



PLANNING AND LICENSING COMMITTEE

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

Monday 6 March 2017

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

Enid K Walsh
Town Clerk
28 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 20 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 17 and 24 February 2017.

Application No: EPF/1761/16

Officer: Jonathan Doe

Applicant Name: Ms Karen Lipka

Planning File No: 021076

Location: 1 Cranleigh Gardens, Loughton IG10 3DD

Proposal: Two storey extension to side and rear of existing dwelling on ground and first floors, with associated amendments to existing roof and facades, resulting in a new en suite bathroom and study.

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=585577

Application No: EPF/3340/16

Officer: Marie-Claire Tovey

Applicant Name: Mr Terry Chimes

Planning File No: 023675

Location: 4 Richmond Park, Loughton IG10 4PQ

Proposal: Side extension / annex connected to the main 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=590337

Application No: EPF/0225/17CA

Officer: David Baker

Applicant Name: Mr Balbir Doal

Planning File No: 009709

Location: White Cottage, 5 Baldwins Hill, Loughton IG10 1SE

Proposal: Two storey side and rear elevation, part basement to rear, tiled conservatory to rear, front porch and internal alterations. Re-submission of approved application – EPF/1208/14.

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=591318

Application No: EPF/0226/17

Officer: David Baker

Applicant Name: Mr & Mrs Vosloos

Planning File No: 026695

Location: 7 Wroths Path, Loughton IG10 1SH

Proposal: First floor 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=591319

Application No: EPF/0227/17

Officer: Moses Ekole

Applicant Name: Mr & Mrs R Saramaka

Planning File No: 026692

Location: 8 Chester Close, Loughton IG10 2LP

Proposal: Demolition of existing conservatory. Proposed 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=591320

Application No: EPF/0233/17

Officer: Moses Ekole

Applicant Name: Mr & Mrs Fahy

Planning File No: 026295

Location: 158 Englands Lane, Loughton IG10 2NS

Proposal: Demolition and reconstruction of existing left hand garage extension on new foundation following severe subsidence damage.

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=591356

Application No: EPF/0236/17

Officer: Moses Ekole

Applicant Name: Ms Teresa Aspinall

Planning File No: 026691

Location: 6 Alderton Close, Loughton IG10 3HQ

Proposal: Construction of pitched roof to garage including raising height of the existing walls and conversion of garage to habitable space including linking garage to house under existing porch space.

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=591359

Application No: EPF/0262/17

Officer: Ian Ansell

Applicant Name: Magnet Ltd

Planning File No: 012629

Location: 213-215 High Road, Loughton IG10 1BB

Proposal: Installation of 3 no. air conditioning condenser units housed in white steel cages for protection.

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=591420

Application No: EPF/0266/17

Officer: Moses Ekole

Applicant Name: Mr James Korosec

Planning File No: 014105

Location: 17 Albion Hill, Loughton IG10 4RA

Proposal: Proposed rear/side extension, two storey rear infill extension, roof extension and associated alterations; rear and side retaining walls with steps.

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=591424

Application No: EPF/0312/17

Officer: David Baker

Applicant Name: Mr Lee Butcher

Planning File No: 026702

Location: 110 Colson Road, Loughton IG10 3RF

Proposal: Two storey side extension to 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=591576

Application No: EPF/0332/17

Officer: Jonathan Doe

Applicant Name: Mr Graham Lake

Planning File No: 000695

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

Proposal: Erection of new handover bay building attached to part of southern elevation.

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=591626

Application No: EPF/0338/17

Officer: Jonathan Doe

Applicant Name: Spring Grove Ltd

Planning File No: 006706

Location: 51 High Road, Loughton IG10 4JE

Proposal: The demolition of the detached house and erection of 6 no. 2 bed flats with 6 parking spaces.

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=591673

Application No: EPF/0343/17

Officer: Moses Ekole

Applicant Name: Mr & Mrs David and Claire Richardson

Planning File No: 026700

Location: 40 Oakwood Hill, Loughton IG10 3EW

Proposal: Part single, part two 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=591678

Application No: EPF/0379/17

Officer: Robin Hellier

Applicant Name: Mr Margaret Grant

Planning File No: 023941

Location: 28 Hazelwood, Loughton IG10 4ET

Proposal: TPO/CHI/03/70 A1. T2 Ash - remove 2 low overhanging limbs and reduce remaining overhang by 2m.

