



PLANNING AND LICENSING COMMITTEE

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

Monday 3 April 2017

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

Enid K Walsh
Town Clerk
28 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 20 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 Appeals:

4.1.1 EPF/1161/16 – Land adjacent to 2 Sparelease Hill, Loughton IG10 1BT – Proposed 4 bedroom detached house (revised application to EPF/2086/15) (Appeal ref no: APP/J1535/W/17/3168714) – Min no PL14

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 20 April 2017.

4.1.2 EPF/1858/16 – Beechlands, 42 - 44 Alderton Hill, Loughton IG10 3JB – Outline application for the erection of private dwelling house and garage to the rear of Beechlands for the proprietor of Beechlands and his family (Appeal ref no: APP/J1535/W/17/3169528) – Min no PL42

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 19 April 2017.

4.1.3 EPF/2642/16 – 43 Smarts Lane, Loughton IG10 4BU – Remove existing roof and erection of new mansard roof, parapet and front roof terrace (Appeal ref no: APP/J1535/D/17/3170197) – Min no PL121.1

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 27 March 2017.

4.2 Withdrawn Licensing Application – New premises licence under the Licensing Act 2003 in respect of Wine Rack, 236 High Road, Loughton IG10 1RB – Min no PL199.1

To NOTE the information received from the Licensing Authority that this application has been withdrawn by the applicant.

5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 17 and 24 March 2017.

Application No: EPF/0234/17

Officer: David Baker

Applicant Name: Miss Emma Fallon

Planning File No: 008961

Location: The Last Post, 227 High Road, Loughton IG10 1BB

Proposal: To continue the use of the pavement to the front of the pub as an external seating area between 9am and 8pm Mondays to Sundays, together with amended furniture and barrier design.

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=591357

Application No: EPF/0389/17

Officer: David Baker

Applicant Name: Mr Barrett

Planning File No: 026171 - 172

Location: Flat 40 Honeytree Court, Fairmeads, Pyrles Lane, Loughton IG10 2RD

Proposal: Installation of a metal framed canopy to the front entrance to Honeytree 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=591778

Application No: EPF/0451/17

Officer: Alastair Prince

Applicant Name: Miss Hilary Andrea Bosman

Planning File No: 016387

Location: 55 Queens Road, Loughton IG10 1RR

Proposal: Basement extension with side and rear light well.

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=591893

Application No: EPF/0539/17

Officer: Moses Ekole

Applicant Name: Mr Peter Scott

Planning File No: 004544

Location: 29 Hillcrest Road, Loughton IG10 4QH

Proposal: Raising of ridge and enlargement of roof, construction of dormer sides and rear dormer windows, and installation of new windows to facilitate creation of rooms in the roof 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=592240

Application No: EPF/0574/17

Officer: Alastair Prince

Applicant Name: Mr Kalkat

Planning File No: 026718

Location: 5 Richmond Park, Loughton IG10 4PQ

Proposal: Single storey rear extension, installation of new front entrance door and side lights and a new velux window 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=592313

Application No: EPF/0585/17

Officer: Moses Ekole

Applicant Name: Mr & Mrs Bloom

Planning File No: 014329

Location: 8 Eleven Acre Rise, Loughton IG10 1AN

Proposal: Three storey front and side extensions, internal layout alterations and basement 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=592353

Application No: EPF/0602/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Steve Luton

Planning File No: 024399

Location: 40 Lower Park Road, Loughton IG10 4NA

Proposal: Single storey outbuilding.

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=592370

Application No: EPF/0606/17

Officer: Moses Ekole

Applicant Name: Mr Glen Ward

Planning File No: 017665

Location: 23 Broadstrood, Loughton IG10 2SB

Proposal: Rear extension at first floor over existing ground floor.

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=592396

Application No: EPF/0618/17

Officer: Robin Hellier

Applicant Name: Mrs Eileen Malpass

Planning File No: 001241

Location: 2 The Heights, Loughton IG10 1RN

Proposal: TPO/EPF/11/83: T1 Oak. Crown reduce height by 1.5 - 2m and lateral spread by 2 - 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=592424

Application No: EPF/0619/17

Officer: Robin Hellier

Applicant Name: Mrs Linda Wilkinson

Planning File No: 001605

Location: Warren Hall, Manor Road, Loughton IG10 4RP

Proposal: TPO/EPF/04/74 A1. Schedule of works, as specified.

