



# **PLANNING AND LICENSING COMMITTEE**

Members of the Planning and Licensing Committee  
are summoned to attend a Meeting at 7.45pm on  
**Monday 15 April 2019**

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

**Mark Squire**  
**Town Clerk**  
9 April 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 1 April 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 Planning Regulations Section – Epping Forest District Council

**For Information:** Epping Forest District Council has advised that Planning Regulations have been devolved to the original surveyor, as an approved surveyor from Central Government.

### 5 Pre-application Consultation on Mobile Phone Masts – Cornerstone and Telefonica – Proposed base station upgrade at Sterling House, Langston Road, Loughton, IG10 4AA (ref: CTIL\_136774 23)

The Council has been asked to comment on the proposal to upgrade this mobile phone mast. Responses are invited by 16 April 2019.

\* See letter and plans on pages 5 – 11.

### 6 Planning Applications

6.1 To CONSIDER the planning applications received for the weeks 29 March and 5 April 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/0250/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Stanoak

**Planning File No:** 010358

**Location:** 38 High Beech Road, Loughton, IG10 4BL

**Proposal:** Erection of two new 4-bedroom dwellings in place of existing single 4-bedroom 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=620093](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=620093)

**Application No:** EPF/0672/19

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Simon Edwards

**Planning File No:** 019038

**Location:** The Mount, Debden Road, Loughton, IG10 2NY

**Proposal:** Conversion & alteration of Coach House to form an annexe with an extension to provide an indoor 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=621718](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=621718)

**Application No:** EPF/0676/19

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Simon Edwards

**Planning File No:** 019038

**Location:** The Mount, Debden Road, Loughton, IG10 2NY

**Proposal:** Grade II Listed Building Application for proposed conversion & alteration of Coach House to form an annexe with an extension to provide an indoor 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=621733](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=621733)

**Application No:** EPF/0698/19

**Officer:** Honey Kojouri

**Applicant Name:** Millbrook

**Planning File No:** 011569

**Location:** 22 Stony Path, Loughton, IG10 1SJ

**Proposal:** New roof extension above existing garage to mirror the opposite side of the property.

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=621857](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=621857)

**Application No:** EPF/0721/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Cem Yaman

**Planning File No:** 006876

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

**Proposal:** New shop front including sliding folding doors.

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=621922](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=621922)

**Application No:** EPF/0723/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Cem Yaman

**Planning File No:** 006876

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

**Proposal:** Advertisement consent for internally illuminated fascia sign.

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=621933](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=621933)

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

**Application No:** EPF/0409/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mr T Richards

**Planning File No:** 040007

**Location:** 30 Wroths Path, Loughton, IG10 1SH

**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=620597](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=620597)

**Application No:** EPF/0595/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mrs Bianca Galvin

**Planning File No:** 030283

**Location:** 40 High Beech Road, Loughton, IG10 4BL

**Proposal:** Application for a Certificate of Lawful Development for a proposed 3 x 3.5 metres ground floor 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=621394](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=621394)

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

**Application No:** EPF/0644/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Davis

**Planning File No:** 006706

**Location:** 51 High Road, Loughton, IG10 4JE

**Proposal:** Application for Approval of Details Reserved by Conditions 3, 6, 8 & 10 for EPF/0287/18. Condition 3:-"types & colours of the external finishes", 6:-"details of both hard & soft landscape works (including tree planting)", 8:-"flood risk assessment and management and maintenance plan", 10:-"details of levels". (Proposed conversion of existing house to form three 2-bed flats. Erection of two storey attached building to incorporate two 2-bed flats plus 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=621634](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=621634)

**Application No:** EPF/0710/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mrs Helle Pilia

**Planning File No:** 030279

**Location:** 69 Grosvenor Drive, Loughton, IG10 2LA

**Proposal:** Notification for prior approval for a 6m single storey rear extension, height to eaves 2.8m overall height 2.8m.

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=621893](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=621893)

**Application No:** EPF/0792/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Thomas Somers

**Planning File No:** 026418

**Location:** 39 Rectory Lane, Loughton, IG10 1NZ

**Proposal:** Notification for prior approval for an 8m single storey rear extension, height to eaves 2.95m over overall height 2.95m

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=622193](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=622193)

## **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

### **8.1 Notice of application for a new Premises Licence under the Licensing Act 2003 in respect of The Skillet, 154 High Road, Loughton, IG10 4BE.**

\* See notice on page 12.

