



# PLANNING AND LICENSING COMMITTEE

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

**Monday 20 March 2017**

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

**Enid K Walsh**  
**Town Clerk**  
14 March 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 March 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/1990/16 – 2 Connaught Avenue, Loughton IG10 4DP – Demolition of existing building and erection of a part 2 and part 3 storey building containing six 2 bedroom flats, with provision of 6 ground level car spaces. (The application is for approval of the building shape (bulk, mass volume), and door and window openings - with materials to elevational treatment to be conditioned as part of any planning approval.) (Appeal ref number APP/J1535/W/16/3166045) – Min no PL73

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 and a site visit by an Inspector.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 30 March 2017.

### 5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 3 and 10 March 2017.

**Application No:** EPF/0148/17

**Officer:** Moses Ekole

**Applicant Name:** Ms Ilana Eisner

**Planning File No:** 009408

**Location:** 18 Millsmead Way, Loughton IG10 1LR

**Proposal:** Single-storey rear extension and two-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=591056](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591056)

**Application No:** EPF/0200/17

**Officer:** Moses Ekole

**Applicant Name:** Mr David Foskett

**Planning File No:** 026711

**Location:** 47 Upper Park, Loughton IG10 4EQ

**Proposal:** 1. Front entrance extension and replacement of dormer window. 2. Rebuilding existing ground floor window and extending the first floor. 3. Replacing all windows. 4. Construction of a single storey rear extension with roof terrace and glass balustrade.

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=591158](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591158)

**Application No:** EPF/0230/17

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr James Cunningham

**Planning File No:** 024681

**Location:** 4 West View, Loughton IG10 1TA

**Proposal:** Proposed demolition of existing dwelling and construction of replacement building to provide 3 flats with associated 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=591353](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591353)

**Application No:** EPF/0244/17

**Officer:** Alastair Prince

**Applicant Name:** Mr G Atkins

**Planning File No:** 017007

**Location:** 67 The Lindens, Loughton IG10 3HT

**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=591394](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591394)

**Application No:** EPF/0271/17

**Officer:** Jonathan Doe

**Applicant Name:** Mr Mathew Cheriyan

**Planning File No:** 002264

**Location:** 35 Hillyfields, Loughton IG10 2PT

**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=591434](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591434)

**Application No:** EPF/0314/17

**Officer:** David Baker

**Applicant Name:** Mrs Jackie Jensen

**Planning File No:** 008786

**Location:** 26 Brooklyn Avenue, Loughton IG10 1BL

**Proposal:** Erection of 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=591578](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591578)

**Application No:** EPF/0318/17CA

**Officer:** Ian Ansell

**Applicant Name:** Mr Peter House

**Planning File No:** 022517

**Location:** Little Monkwood Lodge, 52 Baldwins Hill, Loughton IG10 1SF

**Proposal:** Two 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=591582](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591582)

**Application No:** EPF/0418/17

**Officer:** David Baker

**Applicant Name:** Mrs Ann-Marie Buckley

**Planning File No:** 026706

**Location:** 2 Tewkesbury Close, Loughton IG10 3NT

**Proposal:** Conversion of integral garage to living accommodation.

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=591830](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591830)

**Application No:** EPF/0435/17

**Officer:** David Baker

**Applicant Name:** Mr Robert Walker

**Planning File No:** 023040

**Location:** 2 Connaught Avenue, Loughton IG10 4DP

**Proposal:** The demolition of the existing dwelling house and erection of a new architecturally designed building containing 7 apartments. The proposed building is predominantly two and three stories in height with some roof accommodation, and includes a basement 11 space 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=591874](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591874)

**Application No:** EPF/0439/17

**Officer:** Marie-Claire Tovey

**Applicant Name:** Epping Forest District Council

**Planning File No:** 001228

**Location:** Council Depot and adjacent land, off Langston Road, Loughton IG10 3TH

**Proposal:** Variation of condition 1 (plan nos) of planning permission EPF/0294/15 to allow revisions to front and rear elevations.