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=591750

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/0316/17

Officer: Robin Hellier

Applicant Name: Mr Ben Shankland

Planning File No: 005123

Location: 49 York Hill, Loughton IG10 1HZ

Proposal: T1 Holly & T4 Leyland Cypress - Fell to near ground level.

T2 Field Maple – Reduce height by 4.5m.

T3 Bay - Reduce height by up to 6.0m (about 30%).

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=591580

Application No: EPF/0380/17

Officer: Robin Hellier

Applicant Name: Mrs Mary Low

Planning File No: 004989

Location: 22 Baldwins Hill, Loughton IG10 1SD

Proposal: Baldwins Hill Conservation Area: T1 Willow & T9 Yew – Re-trim, T6 & T7 Plum, T8 Apple - Reduce.

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=591751

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

Application No: EPF/3246/16

Officer: Alastair Prince

Applicant Name: Mr & Mrs Jacobs

Planning File No: 000041

Location: 2 Campions, Loughton IG10 2SG

Proposal: Certificate of Lawful Development for a proposed rear dormer in 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=590055

Application No: EPF/0324/17

Officer: Alastair Prince

Applicant Name: Mr & Mrs Thomson

Planning File No: 024075

Location: 63 Oakwood Hill, Loughton IG10 3EP

Proposal: Certificate of Lawful Development for Proposed loft conversion with rear dormer and three roof lights to front elevation.

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=591618

Application No: EPF/0373/17

Officer: David Baker

Applicant Name: Mr A Daley

Planning File No: 026680

Location: 11 Sedley Rise, Loughton IG10 1LS

Proposal: Certificate of Lawful Development for Proposed hip to gable build up and 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=591744

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

Application No: EPF/0258/17

Officer: Marie-Claire Tovey

Applicant Name: Trevalyn House Ltd

Planning File No: 001876

Location: Trevelyan House, Goldings Hill, Loughton IG10 2SP

Proposal: Application for Approval of Details Reserved by Condition 3 'materials', 4 'drainage', 5 landscaping', 6 'tree protection', 7 flood risk assessment', 13 'site levels', 14 'construction method statement', 18 'boundary treatments' and 19 'drainage survey' on planning application EPF/1578/16 (Demolition of three existing properties and associated buildings to be replaced with 8 no. dwelling houses, new access road, parking and landscaping).

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=591416

Application No: EPF/0274/17

Officer: Jane Gravelle

Applicant Name: Trevalyn House Ltd

Planning File No: 001876

Location: Trevelyan House, Goldings Hill, Loughton IG10 2SP

Proposal: Application for Approval of Details Reserved by Condition 8 'contaminated land phase 1' on planning application EPF/1578/16 (Demolition of three existing properties and associated buildings to be replaced with 8 no. dwelling houses, new access road, parking and landscaping).

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=591455

Application No: EPF/0372/17

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Martin Jaycock

Planning File No: 008194

Location: Dragons, 47 Nursery Road, Loughton IG10 4DZ

Proposal: Application for Approval of Details Reserved by Condition 8 'flood risk assessment' on planning application EPF/2198/15 (Proposed new dwelling on the site of a previous tennis court).

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=591743

Application No: EPF/0461/17

Officer: Alastair Prince

Applicant Name: Mr Sorinal Stefan

Planning File No: 026693

Location: 9 Collard Avenue, Loughton IG10 2ER

Proposal: Prior approval for a 4.5 metre deep single storey rear extension, height to eaves 2.95 metres and overall height of 3.0 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=591937

Application No: EPF/0462/17

Officer: Jonathan Doe

Applicant Name: Mr Rafal Balski

Planning File No: 026694

Location: 12 Kingsley Road, Loughton IG10 3TY

Proposal: Prior approval for proposed 4m deep single storey rear extension, height to eaves 2.35m and maximum height 3.58m.

