

PLANNING AND LICENSING COMMITTEE

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

Monday 9 December 2019

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

Mark Squire Town Clerk 3 December 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 25 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 Loughton Building Design Award

The 2020 design award was launched on page 10 of the winter edition of Think Loughton. A press release is to be issued and nominations will also be invited from local architects and builders as previously agreed by the Committee. A copy of the nomination form is available at https://tinyurl.com/ybsqvrn9

This award seeks to recognise and reward individual examples of good design and construction, and raise public awareness of the built environment within Loughton.

In particular we are looking for significant contributions during the previous 12 months for building works that either:

- enhanced the town;
- improved a dilapidated building;
- upgraded or enhanced a conservation area; or were
- noteworthy in terms of design or innovation.

Members are also invited to submit suggestions and reminded that nominations should be sent to the Planning Committee Clerk by the closing date of 31 January 2020.

5 Pre-application Consultation on Mobile Phone Masts – CTIL and Telefonica – Proposed base station upgrade, Street Furniture at Junction of Rectory Lane and Church Hill, adjacent to Homebase Car Park, Church Hill, Loughton, IG10 1LJ (ref: CTIL_136773 24)

The Council has been asked to comment on the proposal to upgrade this mobile phone mast. Responses are invited by 10 December 2019.

(See letter and plans on pages 6 – 12)

6 The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No 1) Order 20**

The Committee's comments are invited regarding a proposal to replace sections of School Keep Clear Mon-Fri 8am-9.30am and 2.30pm-4.30pm restrictions with No Waiting at Any Time restrictions on the named lengths of road in the attached notice as required by the Local Authority Traffic Orders (Procedure) (England and Wales) Regulations 1996.

Comments or objections on these proposals are required by 13 December 2019. (See notice on pages 13 - 16)

7 Planning Applications

7.1 To CONSIDER the planning applications received for the weeks 22 November and 29 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/2536/19

Officer: Muhammad Rahman

Applicant Name: Lewis Diamant

Planning File No: 000531

Location: 262 High Road, Loughton, IG10 1RB

Proposal: Variation of condition 3 of EPF/0283/94 - proposed extension of opening hours until 11pm.

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=629617

Application No: EPF/2666/19

Officer: Muhammad Rahman

Applicant Name: Mr Ogunkanmi

Planning File No: 030483

Location: 15 Cedar Drive, Loughton, IG10 2PA

Proposal: Proposed extension to the rear elevation & a garage 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=630115

Application No: EPF/2674/19 Officer: Muhammad Rahman Applicant Name: Ms T Brough Planning File No: 015867 Location: 8 Stanmore Way, Loughton, IG10 2SA Proposal: Proposed accommodation within a new roof form. 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=630159

Application No: EPF/2683/19 Officer: Robin Hellier Applicant Name: Mr Maurice Sheenan Planning File No: 030481 Location: 8 Newnham House, High Road, Loughton, IG10 4JH **Proposal:** TPO/EPF/09/97 (Ref: T1 & T7), TPO/EPF/10/94 (Ref: T1 & T2) T1: Redwood, T2: Swamp Cypress, T3: Cedar, T5: Oak - Reduce 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=630174

Application No: EPF/2686/19 Officer: Muhammad Rahman Applicant Name: Mr Dean Fisher Planning File No: 005769 Location: 2 The Meadway, Loughton, IG10 3AN Proposal: 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=630195

Application No: EPF/2689/19 Officer: Muhammad Rahman Applicant Name: Mr Nathan Shetty Planning File No: 010377 Location: 14 Broadstrood, Loughton, IG10 2SB Proposal: Part demolition of existing and erection of new rear, front and roof extension. (Amended application to EPF/3421/18.) 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=630198

Application No: EPF/2698/19 Officer: Robin Hellier Applicant Name: Mrs SG Jobson Planning File No: 014578 Location: 2 Northfield Nursery Road, Loughton, IG10 4ED Proposal: TPO/EPF/08/85 (Ref: T7) T1: Beech - 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=630257

Application No: EPF/2750/19 Officer: Sukhdeep Jhooti Applicant Name: Mr & Mrs Bhagesh Katechia Planning File No: 006371 Location: Copper Beech, Pollards Close, Loughton, IG10 4RF Proposal: Proposed single storey rear/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=630465

Application No: EPF/2753/19 Officer: Marie-Claire Tovey Applicant Name: Cornerstone, Telefonica & Vodafone Planning File No: 009759 Location: Junction of High Road & Warren Hill, Loughton, IG10 4JH **Proposal:** Proposed installation of a 22.5 metre monopole, supporting x9 no. antennas, the installation of x 6 no. equipment cabinets within a fenced compound with ancillary works.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans <u>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE</u> =1&DOC_CLASS_CODE=PL&FOLDER1_REF=630468

7.2 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/2696/19 Officer: Julie Cottrell

Applicant Name: Mrs E Chai

Planning File No: 030482

Location: 73 York Hill, Loughton, IG10 1HZ

Proposal: York Hill Conservation Area

T1: Gleditsia - Crown reduce height by up to 3m and lateral branches by up to 2m.

