



PLANNING AND LICENSING COMMITTEE

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

Monday 14 October 2019

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

Mark Squire
Town Clerk
8 October 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 16 September 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/0124/17 – 7 High Silver, Loughton, IG10 4EL – Without planning permission the erection of a wall, pillars and gates over 1m high adjacent to a highway. (Appeal ref no: APP/J1535/C/19/3229932)

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 24 October 2019.

5 Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – Proposed base station installation at Junction of High Road and Warren Hill, Loughton, IG10 4JH (ref: CTIL_1500059 20)

The Council has been asked to comment on the proposal to upgrade this mobile phone mast. Responses are invited by 15 October 2019.

* See letter and plans on pages 5 – 12.

6 Planning Applications

6.1 To CONSIDER the planning applications received for the weeks 27 September and 4 October 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/1136/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Perry Morgan

Planning File No: 002537

Location: Alandale Scaffolding, Langston Road, Loughton, IG103SL

Proposal: Application for Outline Planning Permission for a new data centre.

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=623599

Application No: EPF/1895/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Delves

Planning File No: 023001

Location: 3 Wroths Path, Loughton, IG10 1SH

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=626919

Application No: EPF/2162/19

Officer: Honey Kojouri

Applicant Name: .

Planning File No: 001663

Location: 202 High Road, Loughton, IG10 1ET

Proposal: Change of use from A3 to A5.

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=628058

Application No: EPF/2231/19

Officer: Honey Kojouri

Applicant Name: Mr Parvinder Dhanoa

Planning File No: 030341

Location: 122 Roding Road, Loughton, IG10 3EJ

Proposal: Single storey side and first floor rear extension. (Revised application to EPF/1278/19).

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=628333

Application No: EPF/2294/19

Officer: Honey Kojouri

Applicant Name: Mr Rob McCabe

Planning File No: 026735

Location: 57 High Road, Loughton, IG10 4JE

Proposal: Proposed two-storey rear extension, floor plan redesign with all 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=628656

- 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/2189/19

Officer: Julie Cottrell

Applicant Name: Ms Hunter

Planning File No: 015569

Location: Lavender Cottage, 12 Forest Way, Loughton, IG10 1JG

Proposal: York Hill Conservation Area

1 x Yew - Crown reduce by up to 1.5m Remove internal crossing branches.

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=628173

Application No: EPF/2253/19

Officer: Julie Cottrell

Applicant Name: Mrs Lorraine Webster

Planning File No: 019120

Location: 1 Steeds Way, Loughton, IG10 1HX

Proposal: York Hill Conservation Area

1 x False Acacia - Crown reduce to previous points.

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=628453

- 6.3 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.

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

Application No: EPF/2205/19

Officer: Ian Ansell

Applicant Name: Mr S Tappenden

Planning File No: 002742

Location: Land r/o 33-37 Hillyfields, Loughton, IG10 2PT

Proposal: Variation of Condition 2 'Plan numbers' of EPF/2913/16 (Proposed demolition of existing garages and erection of 7 no. dwellings (5 x three beds and 2 x two beds), with associated access and parking) - Stepping of building levels to address falling site levels.

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=628256

Application No: EPF/2302/19

Officer: Sophie Ward Bennett

Applicant Name: Mr John Gulston

Planning File No: 010358

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

Proposal: Application for Approval of Details Reserved by conditions 4"documentary and photographic details of the types and colours of the external finishes", 8"full details of both hard and soft landscape works (including tree planting) and implementation programme", & 13"Construction Method Statement" for EPF/0250/19 (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=628664

Application No: EPF/2309/19

Officer: James Ruffini Davis

Applicant Name: EFDC

Planning File No: 026588

Location: Garages rear of 119-125 Chester Road, Loughton

Proposal: Application for Approval of Details Reserved by Condition 4 "Phase II contamination report" for EPF/2590/15. (3 affordable homes with 7 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=628676

Application No: EPF/2310/19

Officer: James Ruffini Davis

Applicant Name: EFDC

Planning File No: 026586

Location: Land & garages to the rear of 12a Chequers Road, Loughton, IG10 3QF

Proposal: Application for Approval of Details Reserved by Conditions 6 "Phase II contamination report" & 7 "remediation method statement" for EPF/2608/15. (Demolition of garages and replacement with 3 x 3 bed two storey affordable homes with 8 parking spaces and associated 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=628677

7 Decisions

7.1 Decisions by Epping Forest District Council

No decision notices have been received.

