



PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee
are summoned to attend a Meeting at 7.45pm on
Monday 1 April 2019

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

Mark Squire
Town Clerk
26 March 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 March 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 Amended Plans

4.1.1 EPF/3421/18 – 14 Broadstrood, Loughton, IG10 2SB – Proposal: Part demolition of existing and erection of new rear, front and roof extension – Min no PL615.1

*****REVISED DESCRIPTION AND PLANS*****

To CONSIDER the amended plans received from Epping Forest District Council.

4.2 Notice of Enforcement Appeal

4.2.1 ENF/0523/17 – 240 High Road, Loughton, IG10 1HA – Proposal: Without planning permission the unauthorised erection of enclosure to shop front not as EPF/1150/17 (Appeal ref no: APP/J1535/C/18/3209942) – Min no PL242.1

An appeal has been made to the Secretary of State in respect of the above site. The appeal is Against an Enforcement Notice, 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 26 April 2019.

5 Pre-application Consultation on Mobile Phone Masts – CTIL and Telefonica – Proposed base station upgrade at Epping New Road, Warren Hill, Loughton, IG10 4AA (ref: CTIL_206347 23)

The Council has been asked to comment on the proposal to upgrade this mobile phone mast. Responses are invited by 4 April 2019.

* See letter and plans on pages 8 – 14.

6 Planning Applications

6.1 To CONSIDER the planning applications received for the weeks 15 and 23 March 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/0302/19

Officer: Muhammad Rahman

Applicant Name: Mr Errol Thomas

Planning File No: 000695

Location: Loughton Business Centre, Unit 5, 5 Langston Road, Loughton IG10 3FL

Proposal: Change of Use from Personal Training facility (class D1) back to its original use of Business Offices (class B1).

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=620273

Application No: EPF/0304/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Simon Lambourne

Planning File No: 006617

Location: St Thomas More RC Church site, Willingale Road, Loughton IG10 2DB

Proposal: Demolition of a redundant church and associated buildings and redevelopment of site to provide 16 houses and 10 flats, including a new community hall (class D1/D2), associated parking, access, hard and soft landscaping & all ancillary works.

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=620275

Application No: EPF/0338/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Mark Andrews

Planning File No: 030226

Location: 92 Alderton Hall Lane, Loughton, IG10 3HD

Proposal: Erection of x2 no. attached terraced dwellings with rear dormers and Juliet balconies.

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=620376

Application No: EPF/0504/19

Officer: Muhammad Rahman

Applicant Name: Mr Venay Jethwa

Planning File No: 026307

Location: 68 The Crescent, Loughton, IG10 4PU

Proposal: Single storey rear extension, demolish existing garage, part single storey side extension, new first storey rear extension, part first storey rear extension & habitable rooms within loft 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=620955

Application No: EPF/0517/19

Officer: Sukhdeep Jhooti

Applicant Name: Ms Andrea Lopez de Pablo Hernando

Planning File No: 024722

Location: 6 Ashley Grove, Staples Road, Loughton, IG10 1HS

Proposal: Proposed roof 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=621002

Application No: EPF/0542/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr N Panayotis

Planning File No: 007713

Location: 44 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Proposed first floor extension at rear. Loft conversion with roof extension over the proposed rear extension. Front & side dormers with Juliet balconies to the rear. Windows and roof lights to the slopes.

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=621135

Application No: EPF/0571/19

Officer: Muhammad Rahman

Applicant Name: Ms Cathy Greaves-Morris

Planning File No: 008551

Location: 58 Roding Road, Loughton, IG10 3EF

Proposal: Single storey rear extension with monopitched roof and rooflights

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=621273

Application No: EPF/0576/19

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Shahnilah Razaq

Planning File No: 020825

Location: 20 Wellfields, Loughton, IG10 1NX

Proposal: Lantern rooflight to extension approved under EPF/0247/18, conversion of garage to habitable room, three dormer windows to front elevation and changes to fenestration.