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=592425

Application No: EPF/0621/17

Officer: Marie-Claire Tovey

Applicant Name: Smyths Toys Ltd

Planning File No: 001228

Location: Land at Langston Road, Epping Forest Shopping Park Unit 1, Loughton IG10 3UE

Proposal: 1 no. internally illuminated flex-face box "Smyth's Toys Superstores" sign to front elevation (11m x 3.3m). 1 no. internally illuminated flex-face box "Smyth's Toys Superstores" sign to side elevation (5m x 2.4m). 1 no. internally illuminated flex-face box "Smyth's Toys Superstores" sign to rear elevation (5.4m x 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=592453

Application No: EPF/0623/17

Officer: Jonathan Doe

Applicant Name: Stuart Simmons

Planning File No: 021474

Location: 10 Hill Top Close, Loughton IG10 1PY

Proposal: Single storey rear extension and conversion of garage into 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=592455

Application No: EPF/0638/17

Officer: Marie-Claire Tovey

Applicant Name: Mr M Wootton

Planning File No: 026725

Location: 1 Shaftesbury, Loughton IG10 1HN

Proposal: Loft conversion with rear dormer, new pitched roof over side extension and alterations to entrance 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=592482

Application No: EPF/0650/17

Officer: Moses Ekole

Applicant Name: Mr Zafar Iqbal

Planning File No: 014069

Location: 23 Alderton Hill, Loughton IG10 3JD

Proposal: Proposed single storey rear addition for use as a swimming pool.

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=592496

Application No: EPF/0651/17CA

Officer: Moses Ekole

Applicant Name: Mrs Linda Davey

Planning File No: 022158

Location: 5 Steeds Way, Loughton IG10 1HX

Proposal: Revisions to EPF/2654/16 (Two storey front extension together with the alterations to fenestration at front and rear elevation. Two storey side extension and part single storey rear extension. Re-instatement of previous crossover). Revisions include addition of rear first floor window with a gable above it on the two storey side extension and associated internal alterations; alterations to fenestrations.

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=592497

Application No: EPF/0659/17

Officer: Moses Ekole

Applicant Name: Mr Pat Kane

Planning File No: 009214

Location: 59 Broadstrood, Loughton IG10 2SB

Proposal: Changes to front boundaries to existing property. Proposed new boundary treatment to three sides of the front garden. Add black metal railings to top of existing stepped boundary wall along front elevation. Replace side boundary picket fences with metal railings.

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=592536

Application No: EPF/0663/17

Officer: Jonathan Doe

Applicant Name: Ms Siobhan Hyland

Planning File No: 018826

Location: 9 Chester Close, Loughton IG10 2LP

Proposal: Single storey rear extension and 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=592540

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/0655/17

Officer: Robin Hellier

Applicant Name: Mr Roger Harris

Planning File No: 015163

Location: 63 Staples Road, Loughton IG10 1HR

Proposal: Staples Road Conservation Area: T1 Oak - reduce to previous pruning points, as specified.

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=592516

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

Application No: EPF/0449/17

Officer: Moses Ekole

Applicant Name: Ms Zixia Guo

Planning File No: 026697

Location: 49 Hanson Drive, Loughton IG10 2EF

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=591888

Application No: EPF/0534/17

Officer: Alastair Prince

Applicant Name: Mr Daniel Fitzgerald

Planning File No: 026716

Location: 33 Southview Road, Loughton IG10 3LG

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and two 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=592235

Application No: EPF/0593/17

Officer: Alastair Prince

Applicant Name: Mrs Emma Pierce

Planning File No: 026720

Location: 10 Millsmead Way, Loughton IG10 1LR

Proposal: Certificate of Lawful Development for a proposed hip to gable roof extension and 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=592361

Application No: EPF/0598/17

Officer: Alastair Prince

Applicant Name: Mr & Mrs Giles Giles

Planning File No: 026688

Location: 37 Marjorams Avenue, Loughton IG10 1PU

Proposal: Certificate of Lawful Development for a proposed 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=592366

Application No: EPF/0626/17

Officer: Alastair Prince

Applicant Name: Mr Ally Larman

Planning File No: 017539

Location: 2 Newnham Close, Loughton IG10 4JG

Proposal: Certificate of Lawful Development for a proposed loft 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=592458

