



PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee
are summoned to attend a Meeting at 7.45pm on
Monday 17 June 2019

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

Mark Squire
Town Clerk
11 June 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 3 June 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 Application – EPF/1157/19 – 68 The Crescent, Loughton, IG10 4PU. Proposal: Single storey rear extension with internal remodelling. Demolish existing attached garage & rebuild into a habitable room (Revised application to EPF/0504/19) – Min no PL693.1

To CONSIDER the set of plans received from Epping Forest District Council, for the previous meeting, which had not been fully available to view by the Committee.

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=623675

5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 31 May and 7 June 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/0730/19

Officer: Marie-Claire Tovey

Applicant Name: Ms Kate Hersey

Planning File No: 001222

Location: Lincoln Hall, 125 High Road, Loughton, IG10 4LT

Proposal: Demolition of existing hall and replacement with a purpose designed pre-school 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=621975

Application No: EPF/1096/19

Officer: Honey Kojouri

Applicant Name: Mr Griffiths

Planning File No: 002951

Location: Alderton Hall, 67 Alderton Hill, Loughton, IG10 3JD

Proposal: Grade II Listed Building Consent for installation of a through the floor lift.

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=623475

Application No: EPF/1156/19

Officer: Honey Kojouri

Applicant Name: Mrs Jeena Given

Planning File No: 040008

Location: 91 Grosvenor Drive, Loughton, IG10 2LA

Proposal: Proposed single storey ground floor front, side & 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=623674

Application No: EPF/1177/19

Officer: Ian Ansell

Applicant Name: Mr John Hayes - EFDC

Planning File No: 026583

Location: Garages at Lower Alderton Hall Lane, Loughton, IG10 3HA

Proposal: Demolish existing garages and erect x 2 no. affordable homes.

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=623799

Application No: EPF/1226/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Kumar

Planning File No: 013721

Location: 46 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Proposed extension to front porch on ground floor with a first floor side extension over existing ground floor side extension. (Amended application to EPF/0187/19).

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=624000

Application No: EPF/1257/19

Officer: Muhammad Rahman

Applicant Name: Mr Alan Barter

Planning File No: 022085

Location: 132 Church Hill, Loughton, IG10 1LH

Proposal: Proposed demolition of a single storey annexe & construction of a two storey dwelling house (Revised application to EPF/0426/19).

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=624117

Application No: EPF/1278/19

Officer: Honey Kojouri

Applicant Name: Mr Parvinder Dhanoa

Planning File No: 030341

Location: 122 Roding Road, Loughton, IG10 3EJ

Proposal: Two storey side extensions and first floor 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=624173

Application No: EPF/1290/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Simon Martindale

Planning File No: 030344

Location: 1 Thistle Mead, Loughton, IG10 1TR

Proposal: Part double storey side extension, part single storey front extension with a 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=624254

Application No: EPF/1306/19

Officer: Muhammad Rahman

Applicant Name: Gail's Ltd

Planning File No: 003730

Location: Ground Floor, 199 High Road, Loughton, IG10 4LF

Proposal: Change of use of the public highway for the placing of 6 no. tables, x12 no. chairs and x1 no. planter

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=624314

Application No: EPF/1307/19

Officer: Muhammad Rahman

Applicant Name: Gail's Ltd

Planning File No: 003730

Location: Ground Floor, 199 High Road, Loughton, IG10 4LF

Proposal: Installation of 1 no. AC twin condenser unit, 1 no. high level fan and 2 no. louvres

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=624315

Application No: EPF/1317/19

Officer: Sukhdeep Jhooti

Applicant Name: Trevelyan House Ltd

Planning File No: 001876

Location: Trevelyan House, Goldings Hill, Loughton, IG10 2SW

Proposal: Application for Variation of Condition 2:"completed strictly with approved drawings" for EPF/1578/16. (Demolition of three existing properties & associated buildings to be replaced with x8 no. dwelling houses, new access road, parking & landscaping). Erection of 7no. street lights accompanied by a lighting report.

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=624325

Application No: EPF/1320/19

Officer: Ian Ansell

Applicant Name: Mr & Mrs Faye & Lachlan Roos

Planning File No: 010541

Location: 47 Traps Hill, Loughton, IG10 1TB

Proposal: Proposed single storey front & rear ground floor extensions. New attached garage structure, front porch canopy, external landscaping works & new boundary railing with gate. Extension to the rear terrace, raised heads to first floor windows with flat roof structure & gable extension to existing garage roof. Addition of external wall insulation with render finish.