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=621334

Application No: EPF/0579/19

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs North

Planning File No: 003341 010061

Location: 48 Station Road, Loughton, IG10 4NX

Proposal: Application for Variation of Condition 3 - " vehicle parking and turning areas" for EPF/1735/16. (Demolition of part No. 46 & erection of new 2 storey infill dwelling with ground floor rear projection, erection of 2 storey rear

extension to No.48 & first floor rear extension to No. 46, with provision of a 4 space shared parking area for No. 48 & new dwelling incorporating widening of the existing crossover vehicular 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=621337

Application No: EPF/0586/19

Officer: Muhammad Rahman

Applicant Name: Mr Sean Riddington

Planning File No: 023476

Location: Harts Cottage, Debden Road, Loughton, IG10 2NY

Proposal: Application for variation of condition 4;" external materials (including doors and windows), boundary treatment (gates, fences) and details of hard and soft landscaping" for EPF/3204/16. (Partial demolition of existing cottage & erection of a two storey gable extensions with new facade. Single storey extension to the western side of existing cottage. Replacement block with a link following demolition of existing garage & workshop to the west site. Single storey replacement block with a link following demolition of existing stable building to the south of the site).

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=621344

Application No: EPF/0627/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Prater

Planning File No: 030274

Location: 11 South View Road, Loughton, IG10 3LG

Proposal: Proposed single storey rear extension with a pitched 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=621513

Application No: EPF/0633/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Brendan Chiu

Planning File No: 015817

Location: 49 Queens Road, Loughton, IG10 1RR

Proposal: 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=621574

Application No: EPF/0641/19

Officer: Ian Ansell

Applicant Name: Mr Paul Silvio

Planning File No: 007070

Location: 34 Sedley Rise, Loughton, IG10 1LT

Proposal: First floor front 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=621594

- 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/0540/19
Officer: Julie Cottrell
Applicant Name: Mrs Carmen Antaki
Planning File No: 007883
Location: 8 Kings Green, Loughton, IG10 1RJ
Proposal: York Hill Conservation Area
T1: Gleditsia - Reduce to previous pruning points by approx 3.5m.
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=621133
- 6.3 Deemed Permission – provided for information only:** (Members are reminded that comments are not normally accepted on these applications).
Application No: EPF/0582/19
Officer: Muhammad Rahman
Applicant Name: Ms Sheila Breet
Planning File No: 010581
Location: 120 Southern Drive, Loughton, IG10 3BY
Proposal: Application for a Lawful Development Certificate for a proposed hip to gable roof alteration & loft conversion. Rear flat roof dormer with three rooflight 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=621340
- Application No:** EPF/0583/19
Officer: Muhammad Rahman
Applicant Name: Ms Nicola Van Vliet
Planning File No: 014575
Location: 4 Hanson Close, Loughton, IG10 2EE
Proposal: Application for a Lawful Development Certificate 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=621341
- 6.4 Others – provided for information only:** (Members are reminded that comments are not normally accepted on these applications).
Application No: EPF/0102/19
Officer: James Ruffini Davis
Applicant Name: Mr John Hayes
Planning File No: 0206583
Location: Garages at Lower Alderton Hall Lane, Loughton
Proposal: Application for approval of details reserved by conditions 3 and 4 'Phase 1 and Phase 2 contaminated land' for EPF/2620/15 (2 affordable homes with 13 parking spaces).
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=619313

Application No: EPF/0607/19

Officer: Marie-Claire Tovey

Applicant Name: Kevin De Souza

Planning File No: 007759

Location: Lawlors Property Services, Car Park Next To 165 High Road, Loughton, IG10 4LF

Proposal: Application for Prior Notification for a proposed demolition of an existing building.

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=621441

7 Decisions

7.1 Decisions by Epping Forest District Council

No decision notices have been received.

7.2 Decisions by Essex County Council

7.2.1 Application No: CC/EPF/48/17/8/1

Proposal: Details pursuant to Condition 8 – Details of the widening of the existing access to Borders Lane – CC/EPF/48/17 (The proposed erection of a new single storey freestanding school block, together with associated access, parking and landscaping works).