8 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

9 Enforcement and Compliance

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

Mark Squire
TOWN CLERK
8 October 2019

Agenda item 5

Proposed base station installation at Junction of High Road and Warren Hill, Loughton, IG10 4JH (ref: CTIL_1500059 20)

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_150059 20

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

Thursday 26th September 2019

BY EMAIL

Dear Mr Squire,

PROPOSED BASE STATION INSTALLATION AT CTIL_150059 20, TEF_71767, VF_77117, JUNCTION OF HIGH ROAD & WARREN HILL, LOUGHTON, ESSEX, IG10 4JH (NGR: 541515, 195465)

Telefónica UK Limited has entered into an agreement with Vodafone Limited pursuant to which the two companies plan to jointly operate and manage a single network grid across the UK. These arrangements will be overseen by Cornerstone Telecommunications Infrastructure Ltd (Cornerstone) which is a joint venture company owned by Telefónica UK Limited and Vodafone Limited.

This agreement allows both organisations to:

- Pool their basic network infrastructure, while running two, independent, nationwide networks
- Maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development.

Cornerstone and Vodafone and Telefónica are in the process of identifying a suitable site in the Loughton area for a radio base station. The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Cornerstone, Vodafone and Telefónica are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone's and Telefónica's continued network improvement program, there is a specific requirement for a radio base station at this location to provide new and improved 2G, 3G, 4G and 5G network coverage for Vodafone and 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:

Agenda item 5 .../cont'd

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

waldon

- CTIL_150059 20, TEF_71767, VF_77117, Junction of High Road & Warren Hill.
- The proposed development will provide new and improved 2G, 3G, 4G and 5G network coverage for Vodafone and Telefónica in the area.

A number of options have been assessed in respect of the site search process and we consider the best solution is as follows:

- Junction of High Road & Warren Hill, Loughton, Essex, IG10 4JH (NGR: 541515, 195465)
- The proposed development consists of the installation of a 22.5m monopole, supporting 9no. antennas, the installation of 6no. equipment cabinets within a fenced compound and development works ancillary thereto.
- Currently, this junction and the surrounding properties are within a 2G, 3G, 4G and 5G coverage hole. Local residents living near to this junction receive limited coverage for both Telefonica and Vodafone. This a key issue both networks wish to address with a new installation in the area, providing improved 2G, 3G, 4G and 5G coverage and increasing the network capacity.

We have considered alternative site options and discounted as follows:

- 1) Avenue Gate / High Road, Loughton, IG10 4QN (NGR: 541345, 195104) – Reason for discounting: The location does not provide enough screening meaning the column would be an obvious protrusion into the skyline.
- 2) Manor Road / High Road, Loughton, IG10 4QW (NGR: 541205, 194946) - Reason for discounting: Location has been discounted due to the pavement width along the road. The clearance for pedestrians, should a telecommunications site be installed, would not allow for double buggies/pushchairs and safe pedestrian flow.
- 3) Spring Grove / Summerfield Road, Loughton, IG10 4QB (NGR: 541765, 195387) – Reason for discounting: A site at this location was considered to be a less visually acceptable option when compared with the preferred site as the area benefits from little screening and is overlooked by residential properties. Location has also been discounted due to the pavement width along the road. The clearance for pedestrians, should a telecommunications site be installed, would not allow for double buggies/pushchairs and safe pedestrian flow
- 4) Great Woodcote Park, Ave Gate, Loughton, IG10 4QN (NGR: 541367, 195054) – Reason for discounting: A site at this location was considered to be a less visually acceptable option when compared with the preferred site as the area benefits from little screening and is overlooked by residential properties.
- 5) Highway outside Oaklands School, High Road, Loughton, IG10 4RG (NGR: 541642, 195521) – Reason for discounting: A site at this location was considered to be a less visually acceptable option when compared with the preferred site as an installation would need

Agenda item 5 .../cont'd

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to be taller than the adjacent mature trees, a site at this location is likely to be less favourable from a planning perspective.

