



# **PLANNING AND LICENSING COMMITTEE**

Members of the Planning and Licensing Committee  
are summoned to attend a Meeting at 7.45pm on  
**Monday 25 November 2019**  
at Loughton Library, Traps Hill, Loughton, IG10 1HD  
to transact the business shown in the agenda.

**Mark Squire**  
**Town Clerk**  
19 November 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 11 November 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 Notices of Appeal:

##### 4.1.1 EPF/2881/18 – 76 Algiers Road, Loughton IG10 4NF – Proposed Demolition of Existing Dwelling and replacement with a new building consisting of x3 1 bed and x3 2 bed apartments. (Appeal ref no: APP/J1535/W/19/3238169) – Min no PL582.1

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 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 20 December 2019.

##### 4.1.2 EPF/0758/19 – 2 Danbury Road, Loughton IG10 3AP – Proposed Conversion of Existing Property to x3 no. flats. (Appeal ref no: APP/J1535/W/19/3237700) – Min no PL677.1

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 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 20 December 2019.

### 5 Estimates and Budgets 2020/21

The Committee is asked to consider its 3-year rolling programme and confirm its Estimates for 2020/21.

\* See attached report (page 8).

**6 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/16/19: 7 Staples Road, Loughton IG10 1HP**

For information only: Epping Forest District Council has made the above Order which protects a Cedar (identified as T1 on the map) on the grounds that the tree concerned is 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 page 9.)

**7 Planning Applications**

**7.1** To CONSIDER the planning applications received for the weeks 8 November and 15 November 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/1704/19

**Officer:** Natalie Price

**Applicant Name:** Mr Ioan Misca

**Planning File No:** 030257

**Location:** 44 Barrington Green, Loughton, IG10 2BA

**Proposal:** Single storey rear extension and loft conversion with 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=626094](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626094)

**Application No:** EPF/2213/19

**Officer:** Honey Kojouri

**Applicant Name:** Mr & Mrs Smith

**Planning File No:** 030389

**Location:** 32 Queens Road, Loughton, IG10 1RS

**Proposal:** Proposed annexe.

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=628274](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=628274)

**Application No:** EPF/2486/19

**Officer:** Natalie Price

**Applicant Name:** Mr Matthew Wood

**Planning File No:** 016390

**Location:** 5 Staples Road, Loughton, IG10 1HP

**Proposal:** Ground and lower ground floor rear renovation and 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=629415](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629415)

**Application No:** EPF/2548/19

**Officer:** Honey Kojouri

**Applicant Name:** Mrs Audrey Gee

**Planning File No:** 017839

**Location:** 8 West View, Loughton, IG10 1TA

**Proposal:** Proposed first floor front and side extension. (Amended application to EPF/1674/18.)

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=629673](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629673)

**Application No:** EPF/2597/19

**Officer:** Natalie Price

**Applicant Name:** Mr Tony Baker

**Planning File No:** 022891

**Location:** 10 Goldings Rise, Loughton, IG10 2QP

**Proposal:** Hip to gable 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=629796](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629796)

**Application No:** EPF/2601/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mrs Thomas

**Planning File No:** 011889

**Location:** 27 Lower Park Road, Loughton, IG10 4NB

**Proposal:** Proposed rear single storey rear extension to adjoin existing 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=629815](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629815)

**Application No:** EPF/2603/19

**Officer:** Natalie Price

**Applicant Name:** Mr Mehmet Boztepe

**Planning File No:** 030474

**Location:** 30 Kenilworth Gardens, Loughton, IG10 3AF

**Proposal:** Proposed 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=629817](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629817)

**Application No:** EPF/2605/19

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Lee Cummings

**Planning File No:** 004202

**Location:** 2 Warren Hill, Loughton, IG10 4RL

**Proposal:** Proposed two storey front/rear/side extensions. Proposed loft conversion with rear dormers.

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=629819](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629819)

**NB:** Notification has been received of an amended description to “**Proposed two storey front/rear/side extensions. Proposed loft conversion with rear dormers and raising of roof. \*\*\*REVISED DESCRIPTION\*\*\***”

**Application No:** EPF/2617/19

**Officer:** Robin Hellier

**Applicant Name:** Subsidence Management Services

**Planning File No:** 016280

**Location:** 66 Spring Grove, Loughton, IG10 4QE

**Proposal:** TPO/EPF/19/89 (Ref T2)

T1: Ash - Fell.

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=629875](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629875)

**Application No:** EPF/2633/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Keith Russell

**Planning File No:** 030039

**Location:** 6 The Beacons, Loughton, IG10 2SQ

**Proposal:** Proposed single storey 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=629953](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629953)

**Application No:** EPF/2641/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mrs Aniqah Mushtaq

**Planning File No:** 024243

**Location:** 74 Roundmead Avenue, Loughton, IG10 1PZ

**Proposal:** Proposed side & rear dormers to the roof (Revised application to EPF/0866/16).

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=629977](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629977)

**Application No:** EPF/2664/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Kayhan Yavuz

**Planning File No:** 008597

**Location:** 10 Marjorams Avenue, Loughton, IG10 1PT

**Proposal:** Proposed single storey 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=630113](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=630113)

**Application No:** EPF/2668/19

**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 with new front elevation signage & new air conditioning/ ventilation system.