Location: Oak View School, Whitehills Road, Loughton, IG10 1TS

A copy of the decision is available at www.essex.gov.uk/viewplanning by searching the application number above.

For information: Essex County Council has GRANTED permission for this application.

7.2.2 Non-Material Amendment Following a Grant of Planning Permission

Application No: CC/EPF/31/18/NMA1

Proposal: Non material amendment to planning application ref: CC/EPF/31/18 (Excavation and engineering works to form an earth embankment bund to capture, store and regulate the downstream flow of surface water) to allow additional works to trees

Location: Hillyfields Open Space adjacent to Pyrles Lane, Loughton

For information: Essex County Council has GRANTED permission for this application.

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

8.1 Notice of application for a Variation of a Premises Licence under the Licensing Act 2003 in respect of Turquoise Kitchen, 280-282 High Road, Loughton, IG10 1RB.

See notice on page 15.

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9 Enforcement and Compliance

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

**Mark Squire
TOWN CLERK
26 March 2019**

Agenda item 5

**Pre-application Consultation on Mobile Phone Masts – CTIL and Telefonica –
Proposed base station upgrade at Epping New Road, Warren Hill, Loughton, IG10 4AA**

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

Telephone
01932 411011
Facsimile
01932 411012

Email
eng@waldontelecom.com
Website
waldontelecom.com



Our Ref: PC/CTIL_206347 23

To the Parish Clerk
Loughton Civil Parish
Loughton Library & Town Hall
Traps Hill
Loughton
Essex
IG10 1HD

Thursday 21st March 2019

Dear Parish Clerk,

**PROPOSED BASE STATION UPGRADE AT CTIL_206347 23, TEF_67646, EPPING NEW ROAD,
WARREN HILL, LOUGHTON, ESSEX, IG10 4AA (NGR: 540961, 195491)**

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 2G, 3G and 4G network coverage for Telefonica 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_206347 23, TEF_67646, Epping New Road
- The proposed upgrade will provide improved 2G, 3G and 4G network coverage for Telefonica in the area.

We consider the best solution is as follows:-

- Epping New Road, Warren Hill, Loughton, Essex, IG10 4AA (NGR: 540961, 195491)
- The proposed development comprises the replacement equipment within the existing equipment room and development ancillary 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
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KT14 6RA

Telephone
01932 411011
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01932 411012

Email
enq@waldontelecom.com
Website
waldontelecom.com



The Local Planning Authority mast 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.

