



PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee
are summoned to attend a Meeting at 7.45pm on
Monday 4 March 2019

at Loughton Library, Traps Hill, Loughton, IG10 1HD
to transact the business shown in the agenda.

Mark Squire
Town Clerk
26 February 2019

Councillor J Angold-Stephens (Chairman)
Councillor K Latchford (Vice Chairman)

Councillors

P Abraham
T Downing

T Cochrane
S Murphy

C Davies

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 18 February 2019.

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

- 4.1.1 EPF/1366/18 – 209 D/E High Road, Loughton, IG10 1BB – Proposal: Application for variation of condition 2 ‘plan numbers’ and 3 ‘use of rear double doors’ on planning application EPF/0808/17 (Erection of rear conservatory) (Appeal ref no: APP/J1535/W/19/3219843) – Min no PL481.2**

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 18 March 2019.

- 4.1.2 EPF/0162/18 – 11 Crossfields, Loughton, IG10 3PY – Proposal: Erection of new dwelling and detached garage, following demolition of existing garage. (Appeal ref no: APP/J1535/W/18/3208248) – Min no PL563.3**

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 12 March 2019.

- 5 Pre-application Consultation on Mobile Phone Masts – CTIL and Telefonica – Proposed base station upgrade at Oakwood Hill Streetworks, Loughton, IG10 3NB (ref: CTIL_136875 27 TEF 48817)**

The Council has been asked to comment on the proposal to upgrade this mobile phone mast. Responses are invited by 5 March 2019.

* See letter and plans (pages 8 – 14).

6 Planning Applications

6.1 To CONSIDER the planning applications received for the weeks 15 and 22 February 2019.

Members are reminded that when raising an objection to an application, they should also consider whether to confirm in writing their intention to attend and speak at the Area Planning Sub-Committee South where the proposal was to be considered.

Application No: EPF/3277/18

Officer: Jonathan Doe

Applicant Name: Mrs Gail Abbot

Planning File No: 006928

Location: Fairmead, 48 Church Lane, Loughton, IG10 1PD

Proposal: Removal of existing two storey garage/ annexe & replace with an individually designed Arts and Crafts influenced home.

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=618220

Application No: EPF/3408/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Paul Davis

Planning File No: 023855

Location: 8 Shelley Grove, Loughton, IG10 1BY

Proposal: Erection of a two storey replacement dwelling.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=618793

Application No: EPF/0119/19

Officer: Jonathan Doe

Applicant Name: Mr Cem Yaman

Planning File No: 006876

Location: 1 Landmark House, The Broadway, Loughton, IG10 2FA

Proposal: Erection of x4 no. air conditioning motors & x2 no. cold room motors on rear wall placed at 30cm above floor level.

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=619453

Application No: EPF/0219/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Tony Clark

Planning File No: 024016 000703 024

Location: Land at Barncroft Road, Loughton, IG10 3EY

Proposal: Erection of a 2 unit, 2 storey dwelling house with private gardens, including 2 no off street Parking and Bicycle parking with separate waste bin area.

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=619895

Application No: EPF/0248/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Jason Parker

Planning File No: 020425

Location: Goldings Mansion, 12 Stanmore Way, Loughton, IG10 2SA

Proposal: Proposed part demolition of external frontage, two storey front extension and loft conversion including raising of ridge.

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=620053

Application No: EPF/0280/19

Officer: Jonathan Doe

Applicant Name: Ms Coughlin

Planning File No: 002911

Location: Forest Rise, Debden Road, Loughton, IG10 2NY

Proposal: Application for Variation of Condition 2 "development will be completed strictly in accordance with the approved drawings" for EPF/3476/17. (Total refurbishment & extensions with an outbuilding for guest with swimming pool/gym.)

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=620210

Application No: EPF/0311/19

Officer: David Baker

Applicant Name: Mr Harminder Sond

Planning File No: 002767

Location: 48 Baldwins Hill, Loughton, IG10 1SF

Proposal: Demolition of existing garage & re-building of a new garage, rear extension at upper ground level & basement works (amendment to EPF/3495/17).

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=620282

Application No: EPF/0321/19

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Joanna Harper

Planning File No: 000459

Location: 75 Forest Road, Loughton, IG10 1EE

Proposal: Single storey rear extension with alterations to the front 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=620334

Application No: EPF/0326/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Kevin Horner

Planning File No: 030242

Location: 69 Meadow Road, Loughton, IG10 4HY

Proposal: Extension & conversion of existing roof to provide a new bedroom & shower room.

