



# PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee  
are summoned to attend a Meeting at 7.45pm on  
**Monday 2 September 2019**  
at Loughton Library, Traps Hill, Loughton, IG10 1HD  
to transact the business shown in the agenda.

**Mark Squire**  
**Town Clerk**  
27 August 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 19 August 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/0698/19 – 22 Stony Path, Loughton, IG10 1SJ – New roof extension above existing garage to mirror the opposite side of the property. (Appeal ref no: APP/J1535/D/19/3233984) – Min no PL669.1

For information only: 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Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn.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 12 August 2019.

##### 4.2 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/10/19: 119 York Hill, Loughton IG10 1RX

For information only: Epping Forest District Council has made the above Order which protects the trees described on the schedule (namely Western Red Cedars, at T1 and T2 on applicable reference map) on the grounds that the trees concerned are of public amenity value. The effect of this tree preservation order is to prohibit the felling, lopping, etc., of the tree specified unless the prior written consent of the Council is obtained. (See pages 9 – 12).

### 5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 16 August and 23 August 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/1819/19

**Officer:** Natalie Price

**Applicant Name:** Mr & Mrs M. Talaie

**Planning File No:** 030415

**Location:** 16 Barfields, Loughton, IG10 3JQ

**Proposal:** Proposed two storey side and 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=626657](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626657)

**Application No:** EPF/1822/19

**Officer:** Honey Kojouri

**Applicant Name:** Mr Aaruran Sivanathan

**Planning File No:** 030402

**Location:** 115 Grosvenor Drive, Loughton, IG10 2LB

**Proposal:** Proposed demolition of the rear conservatory, create a single storey rear/side extension with creation of a hard-standing in the front garden for an additional vehicle. Alteration to the size of front & rear 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=626660](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626660)

**Application No:** EPF/1905/19

**Officer:** Muhammad Rahman

**Applicant Name:** Miss Thi Pham

**Planning File No:** 008891

**Location:** Ground floor shop, 10 Forest Road, Loughton, IG10 1DX

**Proposal:** Proposed change of use from A1 to Sui Generis (nail bar).

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=626937](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626937)

**Application No:** EPF/1908/19

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Aaran Hall

**Planning File No:** 012775

**Location:** Unit 20, Oakwood Hill Industrial Estate, Loughton, IG10 3TZ

**Proposal:** Proposed new 5 storey office building with associated 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=626973](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626973)

**Application No:** EPF/1917/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Lidl Great Britain Ltd

**Planning File No:** 006441

**Location:** 140-142 Church Hill, Loughton, IG10 1LJ

**Proposal:** Proposed installation of an external plant area comprising of x3 no. 3-pipe heat recovery outdoor units, x2 no. food refrigeration pump stations & x2 no. food refrigeration dry coolers.

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=626983](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626983)

**Application No:** EPF/1925/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mr P Giordano

**Planning File No:** 003011

**Location:** 39 Albion Hill, Loughton, IG10 4RD

**Proposal:** Proposed two storey rear extension with internal alterations

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=626991](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626991)

**Application No:** EPF/1940/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mrs Rachel Ellis

**Planning File No:** 021920

**Location:** 77 Lushes Road, Loughton, IG10 3QD

**Proposal:** Two storey side extension and rear/side ground floor 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=627093](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627093)

**Application No:** EPF/1946/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Singh

**Planning File No:** 017351

**Location:** Foxwood, Nursery Road, Loughton, IG10 4DZ

**Proposal:** Proposed double storey front & rear extensions, basement extension & a mansard roof loft conversion with front & rear dormer 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=627136](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627136)

**Application No:** EPF/1953/19

**Officer:** Natalie Price

**Applicant Name:** Mrs Sullivan

**Planning File No:** 030416

**Location:** 16 Alderton Way, Loughton, IG10 3EQ

**Proposal:** Proposed single storey rear and side 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=627178](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627178)

**Application No:** EPF/1957/19

**Officer:** Natalie Price

**Applicant Name:** Miss Ellis Edwards

**Planning File No:** 010562

**Location:** 27 Durnell Way, Loughton, IG10 1TG

**Proposal:** Proposed two 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=627182](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627182)

**Application No:** EPF/1963/19

**Officer:** Honey Kojouri

**Applicant Name:** The Hub Loughton Limited

**Planning File No:** 006876

**Location:** 1 Landmark House, 3 The Broadway, Loughton, IG10 2FA

**Proposal:** New front facade to existing shell for public 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=627216](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627216)

**Application No:** EPF/1969/19

**Officer:** Honey Kojouri

**Applicant Name:** The Hub Loughton Limited

**Planning File No:** 006876

**Location:** 1 Landmark House, 3 The Broadway, Loughton, IG10 2FA

**Proposal:** New front signage.

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=627222](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627222)

**Application No:** EPF/1972/19

**Officer:** Natalie Price

**Applicant Name:** Loughton Dental Spa

**Planning File No:** 006168

**Location:** Dental Surgery, 138 Church Hill, Loughton, IG10 1LJ

**Proposal:** Application for Consent to Display a replacement of existing advertisement signs & proposed x2 no. internally illuminated fascia signs across its two frontages.