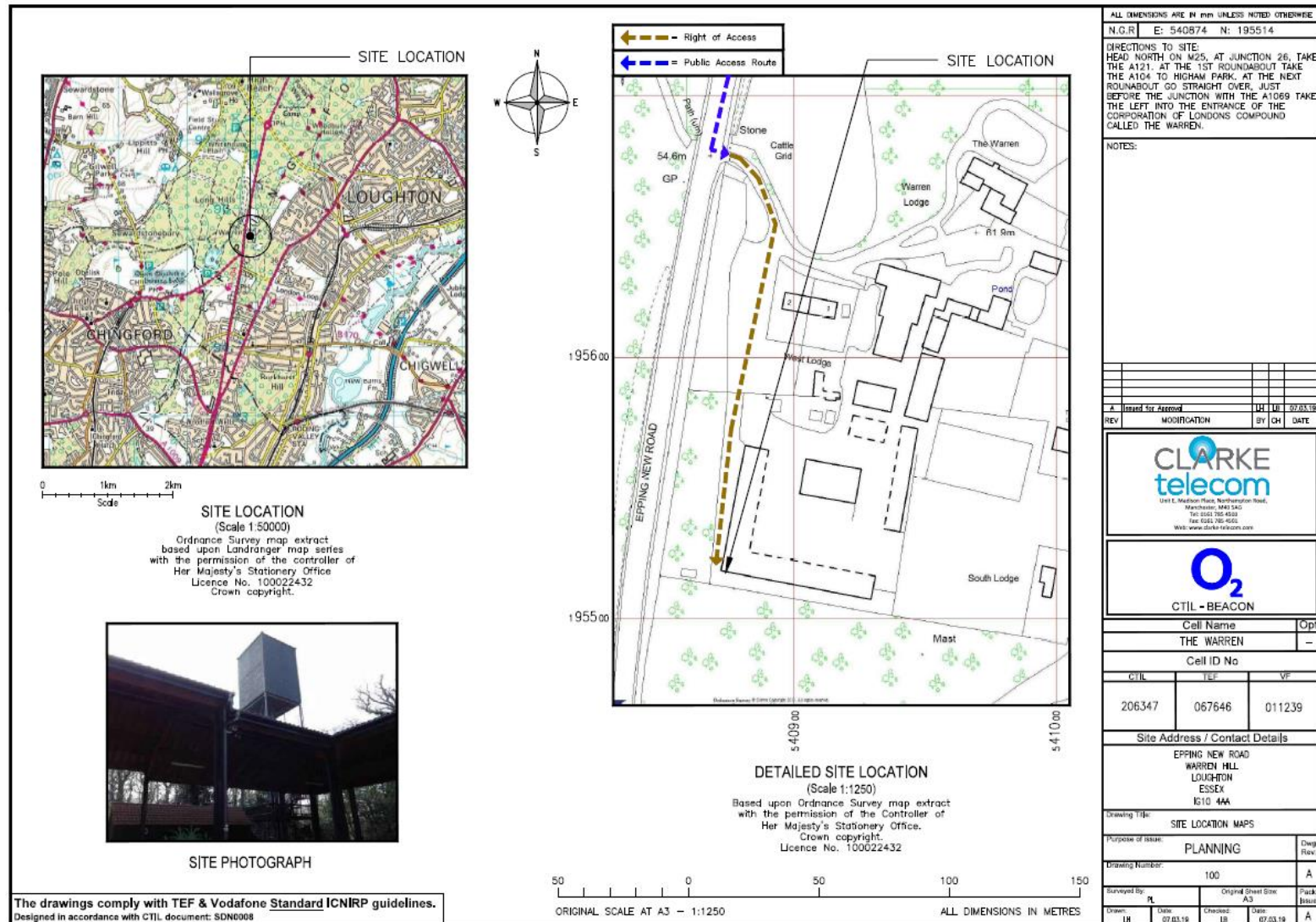
All Telefónica installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of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