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=620339

Application No: EPF/0359/19

Officer: Robin Hellier

Applicant Name: Mrs Sheila Holland

Planning File No: 008157

Location: 65 Alderton Hill, Loughton, IG10 3JD

Proposal: TPO/EPF/13/80

T1: Lime - Crown reduce by up to 5m, 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=620455

Application No: EPF/0332/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr S Frost

Planning File No: 030244

Location: 62 The Crescent, Loughton, IG10 4PU

Proposal: Proposed single storey rear extension, two storey side extension & first floor extension with a pitched roof & rooms in void with associated crossovers & hard 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=620353

Application No: EPF/0356/19

Officer: Muhammad Rahman

Applicant Name: Mr Peter Digwa

Planning File No: 008272

Location: 120 Roding Road, Loughton, IG10 3EJ

Proposal: Change of Use on the ground floor unit from an A1 retail to an A1 and A5 mixed used class (Revised application to EPF/3224/18).

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=620436

Application No: EPF/0369/19

Officer: Muhammad Rahman

Applicant Name: Ms Dee Wood

Planning File No: 010015

Location: 107 York Hill, Loughton, IG10 1RX

Proposal: Single storey rear & side extension with internal partition removed. New patio area to rear with retaining walls supporting the high-level garden, with new steps to the higher level. Amendment to (EPF/1919/18).

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=620478

Application No: EPF/0373/19

Officer: Muhammad Rahman

Applicant Name: Ms Dee Wood

Planning File No: 010015

Location: 107 York Hill, Loughton, IG10 1RX

Proposal: Grade II Listed Building Consent for a single storey rear & side extension with internal partition removed. New patio area to rear with retaining walls supporting the high-level garden, with new steps to the higher level (ref: (EPF/1391/18 LB).

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=620493

6.2 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/0297/19

Officer: Julie Cottrell

Applicant Name: Mrs Janet Leake

Planning File No: 017361

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

Proposal: York Hill Conservation Area

T1: Spruce - Remove split limb.

T2: Oak - Crown lift & reduce laterals by 1.5m.

T3: Birch - Fell.

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=620236

Application No: EPF/0362/19

Officer: Julie Cottrell

Applicant Name: Mr R M Jennings

Planning File No: 005539

Location: 94 York Hill, Loughton, IG10 1JA

Proposal: York Hill Conservation Area.

T1: 1 x Magnolia - Reduce height by up to 2.5m & laterals by 1m.

G2: 3 x Pines - Reduce back lateral branches overhanging 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=620458

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

Application No: EPF/0131/19

Officer: Zara Seelig

Applicant Name: Mr & Mrs Marcus Snook

Planning File No: 030215

Location: 51 High Beech Road, Loughton, IG10 4BN

Proposal: Application for a Lawful Development Certificate for a proposed conversion of roof space, including erection of dormer to rear pitch main 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=619498

Application No: EPF/0204/19

Officer: Muhammad Rahman

Applicant Name: Mr Andrew Shields

Planning File No: 030245

Location: South Loughton Cricket Club, Roding Valley Recreation Ground, Roding Road, Loughton

Proposal: Application for a Lawful Development Certificate for a proposed installation of a (4.57m) 15' secure storage container alongside an existing container.

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=619873

Application No: EPF/0383/19

Officer: Zara Seelig

Applicant Name: Ms Danielle Pattison

Planning File No: 030236

Location: 154 Forest Road, Loughton, IG10 1EG

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with Juliet balcony.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=620519

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

Application No: EPF/0328/19

Officer: Shannon Murphy

Applicant Name: Loughton High Road (256) Ltd

Planning File No: 017721

Location: 256 High Road, Loughton, IG10 1RB

Proposal: Application for Approval of Details Reserved by Condition 4 "documentary and photographic details of the types and colours of the external finishes" for EPF/3210/17/ (Demolition of existing buildings and construction of 29 retirement apartments in a single building of 3, 4 and 5 storeys in height, alongside associated access, amenity space, landscaping and 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=620341

Application No: EPF/0329/19

Officer: James Ruffini Davis

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 Conditions 11 & 12 for EPF/2379/17. Condition 11:-"effectiveness of the remediation carried out ", 12:-"investigation and risk assessment". (Demolition of three existing properties and associated buildings to be replaced with x8 no. dwelling houses, new access road, parking & 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=620342

7 Decisions

7.1 Decisions by Epping Forest District Council

No decision notices have been received.