- 6) Land south of Warren Road, Warren Hill, Loughton, IG10 4RL (NGR: 541428, 195445) - Reason for discounting: This option was rejected as an installation would need to be taller than the surrounding mature trees which are in excess of 25 metres, in our opinion, a site at this location is likely to be less favourable from a planning perspective.
- 7) Road / Spring Grove, Loughton, IG10 4QA (NGR: 541636, 195484) - Reason for discounting: Location has been discounted due to the pavement width along the road. The clearance for pedestrians, should a telecommunications site be installed, would not allow for double buggies/pushchairs and safe pedestrian flow. In addition, a site at this location was considered to be a less visually acceptable option when compared with the preferred site as the area benefits from little screening and is overlooked by residential properties.
- 8) Spring Grove / The Avenue, Loughton, IG10 4PX (NGR: 541936, 195280) - Reason for discounting: A site at this location was considered to be a less visually acceptable option when compared with the preferred site as the area benefits from little screening and is overlooked by residential properties.

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 Vodafone and 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. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14 day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

We look forward to receiving any comments you may have on the proposal.

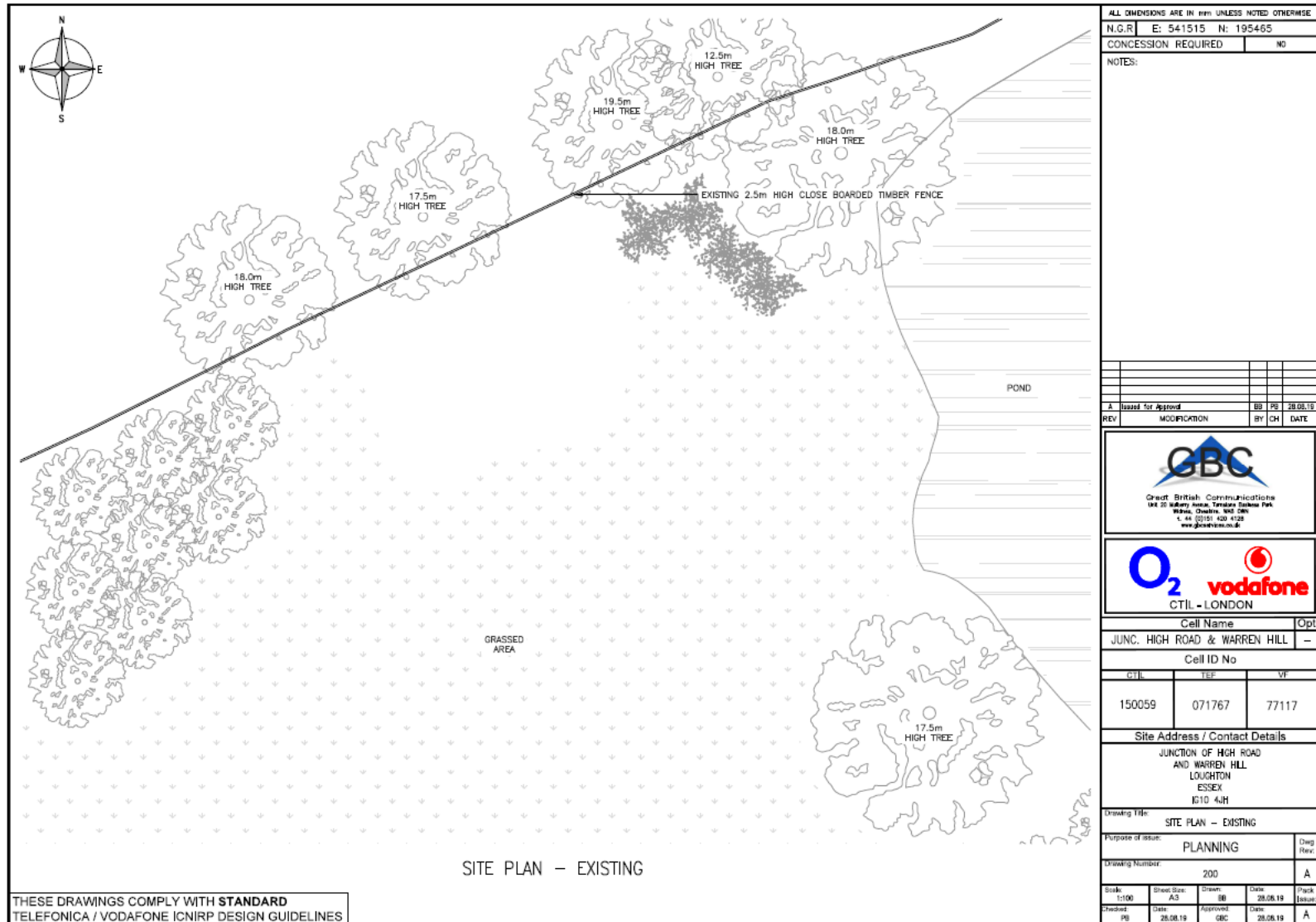
Yours sincerely,



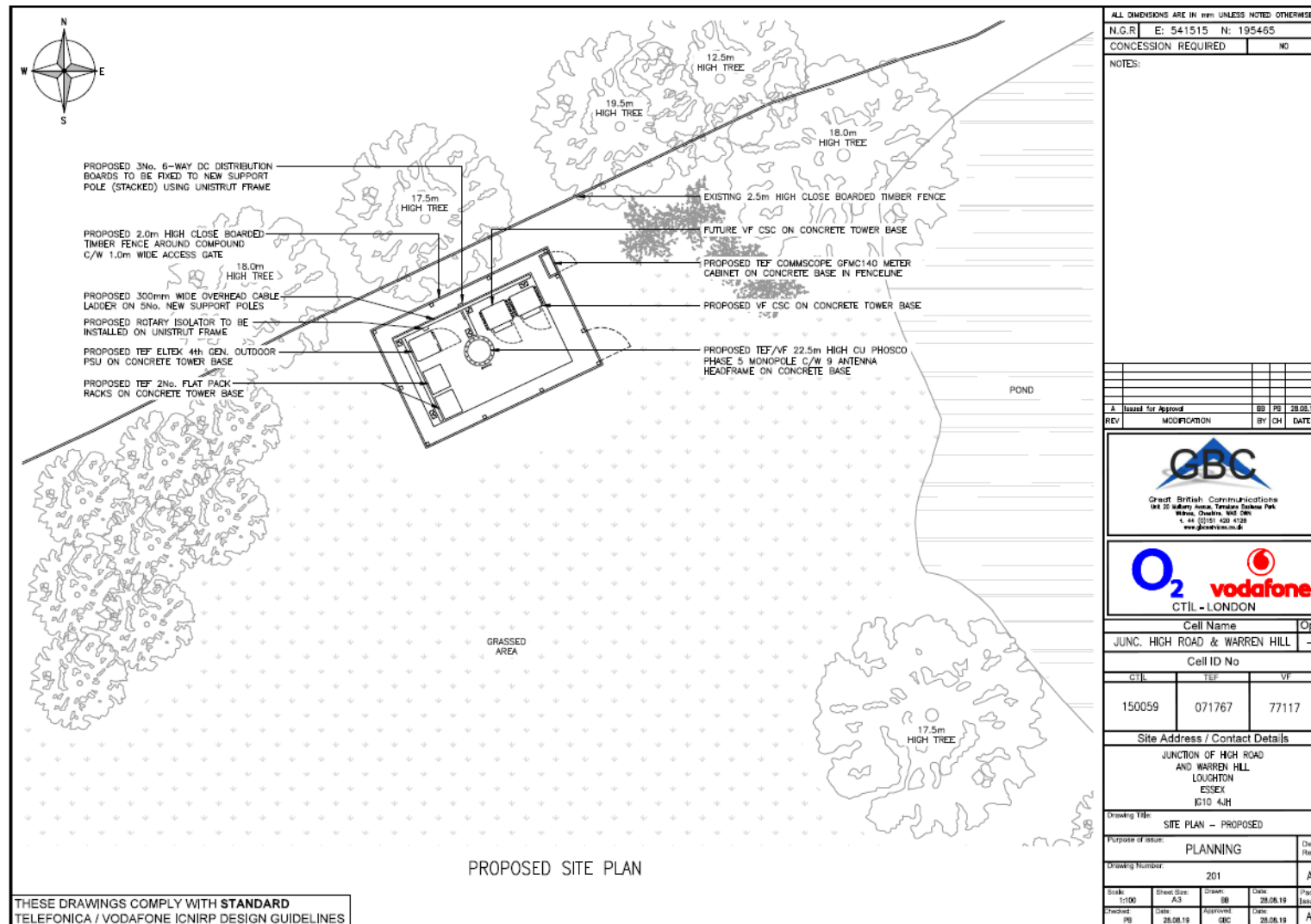
Peter Cherry
Waldon Telecom Ltd.
(for and on behalf of Cornerstone, Vodafone Ltd and Telefónica UK Ltd)
Email: peter.cherry@waldontelecom.com