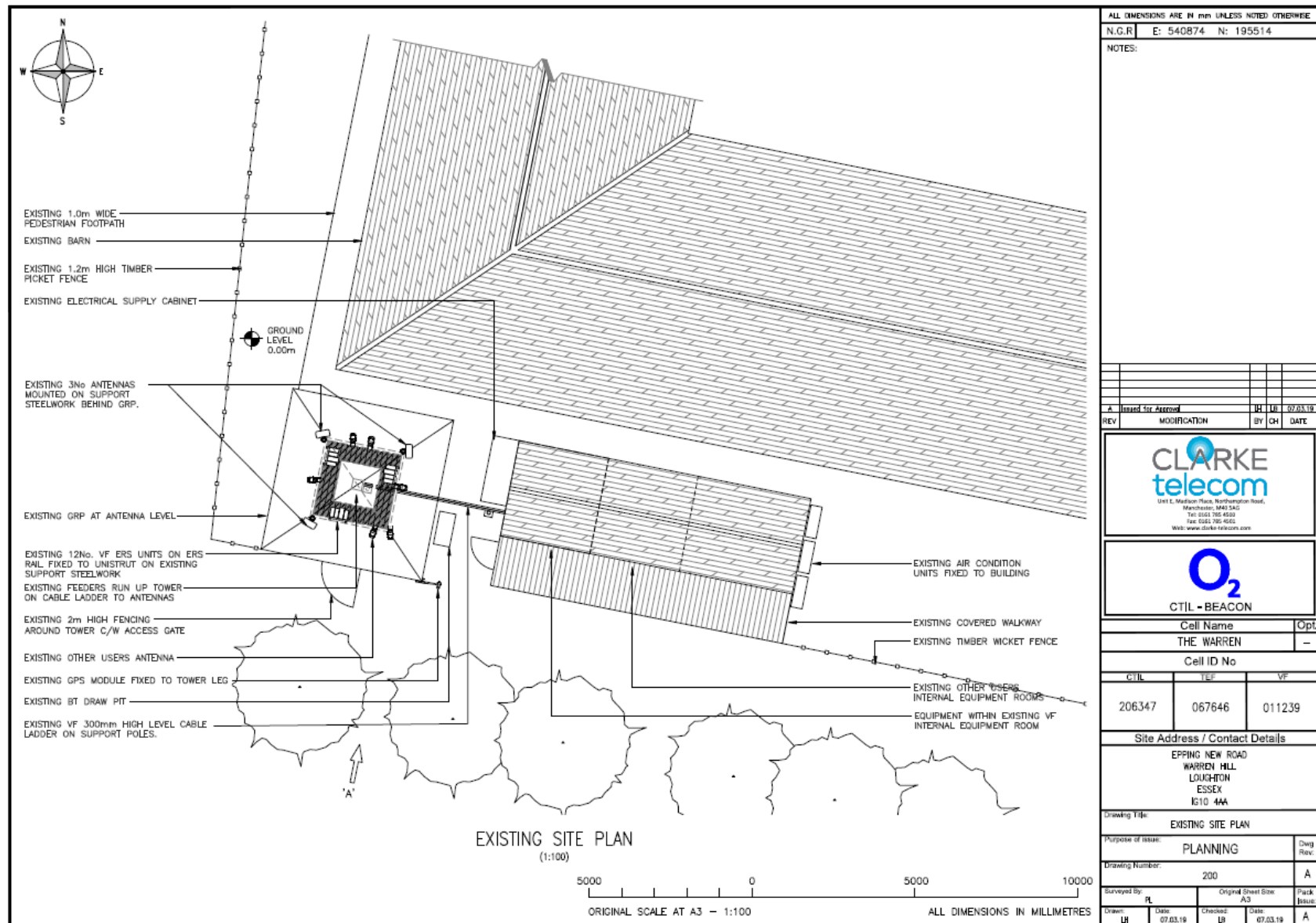
We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