Application No: EPF/0644/17

Officer: Alastair Prince

Applicant Name:

Planning File No: 026729

Location: 20 Prescott Green, Loughton IG10 2AQ

Proposal: Certificate of Lawful Development for proposed 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=592487

Application No: EPF/0648/17

Officer: Alastair Prince

Applicant Name: Mr Bobby Katyal

Planning File No: 018298

Location: 36 Ollards Grove, Loughton IG10 4DW

Proposal: Certificate of Lawful Development for proposed 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=592494

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

Application No: EPF/0604/17

Officer: Moses Ekole

Applicant Name: Mr & Mrs Mirza

Planning File No: 002095

Location: 41 Alderton Hill, Loughton IG10 3JD

Proposal: Application for approval of details reserved by condition 5 'Drainage details', condition 6 'Means of enclosure', 'condition 9 ' Tree Protection' and condition 10 'Hard and Soft Landscaping' of planning permission EPF/3107/16 (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 the 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=592394

Application No: EPF/0749/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Ken Fox

Planning File No: 007018

Location: 18 Albion Park, Loughton IG10 4RB

Proposal: Application for Approval of Details Reserved by Condition 3 'materials', 4 'surface water drainage', 5 'wheel washing', 8 'landscaping', 9 'tree protection' and 12 'site levels' on planning application EPF/2832/16 (Demolition of existing dwelling and erection of a detached single dwelling with associated car parking).

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=592756

Application No: EPF/0774/17

Officer: Alastair Prince

Applicant Name: Mr Mani

Planning File No: 026724

Location: 38 Southview Road, Loughton IG10 3LQ

Proposal: Application for prior approval for single storey 6m rear extension. Height to eaves 3m, overall height 4m.

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=592829

6 Decisions

6.1 Decisions by Epping Forest District Council

No decision notices have been received.

6.2 Decisions by the Planning Inspectorate

* See attached report on the Appeal Decisions (pages 10 – 13).

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

8.1 Temporary Stop Notice – EPF/2832/16 – 18 Albion Park, Loughton IG10 4RB

* See notice (pages 14 – 18).

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

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

Agenda item 6.2

Decisions by the Planning Inspectorate

For information: Decisions made by the Planning Inspectorate were last reported at the Planning and Licensing Committee meeting on 18 April 2016.

Allowed:

EPF/2442/14 – 89 High Road, Loughton IG10 4JD – Demolition of existing house and erection of a building to accommodate ten one-bedroom flats. Parking area, of ten spaces to rear of building, with vehicular access to southwest of building. Pedestrian bridge to front entrance of building (Appeal ref no: APP/J1535/W/15/3011328)

EPF/0064/15 – 15A Carroll Hill, Loughton IG10 1NL – Certificate of Lawful Development for proposed library extension in rear of building at ground floor level (Appeal Ref: APP/J1535/X/15/3006292)

EPF/0072/15 – 15 Carroll Hill, Loughton IG10 1NL – Certificate of Lawful Development for a proposed single storey rear extension – Appeal Ref: APP/J1535/X/15/3006313

EPF/1503/15 – Molens, 209D High Road, Loughton IG10 1BB – Retrospective application for a single storey rear extension with relocating of the external metal staircase for the residential units and alter shop front (Appeal ref no: APP/J1535/W/16/3153526)

EPF/1505/15 – Molens, 209D High Road, Loughton IG10 1BB – Retrospective application for outbuilding to the rear of the property (Appeal ref no: APP/J1535/W/16/3153526)

EPF/1997/15 – Bridge House, Roding Road, Loughton IG10 3ED – Demolition of existing house and erection of 3 two bedroom and 3 one bedroom flats in three storey block (Appeal Ref no: APP/J1535/W/16/3152224)

EPF/2418/15 – 21 Priory Road, Loughton IG10 1AF – Demolition of existing bungalow and erection of 2 no. 3 bed dwellings – (Appeal ref no: APP/J1535/W/16/3146296)

EPF/2442/15 – 62 Queens Road, Loughton IG10 1RS – Single storey front extension and new external front steps (Appeal ref no: APP/J1535/D/16/3143874)