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=591878](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591878)

**Application No:** EPF/0448/17

**Officer:** Alastair Prince

**Applicant Name:** Mr Steve Polfreman

**Planning File No:** 026688

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

**Proposal:** Installation of two small dormers on the 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=591887](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591887)

**Application No:** EPF/0450/17

**Officer:** Alastair Prince

**Applicant Name:** Mrs Natalie Gaunt

**Planning File No:** 003539

**Location:** Rontec Church Hill Service Station, 117 Church Hill, Loughton IG10 1QR

**Proposal:** Retention of an installed ATM to the left of the Convenience Shop front elevation shop front installed as a through brickwork installation through a recessed black steel ATM liner. NCR 5884 ATM fascia with non-illuminated black and green polycarbonate Z Print design top and bottom signs with white lettering "free cash withdrawals and balance enquiries" and "cash zone" Cashzone green acrylic ATM fascia top sign with white illuminated lettering "cashzone" and accepted card logos. A receipts bin has been fixed to brickwork to the left of the ATM. The pavement in front of the ATM has been lowered to give level 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=591889](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591889)

**Application No:** EPF/0452/17

**Officer:** Alastair Prince

**Applicant Name:** Mrs Natalie Gaunt

**Planning File No:** 003539

**Location:** Rontec Church Hill Service Station, 117 Church Hill, Loughton IG10 1QR

**Proposal:** Advertisement consent for retention of an installed ATM to the left of the Convenience Shop front elevation shop front installed as a through brickwork installation through a recessed black steel ATM liner. NCR 5884 ATM fascia with non-illuminated black and green polycarbonate Z Print design top and bottom signs with white lettering "free cash withdrawals and balance enquiries" and "cash zone" Cashzone green acrylic ATM fascia top sign with white illuminated lettering "cashzone" and accepted card logos. A receipts bin has been fixed to brickwork to the left of the ATM. The pavement in front of the ATM has been lowered to give level access.

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=591913](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591913)

**Application No:** EPF/0456/17

**Officer:** Jonathan Doe

**Applicant Name:** Mr John Musaphia

**Planning File No:** 024858

**Location:** 19 Shaftesbury, Loughton IG10 1HN

**Proposal:** Removal of existing double width garage and erection of a two 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=591917](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591917)

**Application No:** EPF/0457/17

**Officer:** Robin Hellier

**Applicant Name:** Mrs Paula Huzzey

**Planning File No:** 011274

**Location:** Glentarras, Nursery Road, Loughton IG10 4EF

**Proposal:** TPO/EPF/07/79. T1 Chestnut and T2 Beech - 2m 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=591933](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591933)

**Application No:** EPF/0478/17

**Officer:** Jonathan Doe

**Applicant Name:** Mr Peter Ballard

**Planning File No:** 003567

**Location:** 2 Drayton Avenue, Loughton IG10 3DF

**Proposal:** Two storey side and rear extension and 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=591994](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591994)

**Application No:** EPF/0487/17

**Officer:** Jonathan Doe

**Applicant Name:** Mr Billy Martin

**Planning File No:** 019084

**Location:** 38 Poundfield Road, Loughton IG10 3JN

**Proposal:** Proposed two storey side extension and single storey 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=592003](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592003)

**Application No:** EPF/0489/17

**Officer:** Jonathan Doe

**Applicant Name:** Mr Davesh Dubal

**Planning File No:** 021990

**Location:** 34 The Crescent, Loughton IG10 4PY

**Proposal:** Erection of a 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=592033](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592033)

**Application No:** EPF/0507/17

**Officer:** Ian Ansell

**Applicant Name:** Mr S Dyulgerov

**Planning File No:** 024659

**Location:** 65A Colebrook Lane, Loughton IG10 2HN

**Proposal:** Two 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=592101](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592101)

**Application No:** EPF/0510/17

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Ray Mark

**Planning File No:** 026708

**Location:** 11 Regents Place, Loughton IG10 4PP

**Proposal:** Ground floor rear extension 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=592104](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592104)

**Application No:** EPF/0530/17CA

**Officer:** Robin Hellier

**Applicant Name:** Mrs Samantha Jennings

**Planning File No:** 005617

**Location:** 1 Woodbury Hill, Loughton IG10 1JB

**Proposal:** TPO/CHI/02/68 A1. T1 Leyand Cypress Hedge - reduce height by 50%.  
T4 Various Species - reduce back to 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=592214](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592214)

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

**Application No:** EPF/2887/16

**Officer:** Alastair Prince

**Applicant Name:** Mr J S Jana

**Planning File No:** 004838

**Location:** 15 Chequers Road, Loughton IG10 3QA

**Proposal:** Certificate of Lawful Development for proposed loft conversion with rear dormer and 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=589000](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=589000)

**Application No:** EPF/0375/17

**Officer:** Alastair Prince

**Applicant Name:** Mrs Thecla Panagides

**Planning File No:** 013699

**Location:** 27 Tycehurst Hill, Loughton IG10 1BX

**Proposal:** Certificate of Lawful Development for proposed loft conversion, hip to gable, rear dormer, roof lights to front roof.