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=627233](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627233)

**Application No:** EPF/1987/19

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Brown

**Planning File No:** 009244

**Location:** Land to the rear of Hatfield House, E15 Acting School, Rectory Lane, Loughton

**Proposal:** Application for Variation of Conditions 2,3,4,9,10,11,12,14,15,16 & 17 to EPF/1904/16. (Phased development to provide higher education facilities (Use Class D1) and permission for the permanent retention and external upgrade of the two existing studio buildings, together with associated landscaping and highway 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=627316](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627316)

**Application No:** EPF/2004/19

**Officer:** Natalie Price

**Applicant Name:** Mr Stuart Ballard

**Planning File No:** 030419

**Location:** 68 Church Hill, Loughton, IG10 1LB

**Proposal:** Proposed demolition of an existing garage/outbuilding. Double storey rear extension, alterations to the front elevation, main roof & 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=627359](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627359)

**Application No:** EPF/2008/19

**Officer:** Natalie Price

**Applicant Name:** Mrs Amanda Dempsey

**Planning File No:** 030418

**Location:** 240 Chester Road, Loughton, IG10 2LR

**Proposal:** Proposed single storey front & side 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=627363](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627363)

**Application No:** EPF/2015/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** c/o agent

**Planning File No:** 006441

**Location:** 140-142 Church Hill, Loughton, IG10 1LJ

**Proposal:** Application for Variation of Condition 2 'opening hours' for EPF/0756/79. (Amendments to proposed builders merchants as Do It Yourself store).

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=627393](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627393)

**Application No:** EPF/2018/19

**Officer:** Natalie Price

**Applicant Name:** Mr Muzaffer Ozdan

**Planning File No:** 024155

**Location:** 14 Chigwell Lane, Loughton, IG10 3RW

**Proposal:** Proposed single storey side & rear extension with erection of first floor rear 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=627396](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627396)

**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/2021/19

**Officer:** Julie Cottrell

**Applicant Name:** Mr Lyle

**Planning File No:** 025090

**Location:** 75 York Hill, Loughton, IG10 1HZ

**Proposal:** York Hill Conservation Area

T2: Cherry, T11: Apple, T12: Willow Leafed Pear, T13: Hornbeam, T15: Holly & T16:

Hazel - Pruning 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=627399](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627399)

**5.3 Deemed Permission – provided for information only:** (Members are reminded that comments are not normally accepted on these applications). There are no applications listed under Deemed Permission.

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

**Application No:** EPF/1885/19

**Officer:** Sophie Ward Bennett

**Applicant Name:** Mr Mark Andrews

**Planning File No:** 030226

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

**Proposal:** Application for Approval of Details Reserved by Condition 5 "water efficiency standard" for EPF/0338/19. (Proposed erection of x 2 no. attached 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=626882](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626882)

**Application No:** EPF/1888/19

**Officer:** Sophie Ward Bennett

**Applicant Name:** Mr Mark Andrews

**Planning File No:** 030226

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

**Proposal:** Application for Approval of Details Reserved by Condition 9 "risks posed by any contamination" for EPF/0338/19. (Proposed erection of x 2 no. attached dwellings with rear dormers & 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=626895](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626895)

**Application No:** EPF/1961/19

**Officer:** Sophie Ward Bennett

**Applicant Name:** K C Estates Ltd

**Planning File No:** 001017

**Location:** Rear Car Park, 184-186 High Road, Loughton, IG10 1DN

**Proposal:** Application for approval of details reserved by condition 1 'Materials', condition 2 'Landscaping' and condition 3 'Parking and covered cycle store' on EPF/0212/18 (Material amendment to EPF/0604/13 (for erection of 3 storey building of 5 flats) consisting of changes to the profile and design of the 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=627214](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627214)

**Application No:** EPF/1971/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mrs Rachel Ellis

**Planning File No:** 021920

**Location:** 77 Lushes Road, Loughton, IG10 3QD

**Proposal:** Prior approval for a 5 metre single storey rear extension, height to eaves 2.7 metres and overall height of 3.9 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=627224](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627224)