EPF/2580/15 – Land close to junction of Westall Road and Burney Drive, Loughton IG10 2HX – Prior notification for a telecommunications installation comprising the erection of 13.5m high dual stack monopole supporting 6 no shrouded antennas, a 0.3m dish, 2 no equipment cabinets and ancillary development. (Revised proposal to previously refused EPF/0386/11 - it is now not proposed to erect the installation on the pavement - it is now proposed 6.5m to the rear of the pavement in a grassland area) (Appeal ref no: APP/J1535/W/16/3145592)

EPF/2682/15 – 21 Alderton Hill, Loughton IG10 3JD – Demolition of existing property and erection of a replacement dwelling – (Appeal ref no: APP/J1535/W/16/3149665)

EPF/2774/15 – Land adjacent to Warren Hill, Loughton IG10 4RA – Provision of 34 space car park and dropping off area for use by Oaklands School only, formation of related vehicular access from Warren Hill and provision of associated landscaping and increase in school roll from 243 to 273 pupils (Appeal ref no: APP/J1535/W/16/3152795)

EPF/2983/15 – 24 Alderton Hill, Loughton IG10 3JB – Demolish garage and replace with two-storey side extension. Attached replacement garage with granny flat above. Front dormers. Ground floor and two-storey rear extension. Accommodation within roof space – (Appeal ref no: APP/J1535/D/16/3149197)

EPF/0194/16 – 71 Queens Road, Loughton IG10 1RR – Two storey rear extension with balcony, balustrades and 2m high privacy screens on either side of the balcony area. Relocation of existing external steps and landing area to providing ingress and access to the garden (Amended plans and description) (Appeal ref no: APP/J1535/D/16/3151788)

EPF/0257/16 – 72 High Beech Road, Loughton IG10 4BL – Increasing the height of a portion of the brick garden wall on Forest View Road from 1m to 1.8m (Appeal ref no: APP/J1535/D/16/3153953)

EPF/0617/16 – 60 Tycehurst Hill, Loughton IG10 1DA – Replacement dwelling house with basement and roof accommodation (amended design to EPF/0504/15 to include extension of first and second floors to rear) (Appeal ref no: APP/J1535/W/16/3152357)

EPF/0697/16 – 21 Alderton Hill, Loughton IG10 3JD – Demolition of existing property and erection of a replacement dwelling (Appeal ref no: APP/J1535/W/16/3152218)

Dismissed:

EPF/1286/14 – 2 Durnell Way, Loughton IG10 1TG – New attached dwelling (Appeal ref no: APP/J1535/A/14/3000288)

EPF/2429/14 – 20 Albion Hill, Loughton IG10 4RA – Three new detached dwellings, part single, part two storey with green roofs and including new private access road off Albion Hill. Re-submission following withdrawal of EPF/0250/14 (Appeal ref no: APP/J1535/W/15/3017306)

EPF/2468/14 – 12 Marjorams Avenue, Loughton IG10 1PT – The enlargement of the previously approved but not fully completed ground and first floor extensions. Initial consent given under EPF/0674/74 and garage plus structural works completed and meaningful start achieved within period stipulated under planning consent certificate (Appeal ref no: APP/J1535/D/15/3005293)

EPF/2758/14 – 16 Eleven Acre Rise, Loughton IG10 1AN – Demolition of existing house, replacement house with 3 no. 6 bedroom houses. New front wall and gates (Appeal ref no: APP/J1535/W/15/3027992)

EPF/0866/15 – 54 Ollards Grove, Loughton IG10 4DW – Two detached two storey cottage properties, with garages at basement level (Appeal ref no: APP/J1535/W/15/3140322)

EPF/1973/15 – 51 High Road, Loughton IG10 4JE – Demolition of existing house and construction of eight residential flats with associated car parking spaces, amenity space and refuse collection area (Appeal ref no: APP/J1535/W/16/3143162)

EPF/2111/15 – 257 Chester Road, Loughton IG10 2LW – Subdivision of site and proposed 1 no. 1 bed dwelling house with parking and garden area – amended plans (Appeal ref no: APP/J1535/D/16/3149541)

EPF/2255/15 – 6A Valley Hill, Loughton IG10 3AA – Change of use to the premises. 6A Valley Hill from use as shop premises (Use Class A1) to use as a hot food takeaway (Use Class A5) (Appeal ref no: APP/J1535/D/16/3146904)