8 Licensing Applications

To CONSIDER any licensing applications that have come to the 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:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

9 Exclusion of the Press and Public

To RESOLVE to exclude the press and public from the next item under the Public Bodies (Admission to Meetings) Act 1960, as it contains confidential information relating to Planning Enforcement issues.

10 Enforcement and Compliance

10.1 For information, Enforcement Lists by Epping Forest District Council for January 2019 (cases opened and closed).

* See attached report (pages 15 – 16)

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

Mark Squire
TOWN CLERK
26 February 2019

Agenda item 5

Pre-application Consultation on Mobile Phone Masts – CTIL and Telefonica – Proposed base station upgrade at Oakwood Hill Streetworks, Loughton, IG10 3NB (ref: CTIL_136875 27 TEF 48817)

Waldon Telecom Ltd
Phoenix House
Pyrford Road
West Byfleet
Surrey
KT14 6RA

Telephone
01932 411011
Facsimile
01932 411012

Email
enq@waldontelecom.com
Website
waldontelecom.com



Our Ref: RC/CTIL_136875 27

To Ms E K Walsh
Parish Clerk
Loughton Library and Town Hall
Traps Hill
Loughton
Essex
IG10 1HD

Friday 15th February 2019

Dear Ms Walsh,

PROPOSED BASE STATION UPGRADE AT CTIL_136875 27, TEF_ 48817, OAKWOOD HILL STREETWORKS, LOUGHTON, ESSEX, IG10 3NB (NGR: 543614, 195758)

CTIL and Telefónica identified this site as suitable for an equipment upgrade. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, CTIL and Telefónica are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of Telefónica's continued network improvement program, there is a specific requirement for an upgrade at this location to provide improved 4G coverage for Telefónica in the area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simply won't work.

Please find below the details of the proposed site: -

Our technical network requirement is as follows:

- CTIL_136875 27, TEF_48817, Oakwood Hill Streetworks
- The proposed works will provide improved 4G coverage for Telefónica in the area.

We consider the best solution is as follows:

- Oakwood Hill Streetworks, Loughton, Essex, IG10 3NB (NGR: 543614, 195758)
- The proposed works consists of the replacement of existing 17.5m pole with a new 17.5m pole and ancillary works thereto.
- This option has been chosen to utilise the existing installation to improve coverage with minimal changes to the existing equipment, minimising the visual impact on the surrounding area as far as technically possible.