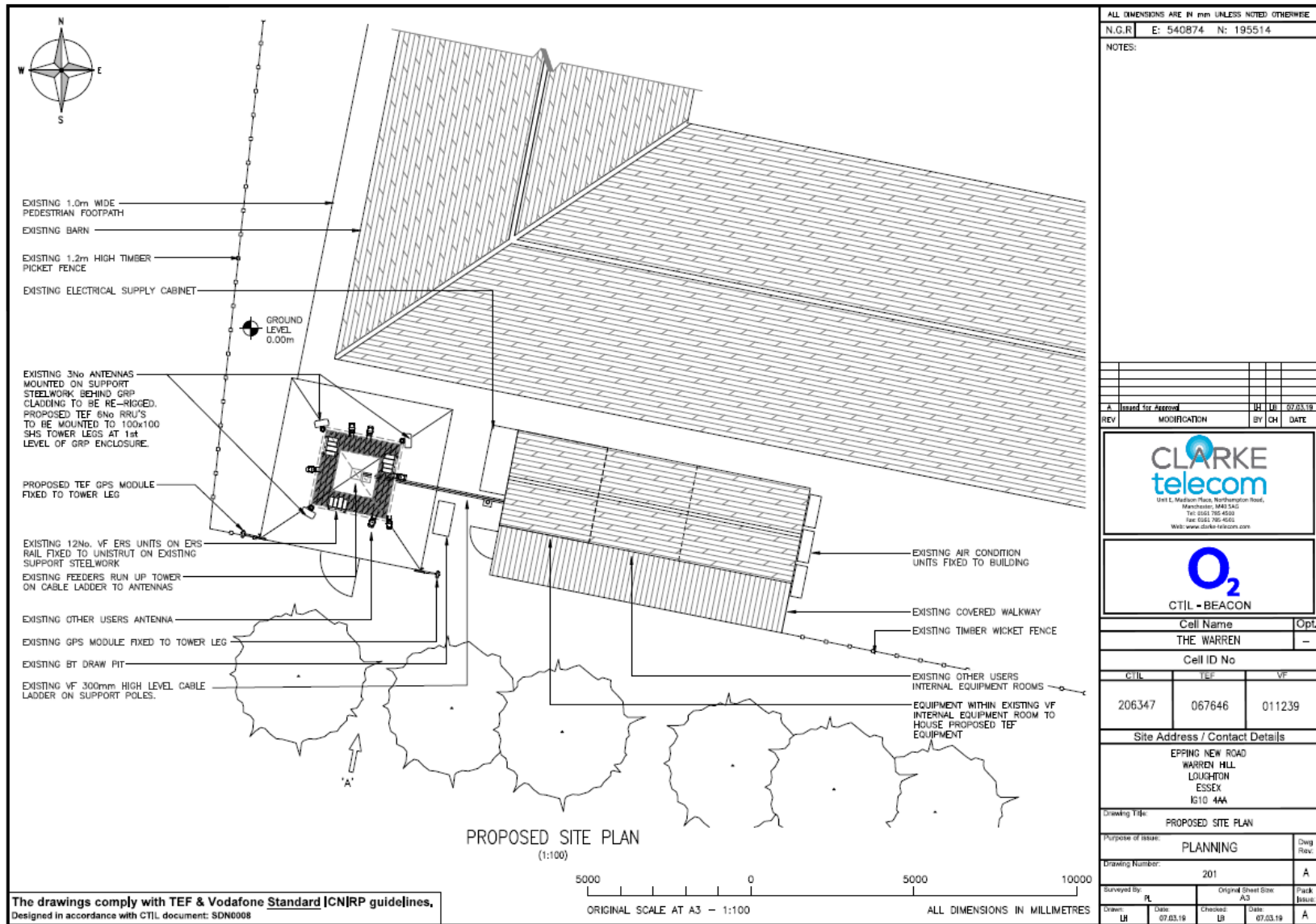
Yours faithfully,

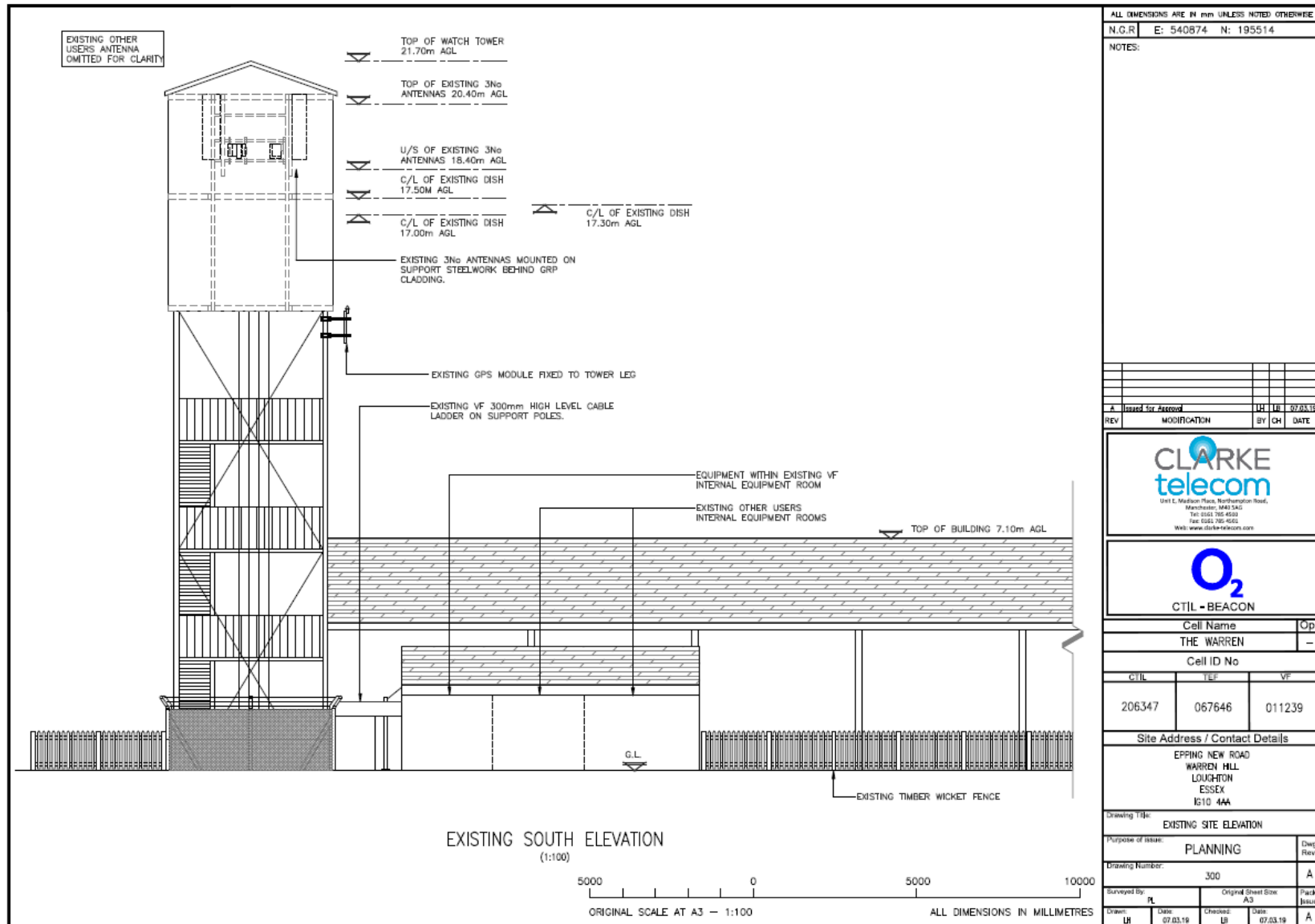
A handwritten signature in black ink, appearing to read "Peter Cherry", written over a horizontal line.