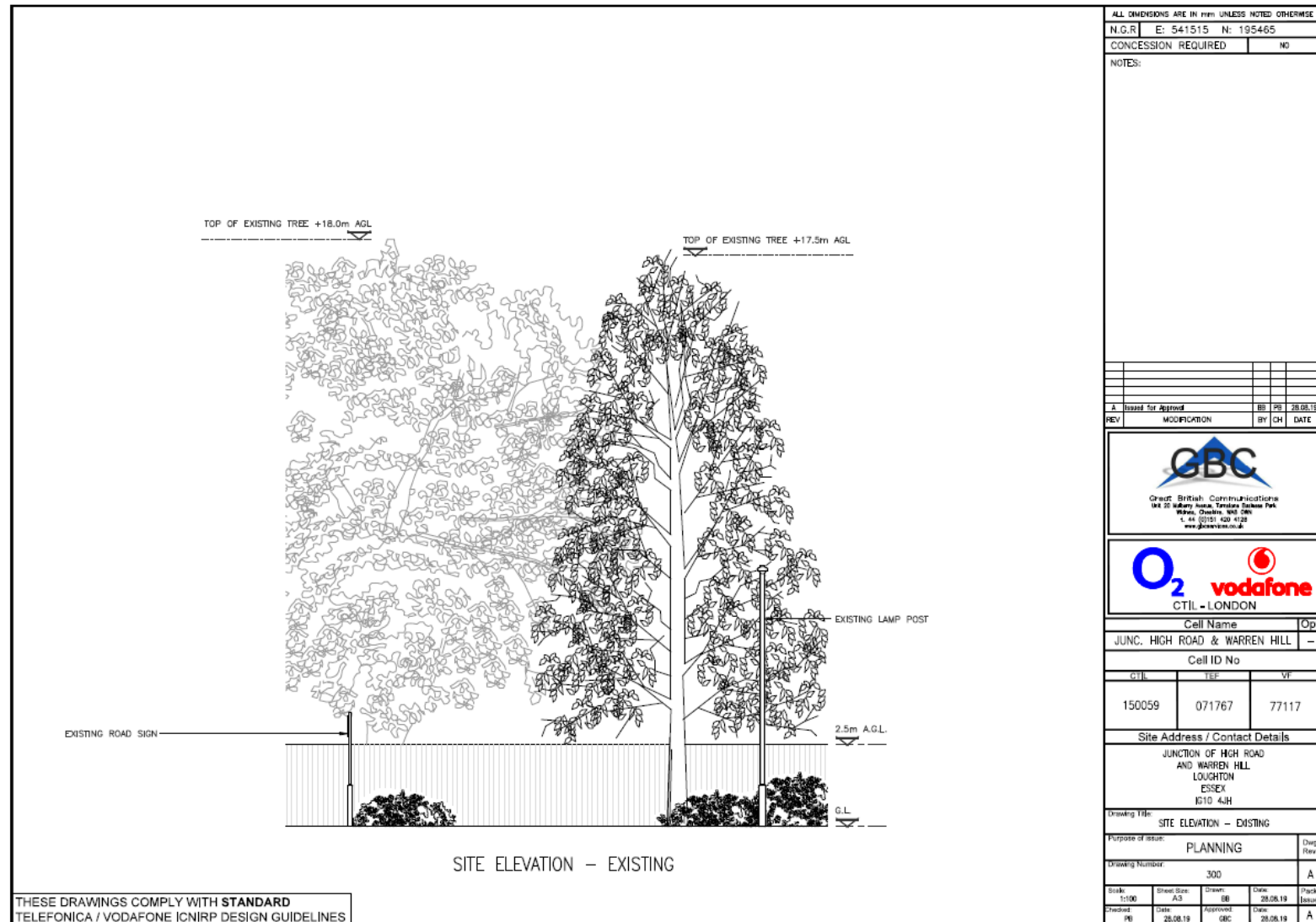
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