EPF/2673/15 – Loughton Hall, Rectory Lane, Loughton IG10 3RU – Grade II listed building application for a proposed 2 storey extension (with a further floor contained in the roof space), partial demolition of existing single storey building adjoining proposed extension, and demolition of existing outbuilding in the area of the proposed extension (Appeal ref no: APP/J1535/Y/16/3153729)

EPF/2674/15 – Loughton Hall, Rectory Lane, Loughton IG10 3RU – Proposed 2 storey extension (with a further floor contained in the roof space), partial demolition of existing single storey building adjoining proposed extension, and demolition of existing outbuilding located in the area of the extension (Appeal ref no: APP/J1535/W/16/3153714)

EPF/2706/15 – 47 Deepdene Road, Loughton IG10 3PP – Two storey side extension. New rear outbuilding. New rear patio area (Appeal ref no: APP/J1535/D/16/3145596)

EPF/2855/15 – 54 Ollards Grove, Loughton IG10 4DW – Demolition of existing bungalow and erection of two detached bungalow-style townhouses, with integral garages (Appeal ref no: APP/J1535/W/16/3143321)

EPF/2990/15 – 56 Oakwood Hill, Loughton IG10 3EW – Retention of existing annex as separate dwelling (Appeal ref no: APP/J1535/W/16/3144859)

EPF/3078/15 – 25 Alderton Way, Loughton IG10 3EQ – Retrospective planning application for existing single extension to the front of the house to encompass a porch and ground floor toilet (Appeal ref no: APP/J1535/D/16/3150696)

EPF/3210/15CA – 1 Woodbury Hollow Cottage, Woodbury Hill, Loughton IG10 1JD – Proposed single storey rear extension – revised application to EPF/1353/15 (Appeal ref no: APP/J1535/W/16/3154005)

EPF/3245/15 - 26 The Crescent, Loughton IG10 4PY – First Floor rear extension - Against a Refusal (Appeal ref no: APP/J1535/D/16/3145392)

EPF/0026/16CA – 1 Woodbury Hollow Cottage, Woodbury Hill, Loughton IG10 1JD – Listed building application for proposed single storey rear extension (Appeal ref no: APP/J1535/Y/16/3154010)

EPF/0181/16 – 7 Colebrook Lane, Loughton IG10 2HQ – Retrospective application for two storey side extension, loft conversion, including rear dormer, porch and single storey rear extension (Appeal ref no: APP/J1535/D/16/3151920)

EPF/0241/16CA – 58 York Hill, Loughton IG10 1JA – Formation of an off street parking area in the front garden with perimeter retaining walls, additional landscaping, and the provision of a 3 metres wide opening onto York Hill (Appeal ref no: APP/J1535/D/16/3154349)

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)

Withdrawn:

EPF/1840/14CA – Woodberrie, Woodbury Hill, Loughton IG10 1JB – Demolition of an existing garage and the erection of a two storey extension to an existing dwelling house (amended application) (Appeal ref no: APP/J1535/D/15/3017901)

EPF/2597/15 – Flat C, 66A Valley Hill, Loughton IG10 3AT – Retrospective application for studio flat on second floor (Appeal ref no: APP/J1535/W/16/3152859)

ENF/0263/15 Enforcement Notice Appeal – Annex at 56 Oakwood Hill, Loughton IG10 3EW – Without planning permission, the use of a self-contained extension as a separate residence in breach of a condition attached to planning permission EPF/0860/03 (Appeal ref no: APP/J1535/C/16/3148948)

In progress:

EPF/2224/15 – 12 Marjorams Avenue, Loughton IG10 1PT – Certificate of Lawful Development for proposed completion of previously approved (planning permission EPF/0674/74) but not fully completed two-storey rear and side extension with garage (Appeal ref no: APP/J1535/X/16/3155307)

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 no: APP/J1535/W/16/3166045)

Agenda item 8.1

Temporary Stop Notice – EPF/2832/16 – 18 Albion Park, Loughton IG10 4RB

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compulsory Purchase Act 2004)**

TEMPORARY STOP NOTICE

SERVED BY: Epping Forest District Council (hereinafter referred to as "the Council")

TO K FOX DEVELOPMENTS LIMITED

OF 48 ROEBUCK LANE BUCKHURST HILL ESSEX IG9 5QX

1. On 24th March 2017 the Council has issued this temporary stop notice alleging that there has been a breach of planning control on the land described in paragraph 3 below.