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=591746](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591746)

**Application No:** EPF/0438/17

**Officer:** David Baker

**Applicant Name:** Mr & Mrs Mallon

**Planning File No:** 014156

**Location:** 22 Rookwood Gardens, Loughton IG10 2DQ

**Proposal:** Certificate of Lawful Development for proposed single storey rear extension, single storey side extension, loft conversion with rear dormer and front roof light, and 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=591877](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591877)

**Application No:** EPF/0444/17

**Officer:** David Baker

**Applicant Name:** Mr Sorinel Stefan

**Planning File No:** 026693

**Location:** 9 Collard Avenue, Loughton IG10 2ER



**Proposal:** Certificate of Lawful Development for proposed double storey rear extension and installation of 2 velux windows.

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=591883](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591883)

**Application No:** EPF/0453/17

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Matt Bygate

**Planning File No:** 017060

**Location:** 33 The Drive, Loughton IG10 1HB

**Proposal:** Certificate of Lawful Development for proposed 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=591914](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591914)

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

**Application No:** EPF/0121/17

**Officer:** Moses Ekole

**Applicant Name:** Mr Brendan McParland

**Planning File No:** 015782

**Location:** 94 Lawton Road, Loughton IG10 2AA

**Proposal:** Submission of details for conditions 3 (Materials); 4 (Wheel Washing); 6 (Travel Information Pack); 7 (Surface Water); 8 (Arboricultural Method Statement); 9 (Hard and Soft Landscaping) on planning application EPF/0645/15 (Residential development comprising 5 no. 2 bed apartments and 2 no. 1 bed apartments at land to rear of 94 Lawton Road.

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=590956](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590956)

**Application No:** EPF/0434/17

**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:** Application for approval of details reserved by condition 5 'construction method statement' and 6 'phasing programme' on planning application EPF/2969/15 (Demolition of existing dwelling house and out-buildings and erection of new environmentally sustainable dwelling house with associated landscaping works. Refurbishment and repair of Grade II listed gates and piers).

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=591873](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591873)

**Application No:** EPF/0697/17

**Officer:** Stephan Solon

**Applicant Name:** Mr & Mrs Wilkins

**Planning File No:** 026709

**Location:** 63 Valley Hill, Loughton IG10 3AL



**Proposal:** Prior approval application for proposed 4m deep single storey rear extension, height to eaves 3m and maximum height 3m.

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=592605](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592605)

## **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

### **7.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Wine Rack, 236 High Road, Loughton IG10 1RB**

\* See notice on pages 9 – 10.

## **8 Enforcement and Compliance**

**8.1** To NOTE that an Enforcement Notice has been issued by Epping Forest District Council in respect of the Annex at 102A Oakwood Hill, Loughton IG10 3ER.

\* See Notice on pages 11 – 13.

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

**Enid K Walsh  
TOWN CLERK  
14 March 2017**

**Agenda item 7.1**

**Notice of application for a new premises licence under the Licensing Act 2003 in respect of Wine Rack, 236 High Road, Loughton IG10 1RB**

Reference: WK/ 201709202

The consultation will close on 9 April 2017.



**Register of Licence applications received.**

Date application received: 13/03/2017

Applicant name: Nigel Lea

Address of Premises: Wine Rack , 236 High Road, Loughton , IG10 1RB

Brief details of the nature of the application;

New application for the Supply Of Alcohol, Standard days and timings:

Monday –Sunday 06:00 – 00:00

The sale of alcohol will be for consumption both on and off the premises

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

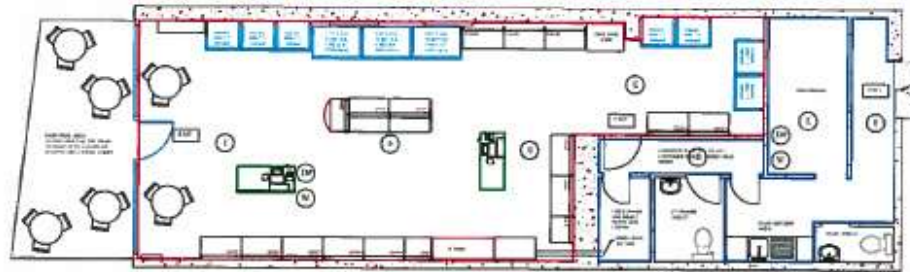
Epping Forest District Council  
Licensing Unit Civic Offices,  
High Street  
Epping  
Essex  
CM16

4BZ

Note: Any items shown on the plan that are not subject to the requirement for plans under the regulations to the Licensing Act 2003 are subject to change at any time.