## **9 Enforcement and Compliance**

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

**Mark Squire  
TOWN CLERK  
9 April 2019**

## Agenda item 5

### Pre-application Consultation on Mobile Phone Masts – Cornerstone and Telefonica – Proposed base station upgrade at Sterling House, Langston Road, IG10 4AA

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: PC/CTIL\_136774 23

Mr Mark Squire  
Loughton Town Council  
Loughton Library & Town Hall  
Traps Hill  
Loughton  
Essex  
IG10 1HD

Tuesday 26<sup>th</sup> March 2019

Dear Mr Squire,

**PROPOSED BASE STATION UPGRADE AT CTIL\_136774 23, TEF\_46000, STERLING HOUSE, LANGSTON ROAD, LOUGHTON, ESSEX, IG10 3TS (NGR: 544549, 196051)**

Cornerstone 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, Cornerstone 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 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 and the alternative site options considered and discounted in our site selection process: -

Our technical network requirement is as follows:

- CTIL\_136774 23, TEF\_46000, Sterling House
- The proposed works will provide improved 2G, 3G and 4G coverage for Telefónica in the area.

We consider the best solution is as follows:

- Sterling House, Langston Road, Loughton, Essex, IG10 3TS (NGR: 544549, 196051)

Cornerstone Consultation letter to Councillors - Reg 5 V.1  
20190311

Classification: Unrestricted

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

**Telephone**  
01932 411011  
**Facsimile**  
01932 411012

**Email**  
[enq@waldontelecom.com](mailto:enq@waldontelecom.com)  
**Website**  
[waldontelecom.com](http://waldontelecom.com)



- The proposed development comprises the replacement of 3No. existing antennas with 3No. new antennas, replacement equipment within the internal 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.

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.

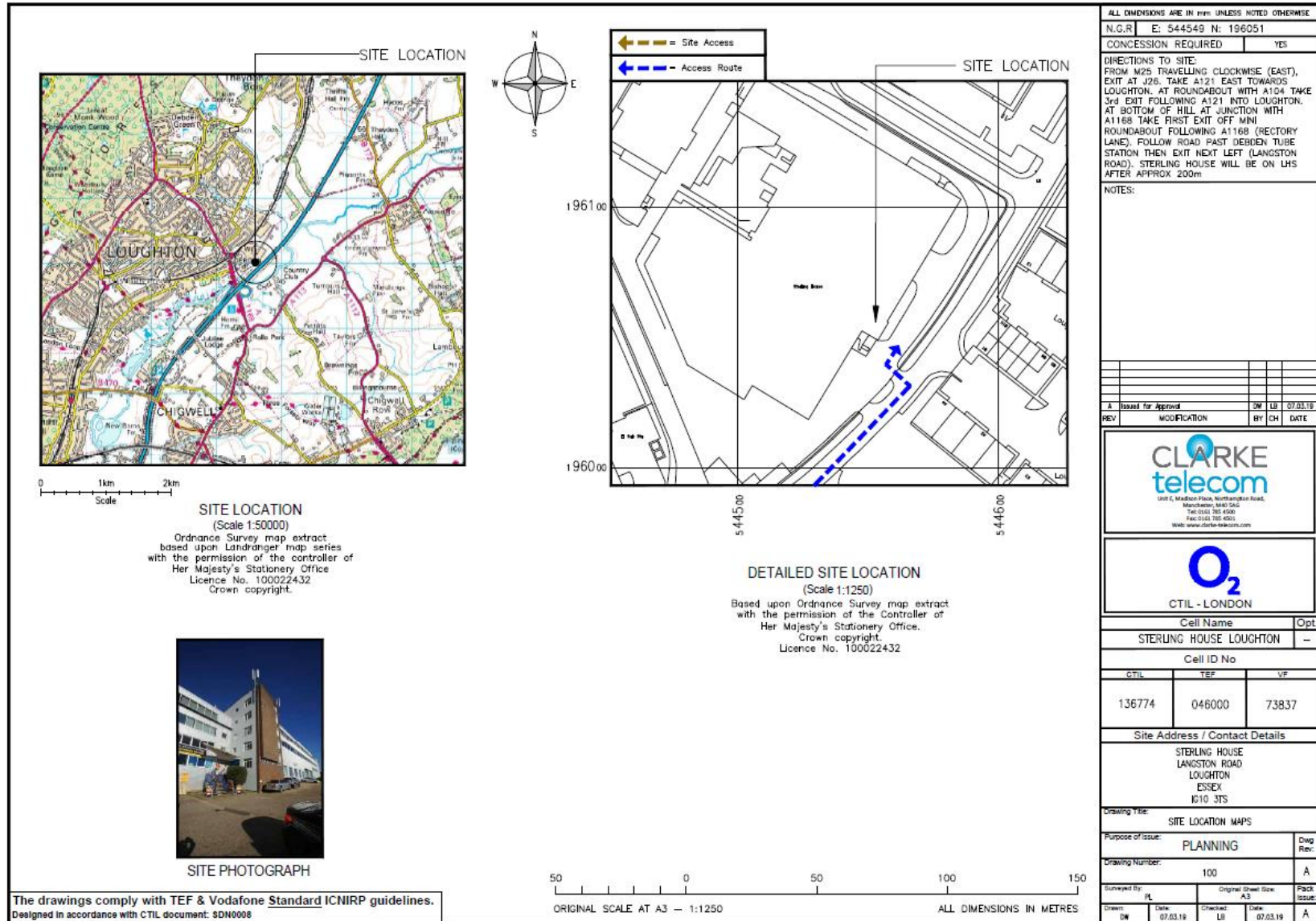
We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Peter Cherry".