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=591939

Application No: EPF/0476/17

Officer: Moses Ekole

Applicant Name: Zixia Guo

Planning File No: 026697

Location: 49 Hanson Drive, Loughton IG10 2EF

Proposal: Application for prior approval for 3.5m single storey rear extension with pitched roof. Height to eaves 2.7m, overall 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=591976

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 (Renewal) – Chester Road – Mr John Fitzpatrick

Members are advised this street trading consent was last renewed in March 2016 and all trading details are remaining the same.

The Committee is ASKED if it wishes to comment on the above application for street trading consent. Epping Forest District Council requires all representations by 20 March 2017.

* See notice on page 8.

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

8.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Loughton Pizza Hut, 21 The Broadway, Loughton IG10 3SP

* See notice on pages 9 – 10.

9 Enforcement and Compliance

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

**Enid K Walsh
TOWN CLERK
28 February 2017**

Agenda item 7.1

Local Government (Miscellaneous Provisions) Act 1982 Street Trading Licence – Street Trading Consent (Renewal) – Chester Road – Mr John Fitzpatrick

LOCAL GOVERNMENT
(MISCELLANEOUS PROVISIONS) ACT 1982: PART III

**APPLICATION FOR STREET TRADING
IN A DESIGNATED 'CONSENT' STREET
(Renewal)**



In accordance with Section 3 of the Local Government (Miscellaneous Provisions) Act 1982

I JOHN FRANCES MARTIN FITZPATRICK
(Please give full name):

of: 13 HUNGERDOWN CHINGFORD
LONDON Post Code: E4 - 6QJ

hereby apply for a Street Trading Consent to sell: Ice-cream, snacks, soft drinks
(Description of goods): Hot dogs

At (Location): CHESTER ROAD, DEBDEN
in each week on: -

Mondays	from	<u>7.30 - 8.30am</u>	to	<u>3.20 - 4.20 pm</u>
Tuesdays	from	<u>7.30 - 8.30am</u>	to	<u>3.20 - 4.20pm</u>
Wednesdays	from	<u>7.30 - 8.30am</u>	to	<u>3.20 - 4.20 pm</u>
Thursdays	from	<u>7.30 - 8.30am</u>	to	<u>3.20 - 4.20 pm</u>
Fridays	from	<u>7.30 - 8.30am</u>	to	<u>3.20 - 4.20 pm</u>
Saturdays	from	<u>/</u>	to	<u>/</u>
Sundays	from	<u>/</u>	to	<u>/</u>

I wish to trade from a stationary:
(Delete as applicable):

TYPE of VEHICLE	SIZE
VAN <input checked="" type="checkbox"/>	<u>Transit 14ft by 6ft</u>
CART	
BARROW	
OTHER	

I am over the age of 17 years. I understand that the fee does not include any element in respect of the collection of refuse by the Council; therefore, I undertake to remove refuse and cleanse the street during and on completion of each day's trading and comply with all conditions attached to a Consent.

Signed:

[Signature]

Date 19th Feb 2017

"The authority is under a duty to protect public funds it administers, and to this end may use information you have provided on this form for the prevention and detection of fraud. It may also share this information with other bodies responsible for auditing or administering public funds for these purposes"

Application for Renewal

Agenda item 8.1

Notice of application for a new premises licence under the Licensing Act 2003 in respect of Loughton Pizza Hut, 21 The Broadway, Loughton IG10 3SP

Reference: WK/201707265

For information: the hours the premises are open to the public is Monday to Saturday 11.00 – 00.00 hours and Sunday 11.00 – 23.00 hours. The consultation will close on 27 March 2017. Please see overleaf for the plans of the premises submitted with this application.



Register of Licence applications received.

Date application received: 28th February 2017

Applicant name: MSAJ Pizza Ltd

Address of Premises: Pizza Hut , 21 The Broadway, Loughton , Essex , IG10 3SP

Brief details of the nature of the application;

The application is for late night refreshment Monday – Saturday 23:00-00:00.

Any representations regarding the above application should be made within 28 days of the day above, to;

Epping Forest District Council
Licensing Unit Civic Offices,
High Street
Epping
Essex
CM16

4BZ