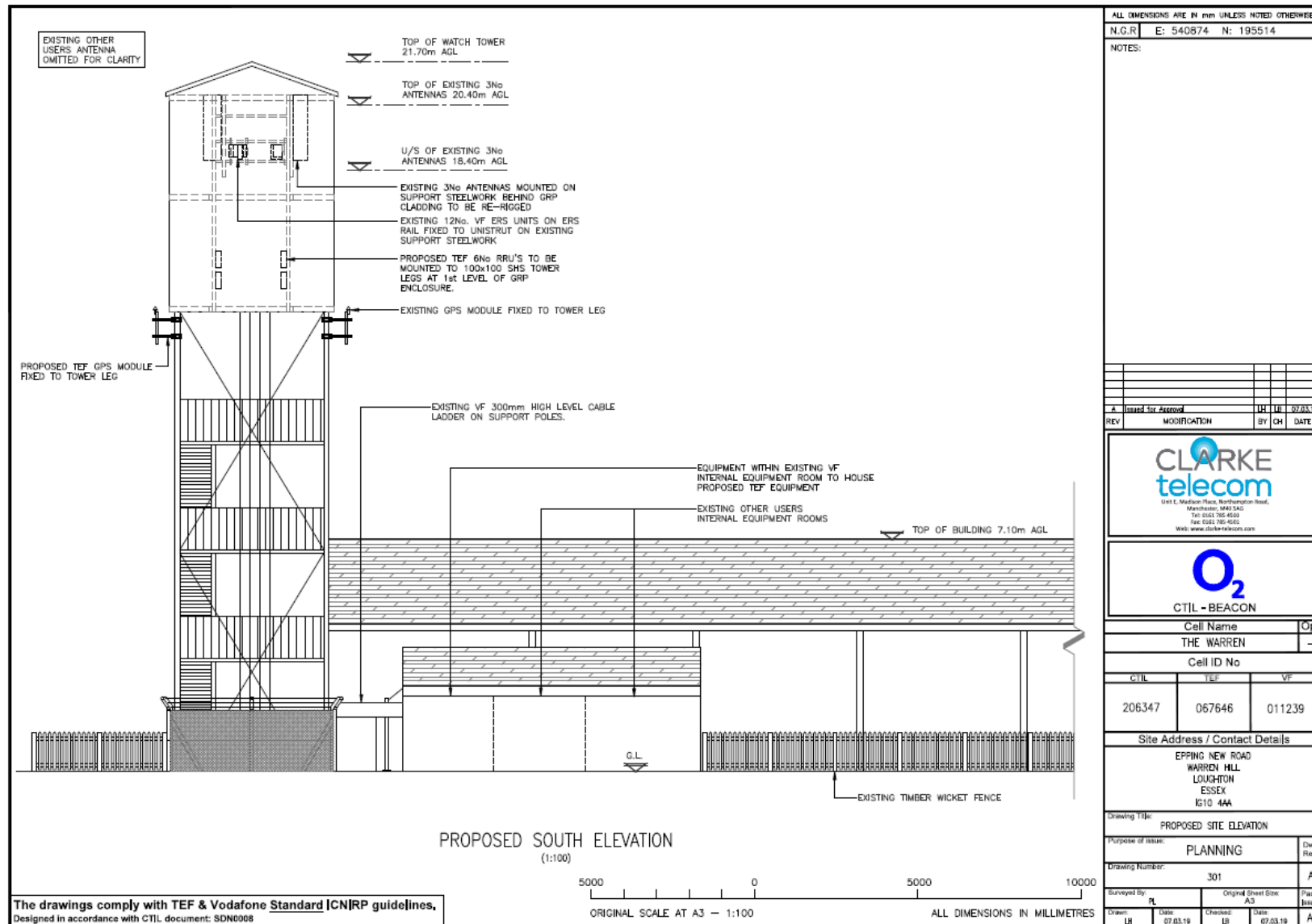
Peter Cherry
Waldon Telecom Ltd.
(for and on behalf of CTIL and Telefónica UK Ltd)
Email: peter.cherry@waldontelecom.com
Tel: 07968 900088











Agenda item 8

Licensing Applications

8.1 Notice of application for a Variation of a Premises Licence under the Licensing Act 2003 in respect of Turquoise Kitchen, 280-282 High Road, Loughton, IG10 1RB.



Register of Licence applications received.

Date application received: 20th March 2019

Applicant name: Premium Dining Restaurants and Pubs Limited

Address of Premises: Turquoise Kitchen, 280-282 High Road, Loughton, Essex, IG10 1RB

Brief details of the nature of the application;

An application to vary the Premises Licence. The application is for the following:

To add the provision of recorded music – Monday to Thursday 10:00-00:00, Friday and Saturday 10:00-01:30 and Sunday 12:00-23:30

Supply of Alcohol – Monday to Thursday 10:00-00:00, Friday and Saturday 10:00-01:30 (to change from existing hours of 10:00-00:00) and Sunday 12:00-23:30

Hours Premises Are Open To The Public - Monday to Thursday 09:00-00:30, Friday and Saturday 09:00-02:00 (to change from existing hours of 09:00-00:30) and Sunday 09:00-00:00

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

Epping Forest District Council
Licensing Unit Civic Offices,
High Street
Epping
Essex
CM16 4BZ