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

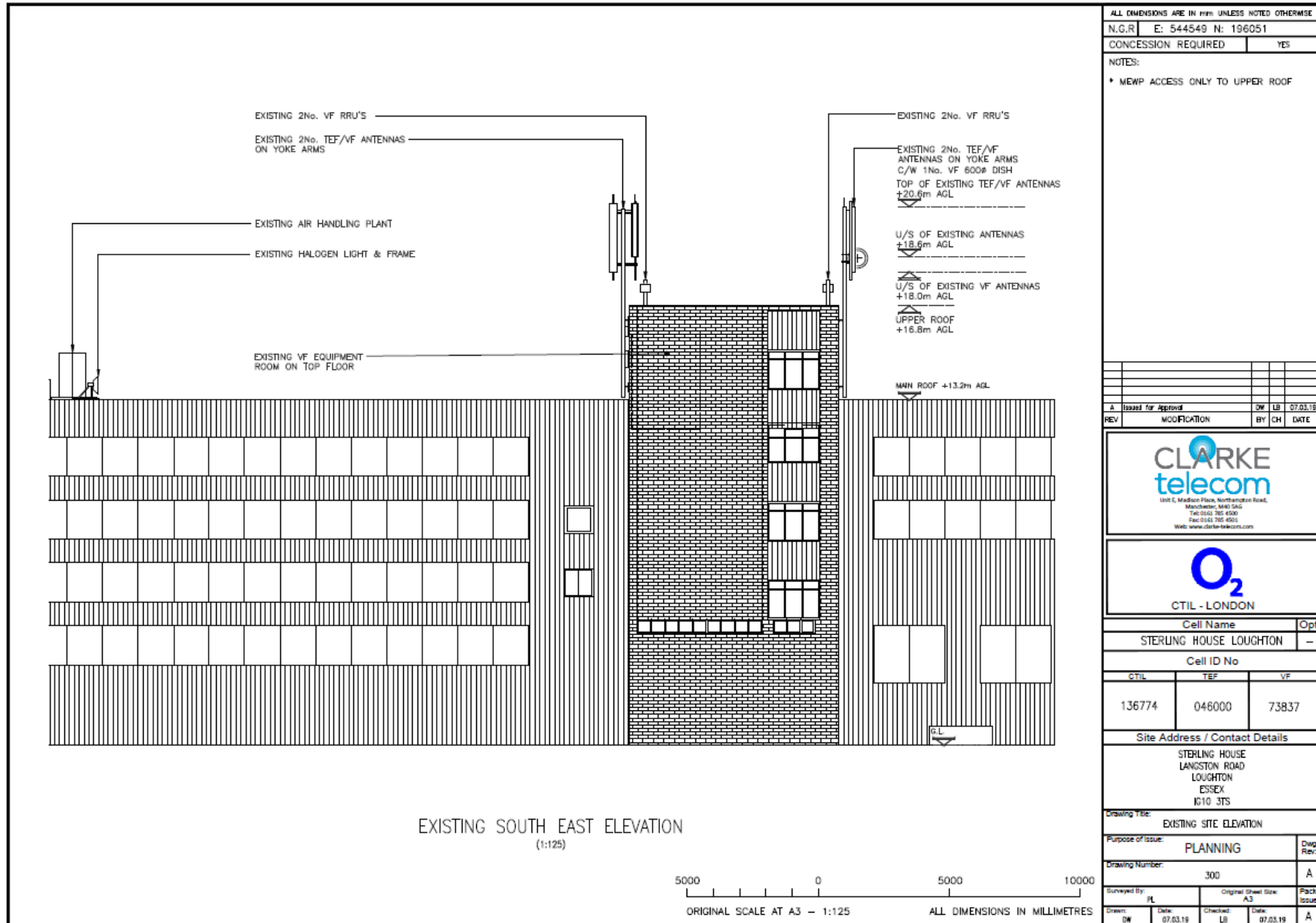












ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 544549 N: 196051

CONCESSION REQUIRED	YES
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NOTES:

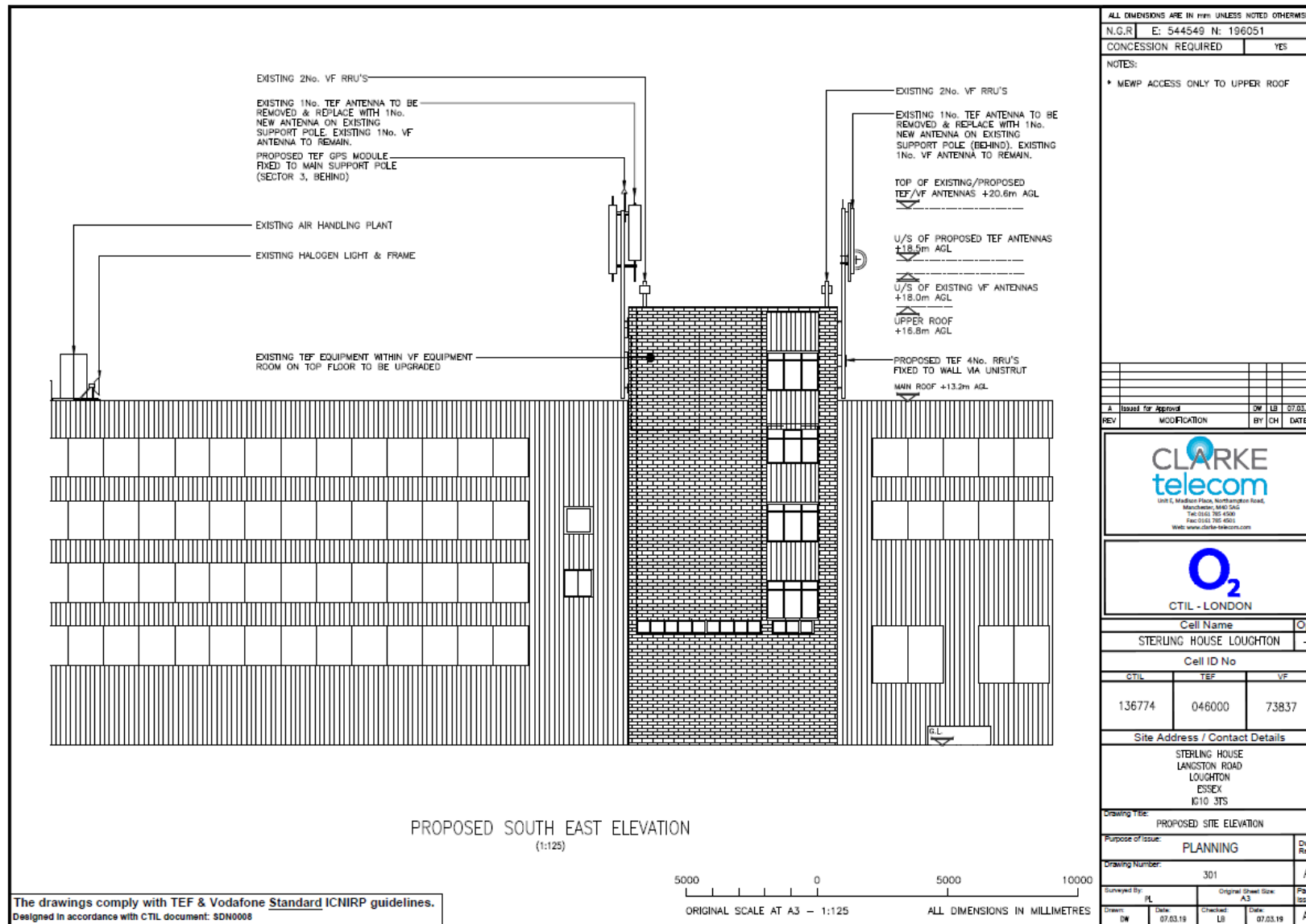
- \* MEWP ACCESS ONLY TO UPPER ROOF

A	Issued for Approval	DW	LB	07.03.19
REV	MODIFICATION	BY	CH	DATE

Unit 6, Madison Place, Northampton Road,  
Manchester M4 3AQ  
Tel: 0161 785 4500  
Fax: 0161 785 4501  
Web: www.clarke-telecom.com

CTIL - LONDON

Cell Name	Opt		
STERLING HOUSE LOUGHTON	-		
Cell ID No			
CTIL	TEF	VF	
136774	046000	73837	
Site Address / Contact Details			
STERLING HOUSE LANGSTON ROAD LOUGHTON ESSEX IG10 3TS			
Drawing Title: EXISTING SITE ELEVATION			
Purpose of Issue:	PLANNING	Dwg Ref:	
Drawing Number:	300	A	
Surveyed By: RL	Original Sheet Size: A3	Plot Scale:	
Drawn: DW	Date: 07.03.19	Checked: LB	Date: 07.03.19



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R	E: 544549 N: 196051
CONCESSION REQUIRED	YES

NOTES:

- \* MEWP ACCESS ONLY TO UPPER ROOF

A	Issued for Approval	DW	LB	07.03.19
REV	MODIFICATION	BY	CH	DATE

**CLARKE telecom**

Unit 2, Millbrook Place, Northwood Road, Manchester, M40 5AG  
Tel: 0161 785 4500  
Fax: 0161 785 4501  
Web: www.clarke-telecom.com

**O<sub>2</sub>**

CTIL - LONDON

Cell Name	Opt	
STERLING HOUSE LOUGHTON	-	
Cell ID No		
CTIL	TEF	VF
136774	046000	73837

Site Address / Contact Details

STERLING HOUSE  
LANGTON ROAD  