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=630153](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=630153)

**Application No:** EPF/2672/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mrs Chaitalee Sheth

**Planning File No:** 020710

**Location:** 2 Fallow Fields, Loughton, IG10 4QP

**Proposal:** Proposed two storey side extension to extend an existing garage & 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=630157](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=630157)

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

**Application No:** EPF/2571/19

**Officer:** Brendan Meade

**Applicant Name:** Mr & Mrs Goldstein

**Planning File No:** 005670

**Location:** Woodberrie, Kings Hill, Loughton, IG10 1JE

**Proposal:** Application for a Lawful Development Certificate for a Proposed shed/ pool outbuilding.

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=629715](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629715)

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

**Application No:** EPF/2546/19

**Officer:** Sharon Hart

**Applicant Name:** Mr Craig Glister

**Planning File No:** 007132

**Location:** 102 Oakwood Hill, Loughton, IG10 3ER

**Proposal:** Confirmation of condition 3 ' Materials' and 5 'Wheel Washing on planning approval EPF/0907/15 (Erection of a 3 bedroom end of terrace house, on land to the side of existing host property: 102 Oakwood Hill).

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=629653](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629653)

**Application No:** EPF/2575/19

**Officer:** James Ruffini Davis

**Applicant Name:** Mr Ivor Watson

**Planning File No:** 002742

**Location:** Land rear of 33-37 Hillyfields, Loughton, IG10 2PT

**Proposal:** Application for Approval of Details Reserved by Conditions 4"Phase 2 site investigation", 5"detailed remediation scheme", 6"verification report demonstrating the effectiveness of remediation carried out" for 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 ref: EPF/0513/16.)

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=629719](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629719)

**Application No:** EPF/2576/19

**Officer:** Sophie Ward Bennett

**Applicant Name:** Mr Mike Mahoney

**Planning File No:** 014338

**Location:** 130 Church Hill, Loughton, IG10 1LH

**Proposal:** Application for Approval of Details Reserved by Condition1"written notification of the approval of LPA Under Regulation 77 Conservation,

Habitats and Species" for EPF/1699/18. (Prior Approval for a proposed change of use of property from B1 (office use) to residential use.)

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=629720](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629720)

**Application No:** EPF/2596/19

**Officer:** Sophie Ward Bennett

**Applicant Name:** Mr Ivor Watson

**Planning File No:** 002742

**Location:** Land rear of 33-37 Hillyfields, Loughton, IG10 2PT

**Proposal:** Application for Approval of Details Reserved by condition 12 "details of external lighting to the access road & car parking areas" for 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 ref: EPF/0513/16).

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=629795](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629795)

## 8 Decisions

### 8.1 Decisions by Epping Forest District Council

No decision notices have been received.

## 9 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

## 10 Enforcement and Compliance

**10.1.1** This report details all new Enforcement Notices issued, and also updates existing previous Enforcement Notices where there has been activity. This report covers activity for the period 11/11/2019 to 15/11/2019.

Please note, if/where **NFA** is referred to in the list below, this refers to No Further Action to be taken.

**Reference** ENF/0024/19

**Date Issued** 26/03/2019

**Date Effective** 30/04/2019

**Complete/Withdrawn** 12/11/2019

**Notice Type** Breach Type: Works

**LOCATION** 7 Chester Path, Loughton, IG10 2LN

**Alleged Breach** EPF/2958/18 for Change of Use 2 storey side extension for use as separate residential  
Refused

### Case Events

E03a - Notice Authorised	14/03/2019
1 - Notice Issued	26/03/2019
1 - Enforcement Notice Served	26/03/2019
E03c - Notice Effective Date	30/04/2019
E03d - Notice Compliance Due	30/10/2019

3 - Breach Ceased

12/11/2019

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

**Mark Squire**  
**TOWN CLERK**  
19 November 2019



**Agenda item 5  
Estimates and Budgets 2020/21**

Planning & Licensing Committee Rolling Programme										
Expenditure		2019/20			2020/21			2021/22		
		Core running costs	Enhanced services	Additional items (desired)	Core running costs	Enhanced services	Additional items (desired)	Core running costs	Enhanced services	Additional items (desired)
Function	Activity									
Neighbourhood and Local Plans *			45,000			45,000			TBC	
Design Award Scheme						200		200		
	<b>Grand total</b>		45,000			45,200		TBC		