Waldon Telecom Ltd
Phoenix House
Pyrford Road
West Byfleet
Surrey
KT14 6RA

Telephone
01932 411011
Facsimile
01932 411012

Email
enq@waldontelecom.com
Website
waldontelecom.com



The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

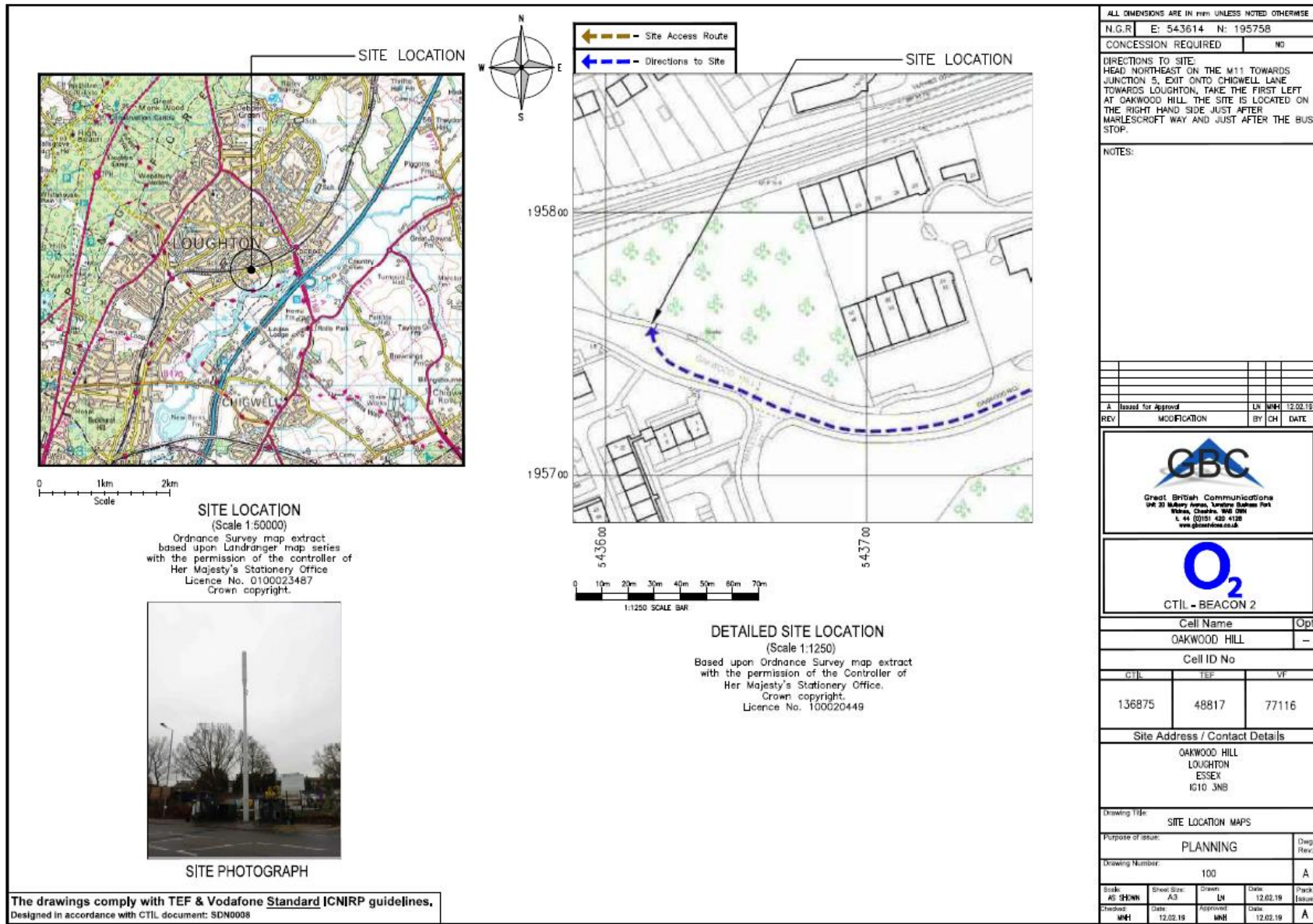
All Telefónica installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Rachel Coulter".

Rachel Coulter
Waldon Telecom Ltd
(for and on behalf of CTIL and Telefónica UK Ltd)
Email: rachel.coulter@waldontelecom.com



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R	E: 543614 N: 195758
CONCESSION REQUIRED	NO

DIRECTIONS TO SITE:
 HEAD NORTHEAST ON THE M11 TOWARDS JUNCTION 5, EXIT ONTO CHIGWELL LANE TOWARDS LOUGHTON. TAKE THE FIRST LEFT AT OAKWOOD HILL. THE SITE IS LOCATED ON THE RIGHT HAND SIDE JUST AFTER MARLESCROFT WAY AND JUST AFTER THE BUS STOP.

NOTES:

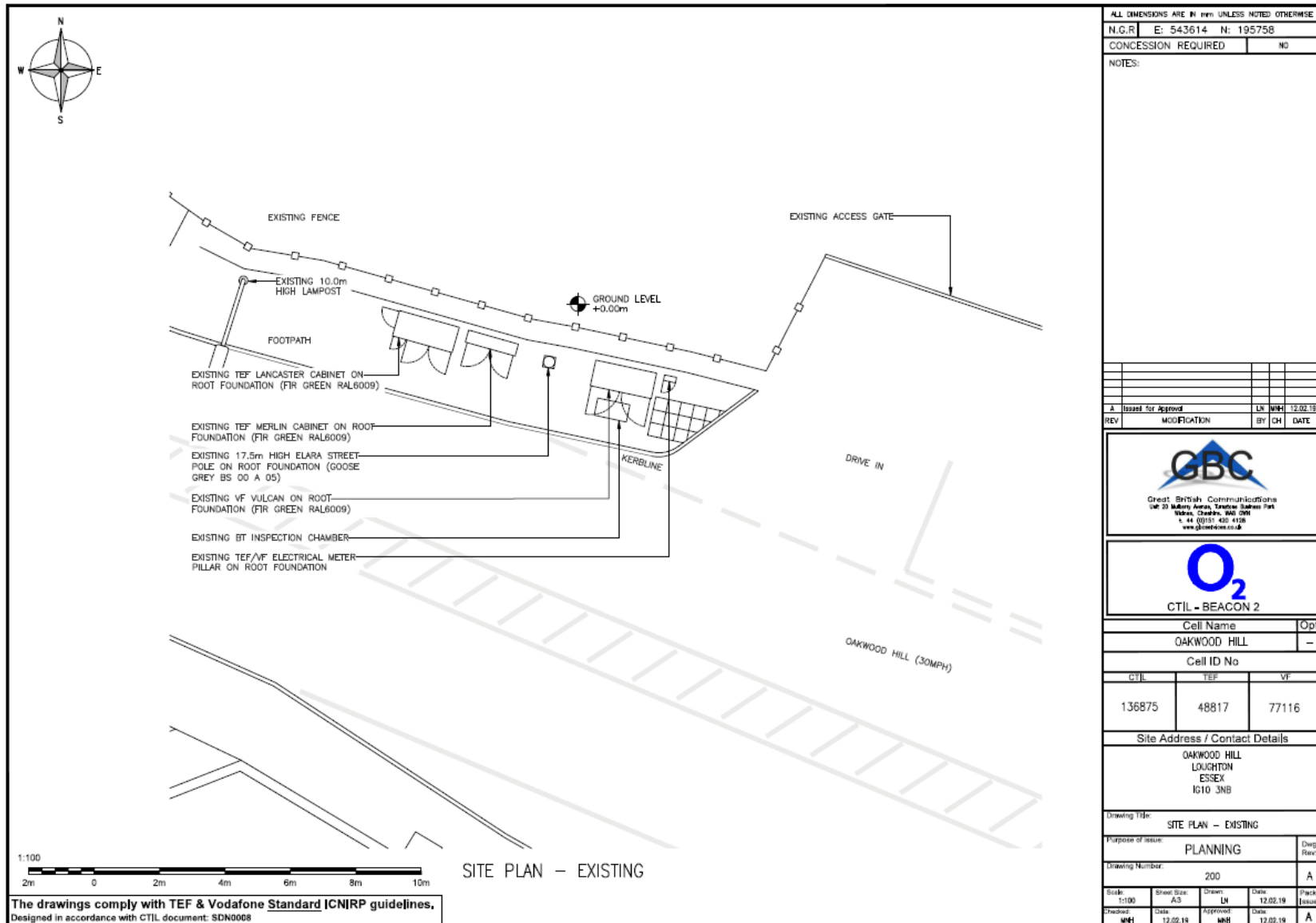
A	Issued for Approval	LN	MH	12.02.19
REV	MODIFICATION	BY	CH	DATE