LOUGHTON  
ESSEX  
IG10 3TS

Drawing Title: PROPOSED SITE ELEVATION

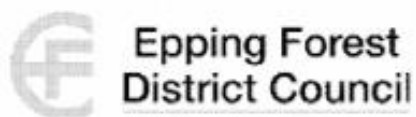
Purpose of Issue:	PLANNING	Dwg Rev:	
Drawing Number:	301	Rev:	A

Drawn By:	DL	Original Sheet Size:	A3	Pack Issue:	
Date:	07.03.19	Checked By:	LB	Date:	07.03.19

**Agenda item 8**

**Licensing Applications**

**8.1 Notice of application for a new Premises Licence under the Licensing Act 2003 in respect of The Skillet, 154 High Road, Loughton, IG10 4BE.**



**Register of Licence applications received.**

Date application received: 3<sup>rd</sup> April 2019

Applicant name: The Skillet LTD

Address of Premises: The Skillet, 154 High Road, Loughton, Essex, IG10 4BE

Brief details of the nature of the application;

An new premises licence application has been received for a café by the name of The Skillet. The licensable activities applied for are as follows:

**Opening Hours :**

Monday to Thursday 11:00am- 17:00pm

Friday 11:00am- 23:30pm

Saturday to Sunday 11:00am-17:00pm

**Late night refreshment :**

Only required on Friday 23:00pm-23:30pm

**Supply of Alcohol:**

Monday to Thursday 11:00am- 17:00pm

Friday 11:00am-23:30pm

Saturday to Sunday 11:00am-17:00pm

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