2. **THIS TEMPORARY STOP NOTICE** is issued by the Council, in exercise of their power in Section 171E of the 1990 Act because they think that it is expedient that the activity specified in this notice should cease on the land described in paragraph 4 below. The Council now prohibits the carrying out of the activity specified in this notice. Important additional information is given in the Annex to this notice.

3. **THE REASONS FOR ISSUING THIS NOTICE**

Planning Permission was granted on under reference EPF/2832/16 for the demolition of a building and the erection of a detached single dwelling with associated car parking on the land in accordance with the terms of the application. The Planning Permission was granted subject to conditions and in particular:

Condition 3 - No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details. For the purposes of this condition, roof tiles are expected to be similar to those used at 17 Albion Hill.

Reason:- To ensure a satisfactory appearance in the interests of visual amenity, in accordance with the guidance contained within the National Planning Policy Framework and policy DBE1 of the adopted Local Plan and Alterations.

Condition 4 - No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

Reason:- To ensure satisfactory provision and disposal of surface water in the interests of public health, in accordance with the guidance contained within the National Planning Policy Framework and policy RP3 of the adopted Local Plan and Alterations.

Condition 5 - No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

Reason:- To avoid the deposit of material on the public highway in the interests of highway safety, in accordance with the guidance contained within the National Planning Policy Framework and policy ST4 of the adopted Local Plan and Alterations.

Condition 8- No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. Such landscaping scheme should include trees adjacent to the site boundaries with 16 and 18 Hazelwood. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complementary, and to ensure a satisfactory appearance to the development, in accordance with the guidance contained within the National Planning Policy Framework and policy LL11 of the adopted Local Plan and Alterations.

Condition 9 - No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

Reason:- To comply with the duties indicated in Section 197 of the Town & Country Planning Act 1990 so as to ensure that the amenity value of the existing

trees are safeguarded, in accordance with the guidance contained within the National Planning Policy Framework and policy LL10 of the adopted Local Plan and Alterations.

Condition 12 - No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and access ways and landscaped areas. The development shall be carried out in accordance with those approved details.

Reason:- To ensure the impact of the intended development upon adjacent properties and the street scene is acceptable, in accordance with the guidance contained within the National Planning Policy Framework and policies CP2, DBE1 and DBE9 of the adopted Local Plan and Alterations.

The details required to discharge Conditions have not been submitted to the Council but works have been commenced in accordance with the Planning Permission.

Accordingly all works must cease until such time as the details necessary to discharge the Conditions have been submitted to the Council and thereafter approved to ensure that the works are carried out in accordance without nuisance or adverse impact to local residents, visual amenity, highway safety and public health is maintained and to ensure that trees on the Land are safeguarded during the development

4. THE LAND TO WHICH THIS NOTICE RELATES

Land at 18 Albion Park Loughton Essex shown by thick black edging on the attached plan

5. ACTIVITY TO WHICH THIS NOTICE RELATES

All works and other operations relating to the erection of a detached single dwelling with associated car parking



6. WHAT YOU ARE REQUIRED TO DO

Cease all activity specified in Paragraph 5 of this Notice

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 24th March 2017 when all activity specified in this notice shall cease. This notice will cease to have effect on 21st April 2017

Dated: 24th March 2017

Signed: 
Solicitor to the Council
On behalf of 
Epping Forest District Council
Civic Offices
High Street
Epping
Essex CM16 4BZ

Ref:

Nominated Contact Officer James Gordon

Telephone Number 01992 564530

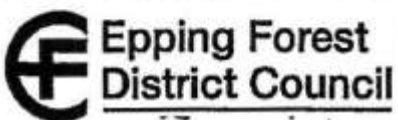
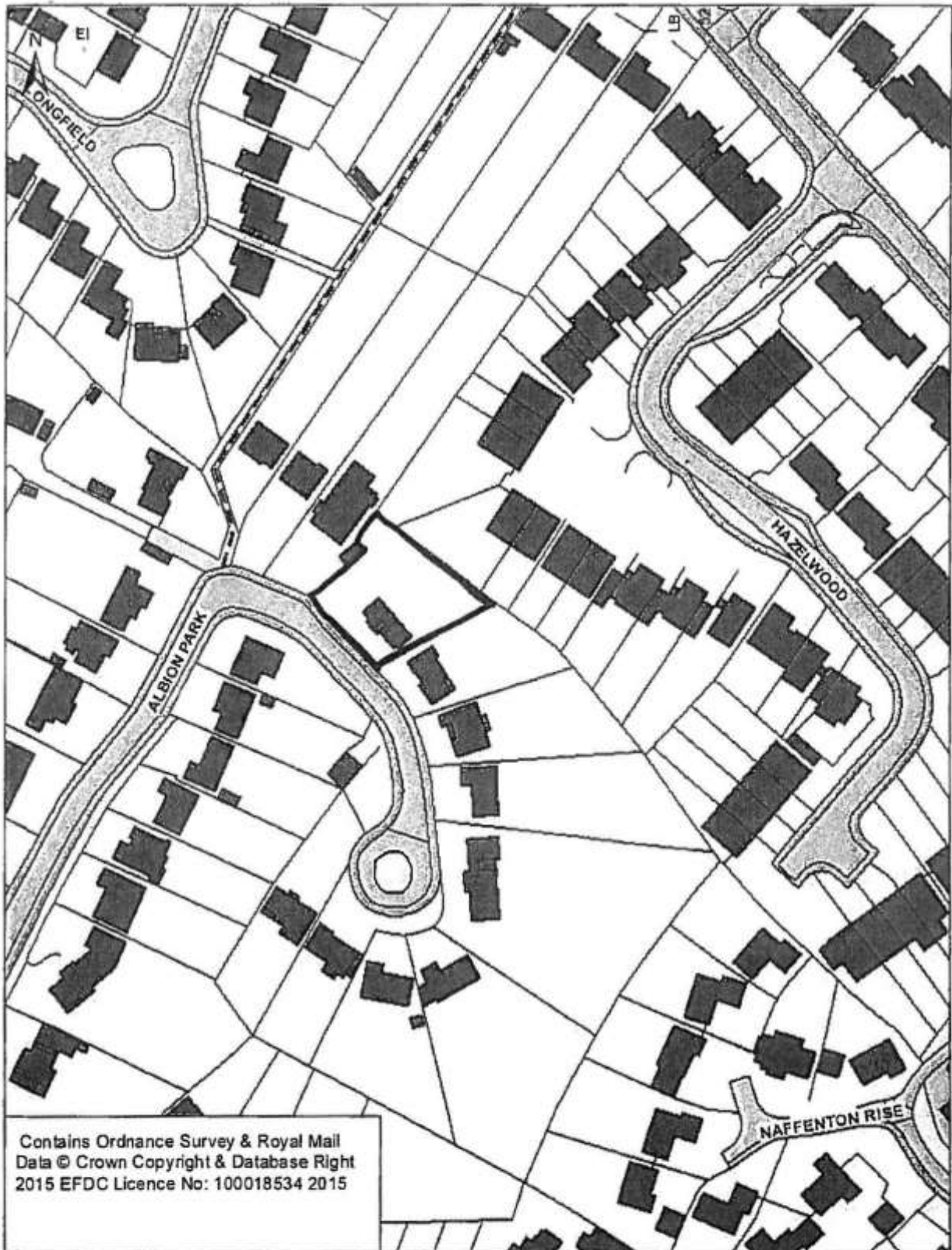
ANNEX

WARNING

THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7

THERE IS NO RIGHT OF APPEAL TO THE FIRST SECRETARY OF STATE AGAINST THIS NOTICE

It is an offence to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on you. (Section 171G of the 1990 Act). If you then fail to comply with the temporary stop notice you will be at risk of **immediate prosecution** in the Magistrates Court, for which the maximum penalty is unlimited on summary conviction for a first offence and for any subsequent offence. The fine on conviction on indictment is unlimited. If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with the Council's nominated officer Mr James Gordon. If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specializing in planning matters. If you wish to contest the validity of the notice, you may only so by an application to the High Court for judicial review.



**Epping Forest
District Council**

ArcGIS Web Map

Date: 24/03/2017

Scale: 1:1,250

Name: arcgis