<b>LEGEND</b>	<b>KEY</b>
<ul style="list-style-type: none"> <li>(V) EMERGENCY EXIT/EXIT POINT</li> <li>(M) FIRE EXTINGUISHER (DRY POWDER)</li> <li>(W) FIRE EXTINGUISHER (WATER)</li> <li>(SD) SMOKE DETECTOR</li> <li>11.5 MIN APPROX. SIZE</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black;"></span> LICENSABLE ACTIVITY</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: blue; border: 1px solid black;"></span> STORAGE AREA</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: green; border: 1px solid black;"></span> POINT OF SALE (ALCOHOL)</li> </ul>

PROPOSED STORE LAYOUT



IT IS THE RETAILERS RESPONSIBILITY TO ENSURE THAT THE SITE COMPLIES WITH THE DISABILITY DISCRIMINATION ACT 1995 PART II AND THAT ALL RELEVANT FIRE SAFETY EQUIPMENT, EMERGENCY LIGHTS AND SMOKE DETECTORS WHERE APPLICABLE ARE INSTALLED PRIOR TO OPENING.

CLIENT: <b>WINE RACK</b> <b>236 HIGH ROAD</b> <b>LAUGHTON</b>		REVISIONS	DATE
DRAWN BY: <b>ANDY MORRIS</b>		A:	
SCALE: 1:50	BRANCH NO:	B:	
DATE: 1.2.17	SQ FT: 400sq	C:	
		D:	
		E:	

**Agenda item 8.1**

**Enforcement and Compliance – Land at 102A Oakwood Hill, Loughton IG10 3ER**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990  
(as amended by the Planning and Compensation Act 1991)**

**ENFORCEMENT NOTICE**

**ISSUED BY:** Epping Forest District Council

**1. THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within Section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosure to which it refers contain important additional information.

**2. THE LAND TO WHICH THE NOTICE RELATES**

Land at 102A Oakwood Hill Loughton Essex shown by thick black edging on the attached plan.

**3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission: the construction of a building not in accordance with the approved plans of Planning Consent EPF/0907/15

**4. REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last four years.

The existing development, by reason of the introduction of a high side parapet wall, inset shallow pitched roof with flat roof appearance, and heavily bricked rear facing gable feature, together with the poorly positioned first floor rear window and high eaves in relation to the first floor windows and eaves height of attached house 102 Oakwood Hill, represents a poorly designed, and incongruous, intrusive, bulky, overly dominant and unsympathetic form of development that does not complement the appearance of the house. As a consequence, the existing development is detrimental to the character and appearance of the established street scene and general locality, contrary to the National Planning Policy Framework, Local Plan and Alterations Policies CP2 (iv) and DBE1, and Epping Forest Draft Local Plan (2016).

The Council do not consider that planning permission should be given, because planning conditions could not overcome these objections to the development.

**5. WHAT YOU ARE REQUIRED TO DO**

Construct the building on the rear elevation in accordance with Planning Consent EPF/0907/15 and remove all resulting debris from the land

G:\LENFORCE\ENF-023

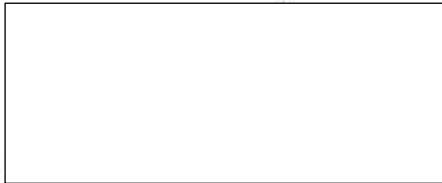
**6. TIME FOR COMPLIANCE**

Six months after this notice takes effect.

**7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 28<sup>th</sup> April 2017 unless an appeal is made against it beforehand.