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=624373

Application No: EPF/1321/19

Officer: Robin Hellier

Applicant Name: Mr Danny Moore

Planning File No: 016270

Location: 51 Smarts Lane, Loughton, IG10 4BU

Proposal: TPO/EPF/07/80

T1: Horse Chestnut - Reduce overhanging branches by up to 4m, 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=624374

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/1350/19

Officer: Julie Cottrell

Applicant Name: Mrs Teraine

Planning File No: 010993

Location: 19 Forest Way, Loughton, IG10 1JG

Proposal: York Hill Conservation Area

T1: Goat Willow - Crown reduce by up to 2m.

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=624480

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

Application No: EPF/1216/19

Officer: Honey Kojouri

Applicant Name: Mr Stuart Bales

Planning File No: 023936

Location: 32 Algers Road, Loughton, IG10 4NG

Proposal: Certificate of lawful development for a proposed loft conversion with hip to gable roof extension and rear dormer window and front roof lights.

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=623973

Application No: EPF/1274/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Grey

Planning File No: 024349

Location: 4 Collard Green, Loughton, IG10 2ES

Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion with a 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=624139

Application No: EPF/1283/19

Officer: Natalie Price

Applicant Name: Mr Merdzhanov

Planning File No: 026891

Location: 11 Barrington Green, Loughton, IG10 2BA

Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion with a rear dormer & x3 no. roof lights to the front elevation.

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=624195

Application No: EPF/1299/19

Officer: Muhammad Rahman

Applicant Name: Miss Rachel Marney

Planning File No: 030343

Location: 83 Englands Lane, Loughton, IG10 2QL

Proposal: Application for a Lawful Development Certificate for a Proposed 3 metre 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=624263

Application No: EPF/1314/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Darren Belnikoff

Planning File No: 009564

Location: 49 High Beech Road, Loughton, IG10 4BN

Proposal: Certificate of Lawful Development for a proposed hip to gable loft conversion with rear dormer and front 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=624322

Application No: EPF/1333/19

Officer: Muhammad Rahman

Applicant Name: Mr Manish Chudasama

Planning File No: 024245

Location: 22 Millsmead Way, Loughton, IG10 1LR

Proposal: Certificate of lawful development for a proposed hip to gable loft conversion with rear dormer including Juliet balcony and roof lights windows to front.

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=624421

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

Application No: EPF/1279/19

Officer: Sophie Ward Bennett

Applicant Name: Mr Irfan Umarji

Planning File No: 010806/ 011304

Location: 143-149 High Road and 2 Old Station Road, Loughton, IG10 4LY

Proposal: Application for Approval of Details Reserved by Condition 4 "wheel washing" for EPF/1242/18. (Extension to 2nd floor to provide 5 flats (2 x 2 bedroom flats and 3 x 1 bedroom) with associated alterations & change of use to parts of the existing ground & first floors to accommodate the access staircase.

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=624174

Application No: EPF/1330/19

Officer: Sophie Ward Bennett

Applicant Name: Mr Mark Lockhart

Planning File No: 027074

Location: 4 Alderton Hall Lane, Loughton, IG10 3HN

Proposal: Application for approval of details reserved by condition 4 'Surface Water Drainage' on planning permission EPF/3138/18 (Two storey side extension following demolition of existing garage/workshop/utility room and single storey front entrance 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=624418

Application No: EPF/1422/19

Officer: Natalie Price

Applicant Name: Mr Daniel Needleman

Planning File No: 030210

Location: 31 Whitehills Road, Loughton, IG10 1TS

Proposal: Prior approval for a 4 metre deep single storey rear extension, height to eaves 3 metres and maximum height of 4 metres.

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=624813

6 Decisions

6.1 Decisions by Epping Forest District Council

- * No decision notices have been received.

7 Licensing Applications

To CONSIDER any licensing applications that have come to 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 Enforcement and Compliance

8.1 To ADVISE the Committee of any updates to the reports previously received. Enforcement Lists by Epping Forest District Council for February 2019 (cases opened and closed – not for public distribution).

* See attached Confidential Appendix 1 (pages 8 - 12)

Provided for information only

**Mark Squire
TOWN CLERK
11 June 2019**