 January 2017

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

Enid K Walsh
Town Clerk
17 January 2017

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 9 January 2017.

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/2134/16 – 6A High Road, Loughton IG10 4QZ – Raising of roof to provide additional residential accommodation with front balcony (revised scheme to refused application EPF/0849/16) (Appeal ref no: APP/J1535/D/16/3165668) – Min no PL82

For information: 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Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn.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 10 January 2017.

5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 6 and 13 January 2017.

Application No: EPF/3107/16

Officer: Moses Ekole

Applicant Name: Mr & Mrs Mirza

Planning File No: 002095

Location: 41 Alderton Hill, Loughton IG10 3JD

Proposal: Material amendment to approved application EPF/3031/15, comprising: new roof dormers and gables to the front, new bay windows; other minor amendments to windows and doors; amendments to external finishes; removal of the

existing turret at the rear; new chimney; locating the garage on the existing side of the 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=589598

Application No: EPF/3172/16

Officer: Alastair Prince

Applicant Name: Mr Lee Naughton

Planning File No: 013947

Location: 96 Colebrook Lane, Loughton IG10 2HN

Proposal: Single storey rear extension with a lantern roof light and a 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=589775

Application No: EPF/3173/16

Officer: David Baker

Applicant Name: Mr Neil Driver

Planning File No: 011219

Location: 1 Albion Park, Loughton IG10 4RB

Proposal: Erection of part one and part two storey side extension to form annexe to existing 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=589776

Application No: EPF/3205/16

Officer: Ian Ansell

Applicant Name: Dr Vivek Metha

Planning File No: 004405

Location: 20 Hillcrest Road, Loughton IG10 4QQ

Proposal: Removal of second floor rear dormer window and formation of recessed 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=589858

Application No: EPF/3230/16

Officer: Robin Hellier

Applicant Name: Mr Mark Schofield

Planning File No: 023349

Location: 3 St Marys Close, Loughton IG10 1BA

Proposal: TPO/EPF/09/99.

T1 Oak - Crown reduce by approx 8m (1/3) and remove 2 x lower limbs.

T2 Plane - Crown reduce by approx 4m (1/3).

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=589936

Application No: EPF/3261/16

Officer: Jonathan Doe

Applicant Name: Mrs Claire Howling

Planning File No: 021327

Location: 18 Hill Top, Loughton IG10 1PX

Proposal: First floor rear extension with hip end roof. Single storey rear extension. 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=590081

Application No: EPF/3294/16

Officer: David Baker

Applicant Name: Mr A Akhazzan

Planning File No: 011441

Location: The Robin Hood Public House, Epping New Road, Loughton IG10 4AA

Proposal: Retention of existing storage structure.

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=590195

Application No: EPF/3310/16

Officer: Alastair Prince

Applicant Name: Mr & Mrs Lishak

Planning File No: 015778

Location: 50 Marjorams Avenue, Loughton IG10 1PU

Proposal: Proposed roof extension / dormer windows to rear and side of the existing building not visible from [the] public street.

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=590215

Application No: EPF/3311/16

Officer: Jennifer Cordell

Applicant Name: Mr Brendan McGrath

Planning File No: 017408

Location: 296 Willingale Road, Loughton IG10 2BP

Proposal: Removal of existing conservatory and erection of 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=590216

Application No: EPF/3316/16

Officer: Jonathan Doe

Applicant Name: Mr Nurtac Timur

Planning File No: 008800

Location: Molen's Café, 209 D/E High Road, Loughton IG10 1BB

Proposal: Erection of rear conservatory with retractable roof and bi-folding doors to two sides.

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=590254

Application No: EPF/3323/16

Officer: Jonathan Doe

Applicant Name: Mr Mitchell Webb

Planning File No: 018736

Location: 35 Forest Road, Loughton IG10 1EE

Proposal: Two storey side extension. Part single storey rear extension. Loft conversion with 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=590261

Application No: EPF/3330/16

Officer: Alastair Prince

Applicant Name: Miss Hilary Andrea Bosman

Planning File No: 016387

Location: 55 Queens Road, Loughton IG10 1RR

Proposal: Proposed single storey side infill extension including basement level and loft conversion with 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=590294

Application No: EPF/3336/16

Officer: Ian Ansell

Applicant Name: Mr David Smith

Planning File No: 024546

Location: 67 Newmans Lane, Loughton IG10 1TN

Proposal: Demolition of existing garage and sheds. Creation of new 2 bed dwelling attached to 67 Newmans Lane, with associated parking. Re-submission of refused application: EPF/0690/16.

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=590333

Application No: EPF/3343/16

Officer: Alastair Prince

Applicant Name: Mrs Flavia Palacios

Planning File No: 024975

Location: 7 Grosvenor Drive, Loughton IG10 2JX

Proposal: Single storey side 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=590340

Application No: EPF/3401/16

Officer: Moses Ekole

Applicant Name: Mrs Michelle Harris

Planning File No: 024977

Location: Little Brow, Nursery Road, Loughton IG10 4RJ

Proposal: Two storey 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=590506

Application No: EPF/3407/16CA

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Goldstein

Planning File No: 015864

Location: Woodberrie, Woodbury Hill, Loughton IG10 1JB

Proposal: Demolition of existing garage and erection of two storey extension with two storey link, single storey rear conservatory extension and linked garage together with minor external changes.