*Service recharge*

30,500

32,000

*Net expenditure*

75,700

75,700

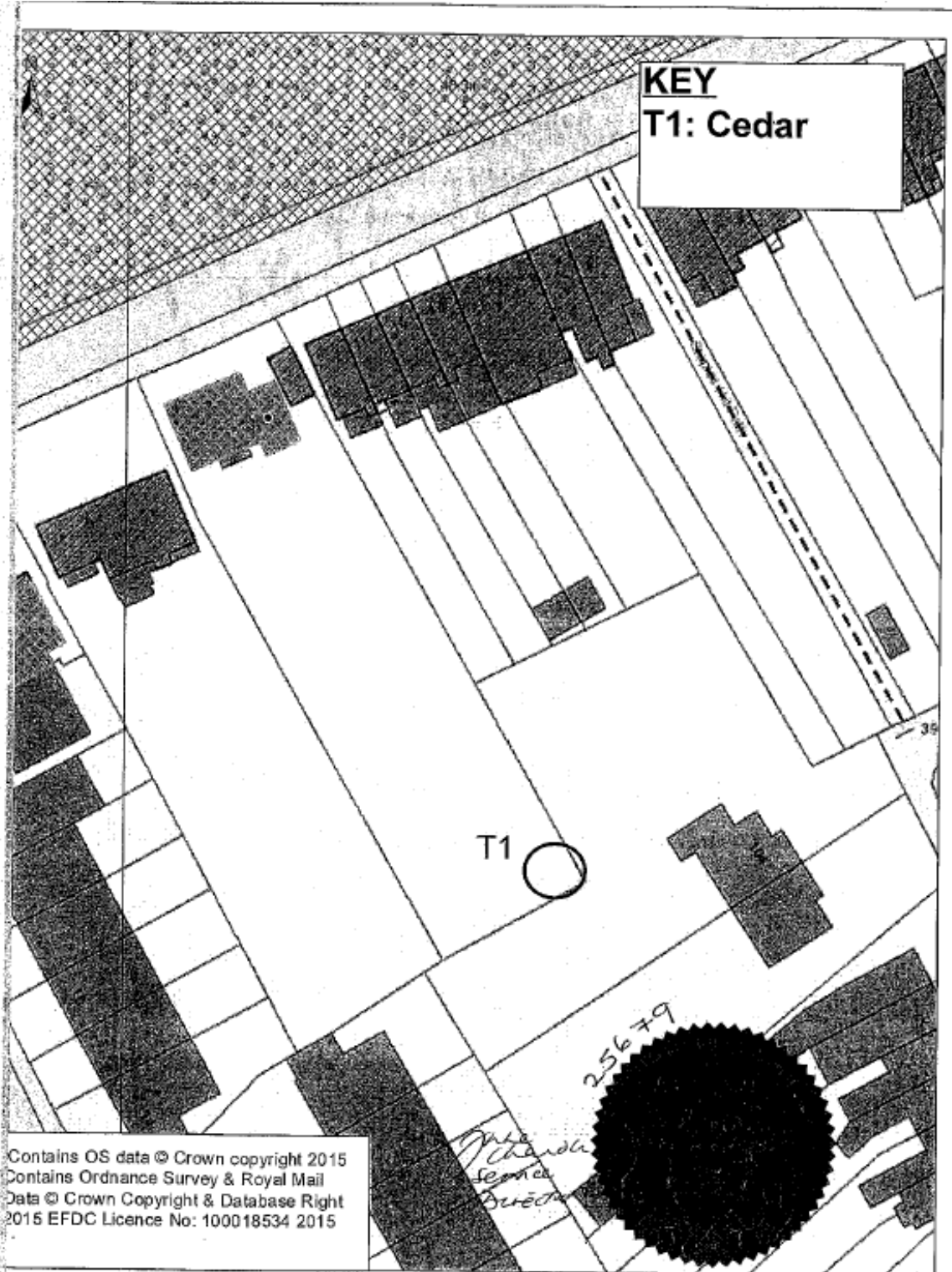
The first of the three columns for each financial year provides details of the cost of running the core services; for PLC this is only the service recharge which is shown underneath – the cost of running the committee. The second column shows expenditure items already agreed in principle by the Committee that provide enhanced services. The final column provides additional items to be confirmed or amended by the Committee. This particular layout provides data to assist with the precept process and helps ensure that the level of general reserves held continues to meet the Council’s reserves policy. Forecasting where appropriate has been included to allow forward planning.

It is not clear at this stage when the public enquiry for the Local Plan is to be held and so it has been assumed that this will be in the new financial year. Should this occur earlier, the related expenditure can be met from earmarked reserves.

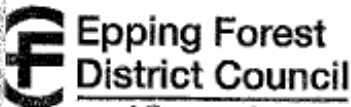
The Committee is asked if it wishes to make any amendments or additions.

Agenda item 6

Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order  
TPO/EPF/16/19: 7 Staples Road, Loughton IG10 1HP



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**TREE PRESERVATION ORDER**  
TPO/EPF/16/19 - 7 Staples Road,  
Loughton, Essex, IG10 1HP

Date: 08/11/2019

Scale: 1:500

Name: arcgis