



# PLANNING AND LICENSING COMMITTEE

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

**Monday 20 February 2017**

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

**Enid K Walsh**  
**Town Clerk**

14 February 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 6 February 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.
- 5 Planning Applications**
  - 5.1** To CONSIDER the planning applications received for the weeks 3 and 10 February 2017.

**Application No:** EPF/3090/16

**Officer:** Moses Ekole

**Applicant Name:** Mr Sundaep Saxena

**Planning File No:** 026681

**Location:** 2 Alderton Hall Lane, Loughton IG10 3HN

**Proposal:** Part single, part two storey rear extension. Two storey side extension. New 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=589575](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=589575)

**Application No:** EPF/3363/16

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Daniel Simpson

**Planning File No:** 016192

**Location:** Greengates, 24 Albion Hill, Loughton IG10 4RD

**Proposal:** Variation of condition 2 'Plan nos' of planning permission EPF/1084/13 (Demolition of existing dwelling and erection of new two storey (three to the rear) single family dwelling) to retain as built alterations including alterations to windows, alterations to rear roof design, replacement of glass to metal railings on terrace, awning above garage and shed within 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=590417](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590417)

**Application No:** EPF/3410/16CA

**Officer:** Moses Ekole

**Applicant Name:** Mr Glenn Spearing

**Planning File No:** 024967

**Location:** 12 Stony Path, Loughton IG10 1SJ

**Proposal:** Following fire damage, remove burnt leylanda [sic] leylandii shrub fence and roots, take down dwarf brick wall, clear all waste, erect brick piers, dwarf wall and fix new boarding between piers. Supply and fix new door.

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=590541](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590541)

**Application No:** EPF/0098/17

**Officer:** David Baker

**Applicant Name:** Mr M Hagger

**Planning File No:** 009759

**Location:** Oaklands School, 8 Albion Hill, Loughton IG10 4RA

**Proposal:** New black painted metal external ramp to ICT suite in annex including creation of new doorway into en suite and internal alterations.

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=590914](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590914)

**Application No:** EPF/0110/17

**Officer:** Moses Ekole

**Applicant Name:** Mr John Collins

**Planning File No:** 018759

**Location:** 16 Station Road, Loughton IG10 4NX

**Proposal:** The proposed remodelling and extending of a previous approval to an existing detached dwelling.

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=590939](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590939)

**Application No:** EPF/0135/17

**Officer:** David Baker

**Applicant Name:** Mr P Gurton

**Planning File No:** 026685

**Location:** 120 Valley Hill, Loughton IG10 3AU

**Proposal:** Demolition of existing single storey dwelling and erection of two storey detached house with parking space at the 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=590980](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590980)

**Application No:** EPF/0149/17

**Officer:** Jonathan Doe

**Applicant Name:** Mrs Spero

**Planning File No:** 024995

**Location:** 14 Woodland Road, Loughton IG10 1HJ

**Proposal:** Proposed raising of roof and associated loft conversion. Two storey rear and ground floor front bay and canopy.

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=591057](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591057)

**Application No:** EPF/0181/17

**Officer:** Moses Ekole

**Applicant Name:** Mr T Dabrega

**Planning File No:** 026684

**Location:** 5 Greenfield Close, Loughton IG10 3HG

**Proposal:** Two storey rear extension and single storey front extension.

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=591117](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591117)

**Application No:** EPF/0187/17

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Selahattin Cicek

**Planning File No:** 024259

**Location:** 7 Colebrook Lane, Loughton IG10 2HQ

**Proposal:** Part retrospective application for two storey side extension, loft conversion, including rear dormer, porch and single storey rear extension (revised application to include alterations to dormer following refusal EPF/0181/16).

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=591136](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591136)

**Application No:** EPF/0190/17

**Officer:** Moses Ekole

**Applicant Name:** Ms Hatice Abdullah

**Planning File No:** 026678

**Location:** 76 Danbury Road, Loughton IG10 3AP

**Proposal:** Flat conversion with single storey rear extension

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=591139](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591139)

**Application No:** EPF/0194/17CA

**Officer:** Robin Hellier

**Applicant Name:** Mrs V J Locks

**Planning File No:** 009045

**Location:** 2 Potters Close, Loughton IG10 1JQ

**Proposal:** TPO/CHI/02/68 A1.

T1 + T2 Oak: 2m crown reduction and removal of low hanging branches to balance.

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=591143](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591143)

**Application No:** EPF/0196/17

**Officer:** David Baker

**Applicant Name:** Mr James Docker

**Planning File No:** 024385

**Location:** 54 Ollards Grove, Loughton IG10 4DW

**Proposal:** Erection of single villa-style replacement two storey dwelling house with basement, and associated re-landscaping, following demolition of existing bungalow.