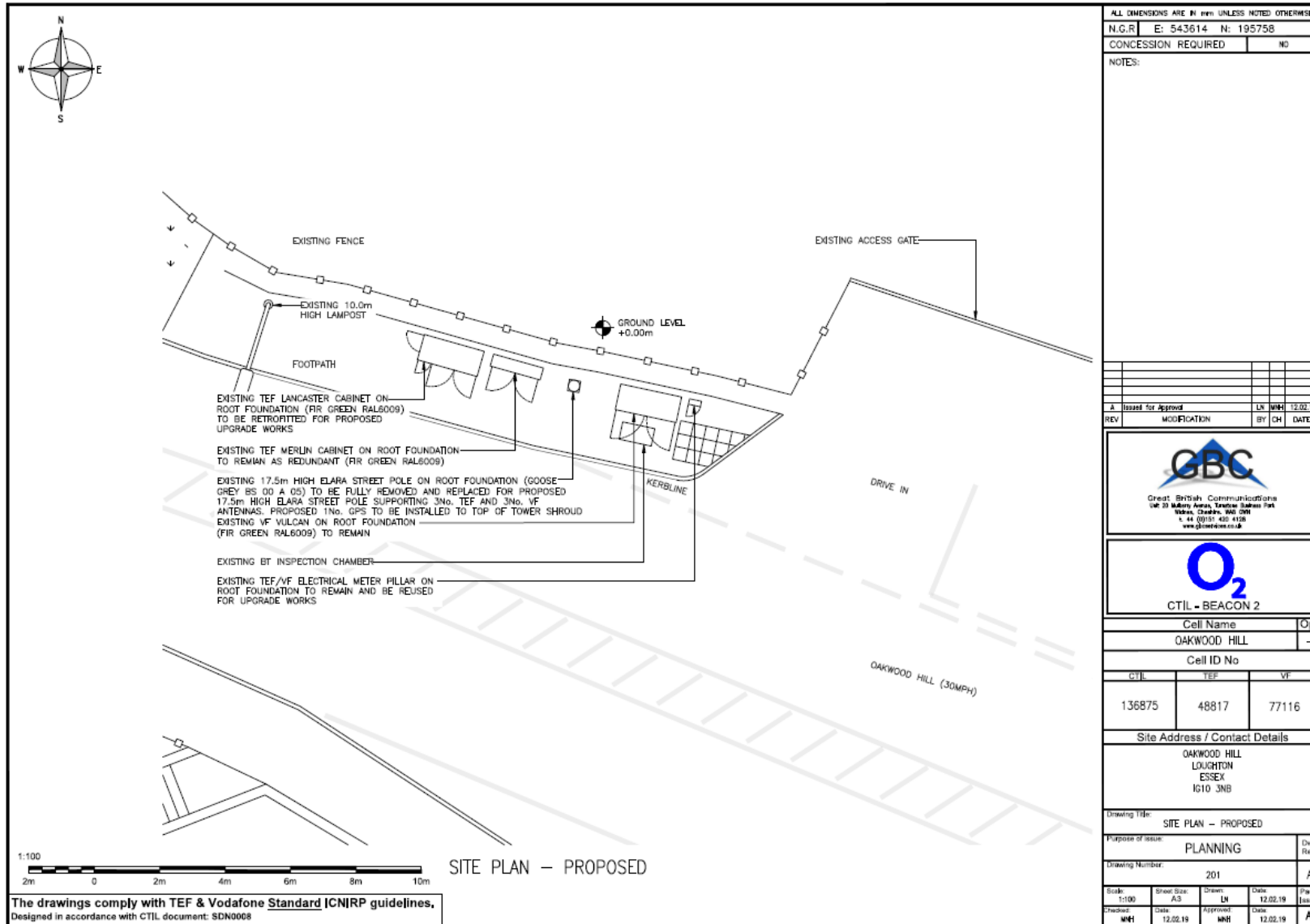

 Great British Communications
 UK 30 Maresfield Avenue, London E20 2JH
 Tel: +44 (0)203 402 4128
 www.gbcwireless.co.uk


 CTIL - BEACON 2

Cell Name		Opt:
OAKWOOD HILL		-
Cell ID No		
CTIL	TEF	VF
136875	48817	77116
Site Address / Contact Details		
OAKWOOD HILL LOUGHTON ESSEX IG10 3NB		
Drawing Title: SITE LOCATION MAPS		
Purpose of issue: PLANNING		Dwg Rev:
Drawing Number: 100		A
Scale: AS SHOWN	Sheet Size: A3	Drawn: LN
Checked: MH	Date: 12.02.19	Approved: MH
		Date: 12.02.19
		Issue: A

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.
 Designed in accordance with CTIL document: SDN0008





ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E: 543614 N: 195758
 CONCESSION REQUIRED NO

NOTES:

REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	LH	WNH	12.02.19

Great British Communications
 Unit 20 Millway Area, Tipton Station Park
 Tipton, Cheshire, M63 2JH
 t: 44 (0)151 420 4128
 www.gbc.com.co.uk

CTIL - BEACON 2

Cell Name Opt.
 OAKWOOD HILL -

Cell ID No

CTIL	TEF	VF
136875	48817	77116

Site Address / Contact Details
 OAKWOOD HILL
 LOUGHTON
 ESSEX
 IG10 3NB

Drawing Title: SITE PLAN - PROPOSED

Purpose of issue: PLANNING
 Drawing Number: 201

Scale	Sheet Size	Drawn	Date	Check	Date	Approved	Date	Issue
1:100	A3	LH	12.02.19	WNH	12.02.19	WNH	12.02.19	A