**Application No:** EPF/1989/19

**Officer:** Sophie Ward Bennett

**Applicant Name:** Mr Brown

**Planning File No:** 009244

**Location:** Land to the rear of Hatfield House, E15 Acting School, Rectory Lane, Loughton

**Proposal:** Application for Approval of Details Reserved by conditions 9,10,11,12,14,15,16 & 17 for EPF/1904/16 & 17 for EPF/1904/16. 9 "programme of archaeological work", 10 "surface water drainage scheme", 11 "scheme to minimise risk of offsite flooding", 12 "maintenance plan", 14 "construction method statement", 15 "details of levels", 16 "hard and soft landscape works" & 17 "tree protection plan arboricultural method statement". (Phased development to provide higher education facilities (Use Class D1) and permission for the permanent retention and external upgrade of the two existing studio buildings, together with associated landscaping and highway 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=627318](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627318)

**Application No:** EPF/2026/19

**Officer:** James Ruffini Davis

**Applicant Name:** Mr Brown

**Planning File No:** 009244

**Location:** Land to the rear of Hatfield House, E15 Acting School, Rectory Lane, Loughton

**Proposal:** Application for Approval of Details Reserved by condition 4 Phase 2 site investigation for EPF/1904/16. (Phased development to provide higher education facilities (Use Class D1) and permission for the permanent retention and external upgrade of the two existing studio buildings, together with associated landscaping and highway 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=627433](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627433)

**Application No:** EPF/2053/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Transport for London

**Planning File No:** 001061

**Location:** Debden Station, Chigwell Lane, Loughton, IG10 3TG

**Proposal:** Prior notification for proposed installation of two step-free access lifts, elevated walkway and overbridge linking the platforms, new maintenance/emergency stair, switch room, minor demolition, and associated 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=627553](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627553)

## 6 Decisions

### 6.1 Decisions by Epping Forest District Council

No decision notices have been received.



**7 Licensing Applications**

To CONSIDER any licensing applications which 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.

**Mark Squire  
TOWN CLERK  
27 August 2019**

**Agenda item 4.2**

**Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order  
TPO/EPF/10/19: 119 York Hill, Loughton IG10 1RX**

**DOCUMENT 1**

**Tree Preservation Order**

**Town and Country Planning Act 1990  
Regulation 3(1)**

**TPO/EPF/10/19**

**119 York Hill, Loughton, Essex. IG10 1RX**

The EPPING FOREST DISTRICT COUNCIL in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 hereby make the following Order—

**Citation**

1. This Order may be cited as TPO/EPF/10/19

**Interpretation**

2. –(1) In this Order “the authority” means EPPING FOREST DISTRICT COUNCIL (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

**Effect**

3. –(1) Subject to article 4, this Order takes effect provisionally on 14/08/2019  
(2) Without prejudice to subsection (7) of Section 198 (power to make tree preservation orders) or subsection (1) of Section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall –  
(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or  
(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

**Application to trees to be planted pursuant to a condition**

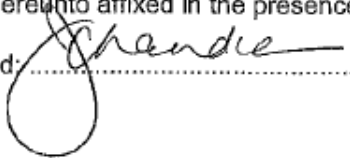
4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of Section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this: 13/08/2019

Agenda item 4.2 Cont'd ....

The Common Seal of the  
EPPING FOREST DISTRICT COUNCIL  
was hereunto affixed in the presence of -

Signed: .....



**CONFIRMATION OF ORDER**

This Order was confirmed by EPPING FOREST DISTRICT COUNCIL without  
modification on the

Signed: ..... Signed: .....

Authorised by the Council to sign in that behalf

This Order was confirmed by EPPING FOREST DISTRICT COUNCIL subject to the  
modifications indicated by  
on the

Signed: ..... Signed: .....

Authorised by the Council to sign in that behalf

**DECISION NOT TO CONFIRM ORDER**

A decision not to confirm this Order was taken EPPING FOREST DISTRICT COUNCIL  
on the

Signed: ..... Signed: .....

Authorised by the Council to sign in that behalf

**VARIATION OF ORDER**

This Order was varied by EPPING FOREST DISTRICT COUNCIL on the  
under the reference number

Signed: ..... Signed: .....

Authorised by the Council to sign in that behalf

**REVOCATION OF ORDER**

This Order was revoked by EPPING FOREST DISTRICT COUNCIL on the  
under the reference number

Signed: ..... Signed: .....

Authorised by the Council to sign in that behalf

Agenda item 4.2 Cont'd ....

**SCHEDULE 1**

**SPECIFICATION OF TREES**

**Trees specified individually**  
(encircled in black on the map)

Reference on map	Description	Situation
T1	Western Red Cedar	
T2	Western Red Cedar	

**Trees specified by reference to an area**  
(within a dotted black line on the map)

Reference on map	Description	Situation
None	None	

**Groups of trees**  
(within a broken black line on the map)

Reference on map	Description (including number of trees in the group)	Situation
None	None	

**Woodlands**  
(within a continuous black line on the map)

Reference on map	Description	Situation
None	None	

Agenda item 4.2 Cont'd ....