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=591154](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591154)

**Application No:** EPF/0237/17

**Officer:** Jonathan Doe

**Applicant Name:** Mr Penman

**Planning File No:** 024447

**Location:** Lancaster Volkswagen Showroom, Langston Road, Loughton IG10 3TQ

**Proposal:** Four free standing illuminated signs; two illuminated fascia signs; and, two internal free standing signs.

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=591360](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591360)

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

**Application No:** EPF/0155/17

**Officer:** Alastair Prince

**Applicant Name:** Mrs Aleksandra Pasowicz-Lis

**Planning File No:** 010742

**Location:** 20 Newnham Close, Loughton IG10 4JG

**Proposal:** Certificate of Lawful Development for proposed loft conversion, three skylights to the front roof and one skylight to the 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=591063](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591063)

**Application No:** EPF/0182/17

**Officer:** Alastair Prince

**Applicant Name:** Mr J Nicola

**Planning File No:** 013433

**Location:** 23 Sedley Rise, Loughton IG10 1LS

**Proposal:** Certificate of Lawful Development for proposed loft conversion with hip to gable 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=591118](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591118)

**Application No:** EPF/0268/17

**Officer:** Alastair Prince

**Applicant Name:** Mr K Wall

**Planning File No:** 026687

**Location:** 36 Roding Road, Loughton IG10 3ED

**Proposal:** Certificate of Lawful Development for proposed single storey side extension and garage conversion, side 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=591426](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591426)

**Application No:** EPF/0269/17

**Officer:** Alastair Prince

**Applicant Name:** Mr & Mrs Michael Giles

**Planning File No:** 026688

**Location:** 37 Marjorams Avenue, Loughton IG10 1PU

**Proposal:** Certificate of Lawful Development for proposed loft conversion, installation of a rear and side dormer and installation of two front elevation rooflights.

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=591427](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591427)

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

**Application No:** EPF/0130/17

**Officer:** David Baker

**Applicant Name:** Mr M Hagger

**Planning File No:** 009759

**Location:** Oaklands School, 8 Albion Hill, Loughton IG10 4RA

**Proposal:** Application for approval of details reserved by Condition 3 'surface water disposal' on planning application EPF/0442/14 (Erection of two storey extension for pupils' toilets and first floor classroom).

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=590975](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590975)

**Application No:** EPF/0132/17

**Officer:** David Baker

**Applicant Name:** Mr M Hagger

**Planning File No:** 009759

**Location:** Oaklands School, 8 Albion Hill, Loughton IG10 4RA

**Proposal:** Application for approval of details reserved by Condition 3 'flood risk and drainage', 4 'archaeological work' and 5 'construction method statement' on planning application EPF/0443/14 (Erection of two storey extension for ground floor hall and basement classroom).

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=590977](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590977)

**Application No:** EPF/0163/17

**Officer:** Ian Ansell

**Applicant Name:** Mr Brendan McParland

**Planning File No:** 029561

**Location:** 21 Priory Road, Loughton IG10 1AF

**Proposal:** Application for approval of details reserved by Condition 3 'materials', 4 'site levels' and 4 [sic] 5 'foul and surface water disposal' on planning application EPF/2418/15 (allowed on appeal) (Demolition of existing bungalow and erection of 2 no. 3 bed dwellings).

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=591076](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591076)

**Application No:** EPF/0172/17

**Officer:** Jane Gravelle

**Applicant Name:** Mr Graham Lake

**Planning File No:** 000695

**Location:** Mercedes-Benz Loughton, 3 Langston Road, Loughton IG10 3SD

**Proposal:** Application for approval of details reserved by Condition 10 'contaminated land - verification report' and 11 'contaminated land - not previously identified' on planning application EPF/2875/14 (Erection of a new Valet Building & Cosmetic Repair Centre, together with various external 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=591085](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591085)

**Application No:** EPF/0289/17

**Officer:** Moses Ekole

**Applicant Name:** Mr Dean Bone

**Planning File No:** 029525

**Location:** 30 Habgood Road, Loughton IG10 1HF

**Proposal:** Prior approval for proposed 3.3m deep single storey rear extension, height to eaves 2.5m and maximum height 3.7m.

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=591505](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591505)

**Application No:** EPF/0355/17

**Officer:** Alastair Prince

**Applicant Name:** Mrs Natalie Compton

**Planning File No:** 026686

**Location:** 95 Avondale Drive, Loughton IG10 3DE

**Proposal:** Application for prior approval for 6.00m deep single storey flat roof extension. Height to eaves 2.75m, overall height 3.00m.

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=591698](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591698)

**Application No:** EPF/0361/17

**Officer:** David Baker

**Applicant Name:** Mr A Daley

**Planning File No:** 026680

**Location:** 11 Sedley Rise, Loughton IG10 1LS

**Proposal:** Prior approval for a 4 metre deep single storey rear extension, height to eaves 3.5 metres and overall height of 4 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=591714](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591714)

## 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**  
**14 February 2017**