Dated: 10<sup>th</sup> March 2017



Signed:

Director of Governance  
and Solicitor to the Council  
On behalf of  
Epping Forest District Council  
Civic Offices  
High Street  
Epping  
Essex CM16 4BZ

Ref: DG/LEG/364 & ENF/0408/16

**ANNEX**

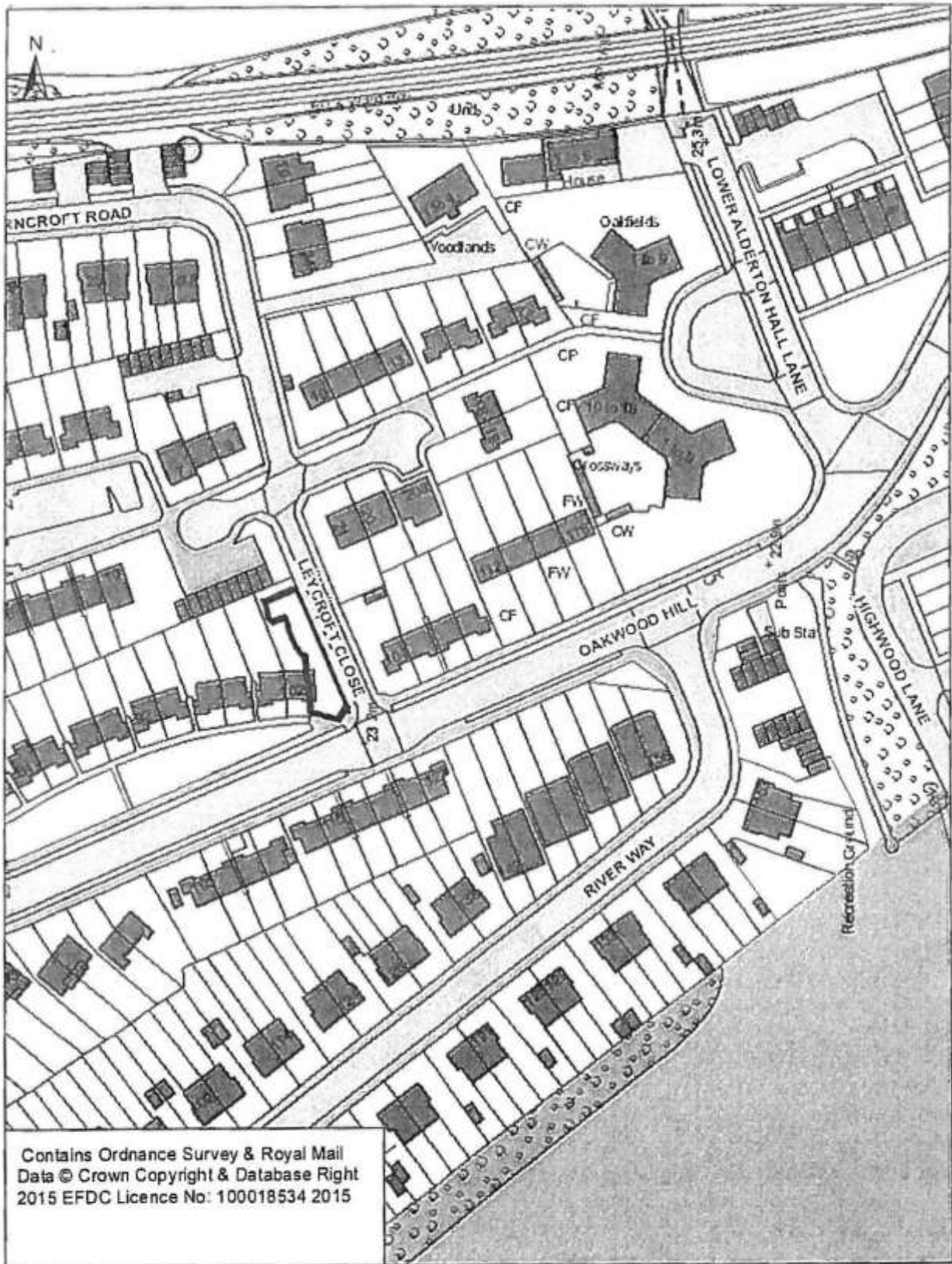
**YOUR RIGHT OF APPEAL**

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State **before 28<sup>th</sup> April 2017**. The enclosed Information Sheet from the Planning Inspectorate sets out how you may appeal. Read it carefully.

**PLEASE NOTE THAT A SEPARATE APPEAL FORM MUST BE COMPLETED FOR EACH INDIVIDUAL OR ORGANISATION WISHING TO APPEAL**

**WHAT HAPPENS IF YOU DO NOT APPEAL**

If you do not appeal against this enforcement notice, it will take effect on 28<sup>th</sup> April 2017 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.



**Epping Forest  
District Council**

ArcGIS Web Map

Date: 09/02/2017

Scale: 1:1,250

Name: arcgis