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=590538

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

Application No: EPF/3174/16

Officer: Alastair Prince

Applicant Name: Mr Lee Naughton

Planning File No: 013947

Location: 96 Colebrook Lane, Loughton IG10 2HN

Proposal: Certificate of Lawful Development for proposed rear dormer window and front roof lights.

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=589777

Application No: EPF/3293/16

Officer: Alastair Prince

Applicant Name: Mr & Mrs Lishak

Planning File No: 015778

Location: 50 Marjorams Avenue, Loughton IG10 1PU

Proposal: Certificate of Lawfulness 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=590194

Application No: EPF/3333/16

Officer: Alastair Prince

Applicant Name: Mr Graham Smith

Planning File No: 024971

Location: 8 Shaftesbury, Loughton IG10 1HN

Proposal: Certificate of Lawful Development for proposed use of a garage as a habitable room and associated conversion 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=590297

Application No: EPF/3345/16

Officer: Alastair Prince

Applicant Name: Mrs Flavia Palacios

Planning File No: 024975

Location: 7 Grosvenor Drive, Loughton IG10 2JX

Proposal: Certificate of Lawful Development for proposed 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=590342

Application No: EPF/3350/16

Officer: Alastair Prince

Applicant Name: Mr & Mrs Owen Davies

Planning File No: 023303

Location: 21 Tewkesbury Close, Loughton IG10 3NT

Proposal: Certificate of Lawful Development for proposed conversion of roof space and erection of 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=590355

Application No: EPF/3376/16

Officer: Alastair Prince

Applicant Name: Mr Joey Musaphia

Planning File No: 024858

Location: 19 Shaftesbury, Loughton IG10 1HN

Proposal: Certificate of Lawful Development for a proposed loft conversion with box dormer assembly to rear pitch/elevation, roof windows to front pitch/elevations obscure glazed window to flank wall (staircase).

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=590473

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

Application No: EPF/3250/16

Officer: Jane Gravelle

Applicant Name: Mr John Hayes

Planning File No: 015999 014673 015784

Location: Burton Road Garage Site, Burton Road, Loughton IG10 3TA

Proposal: Application for approval of details reserved by condition 10 and 11 of planning permission EPF/1007/15 (Erection of 51 affordable homes with 28 parking spaces. (Revised application)).

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=590059

Application No: EPF/3251/16

Officer: Stephan Solon

Applicant Name: Mr John Hayes

Planning File No: 015999 014673 015784

Location: Burton Road Garage Site, Burton Road, Loughton IG10 3TA

Proposal: Application for approval of details reserved by condition 3 'materials' of planning permission EPF/1007/15 (Erection of 51 affordable homes with 28 parking spaces - revised application).

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=590060

Application No: EPF/3342/16

Officer: Stephan Solon

Applicant Name: Mr John Hayes

Planning File No: 015999 014673 015784

Location: Burton Road Garage Site, Burton Road, Loughton IG10 3TA

Proposal: Application for Approval of Details Reserved by condition 5 'drainage strategy' and 7 'maintenance plan' on planning application EPF/1007/15 (Erection of 51 affordable homes with 28 parking spaces. (Revised application)).

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=590339

Application No: EPF/3409/16

Officer: Jonathan Doe

Applicant Name: Mr Philip Clark

Planning File No: 000451

Location: Sterling House, Langston Road, Loughton IG10 3TS

Proposal: Prior approval for proposed change of use of a building from office use (Use Class B1) to dwelling house (Use Class C3).

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=590540

Application No: EPF/0064/17

Officer: Moses Ekole

Applicant Name: Mr Alan Ochiltree

Planning File No: 024970

Location: 14 Greensted Road, Loughton IG10 3DW

Proposal: Prior approval for proposed 4.25m deep single storey rear extension, height to eaves 2.6m and maximum height 3.82m.

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=590776

6 Decisions

6.1 Decisions by Epping Forest District Council

No decision notices have been received.

7 Local Government (Miscellaneous Provisions) Act 1982 Street Trading Licence

7.1 Street Trading Consent – The Broadway – Mr Lucas Campbell

The applicant already trades as Palm Bay Caribbean serving Caribbean hot food and soft drinks from a catering trailer parked on The Broadway near Brickclamps Path once a week on Thursdays, which is on Debden market day.

This new application for consent is to trade on four days of the week for a period of one year, as below:

- Tuesdays, Thursdays and Fridays between 10am to 4pm; and
- Saturdays between 10am to 12pm.

- * The Committee is ASKED if it wishes to comment on the above application for street trading consent (circulated under separate cover).

Epping Forest District Council requires all representations by 6 February 2017.

8 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

9 Enforcement and Compliance

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

Enid K Walsh
TOWN CLERK
17 January 2017