T2: Holly & T3: Pittosporum - Reduce overhanging branches to boundary line. 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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH =1&DOC_CLASS_CODE=PL&FOLDER1_REF=630255

7.3 Deemed Permission – provided for information only: (Members are reminded that comments are not normally accepted on these applications). **Application No:** EPF/2692/19

Officer: Brendan Meade

Applicant Name: Mr Chris George

Planning File No: 002785

Location: 164 Chester Road, Loughton, IG10 2LY

Proposal: Application for a Lawful Development Certificate for a Proposed single storey rear extension with rooflights and rooflights to existing 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=630234

7.4 Others – provided for information only: (Members are reminded that comments are not normally accepted on these applications). **Application No:** EPF/2594/19

Officer: Muhammad Rahman

Applicant Name: Mr Mehmet Boztepe

Planning File No: 030474

Location: 30 Kenilworth Gardens, Loughton, IG10 3AF

Proposal: Notification for Prior Approval for a Proposed Larger Home Extension measuring 6 .00 metres, height to eaves 2.888 metres & the maximum height of 3.088 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=629793

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

Mark Squire TOWN CLERK 3 December 2019

Agenda item 5

Pre-application Consultation on Mobile Phone Masts – CTIL and Telefonica – Proposed base station upgrade, Street Furniture at Junction of Rectory Lane and Church Hill, adjacent to Homebase Car Park, Church Hill, Loughton, IG10 1LJ

Waldon Telecom Ltd Phoenix House Pyrford Road West Byfleet Surrey KT14 6RA Telephone 01932 411 011 Facsimile 01932 411 012 Email enq@waldontelecom.com Website waldontelecom.com



Our Ref: RP/CTIL_136773 24

To Ms Walsh Parish Clerk Loughton Library & Town Hall Traps Hill Loughton Essex IG10 1HD

Monday 25th November 2019

BY EMAIL

Dear Ms Walsh,

PROPOSED BASE STATION UPGRADE AT CTIL_136773 24, TEF_45995, STREET FURNITURE AT THE JUNCTION OF RECTORY LANE & CHURCH HILL, ADJACENT TO HOMEBASE CAR PARK, CHURCH HILL, LOUGHTON, ESSEX, IG10 1LJ (NGR: 543045, 197257)

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 new and improved 4G coverage for Telefonica.

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: -

Our technical network requirement is as follows:

- CTIL_136773 24, TEF_45995, Street Furniture at The Junction of Rectory Lane & Church Hill
- The proposed upgrade will provide new and improved 4G coverage for Telefonica.

We consider the best solution is as follows:

 Street furniture at the Junction of Rectory Lane & Church Hill, Adjacent to Homebase Car Park, Church Hill, Loughton, Essex, IG10 1LJ (NGR: 543045, 197257)

Cornerstone Consultation letter to Councillors - Reg 5 V.2 20190418 Jassification: Unrestricted

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

Telephone 01932 411 011 Facsimile 01932 411 012

Email enq@waldontelecom.com Website waldontelecom.com



 The proposed upgrade will involve the replacement of the existing 15m pole with a new 15m pole and ancillary works thereto.

This option has been chosen as it utilises an existing installation which will improve coverage
with minimal changes to the equipment, reducing the visual impact on the surrounding area as
far as technically possible.

The Local Planning Authority mast 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.

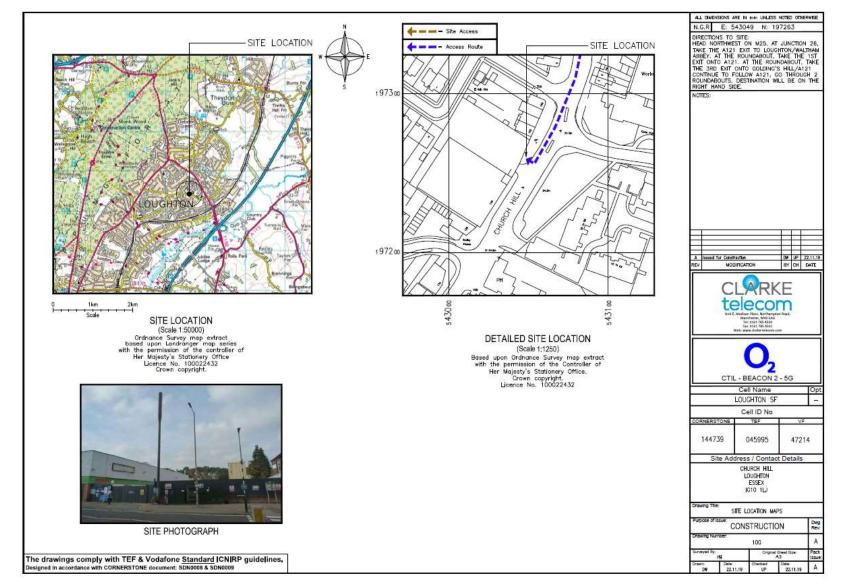
Yours sincerely,

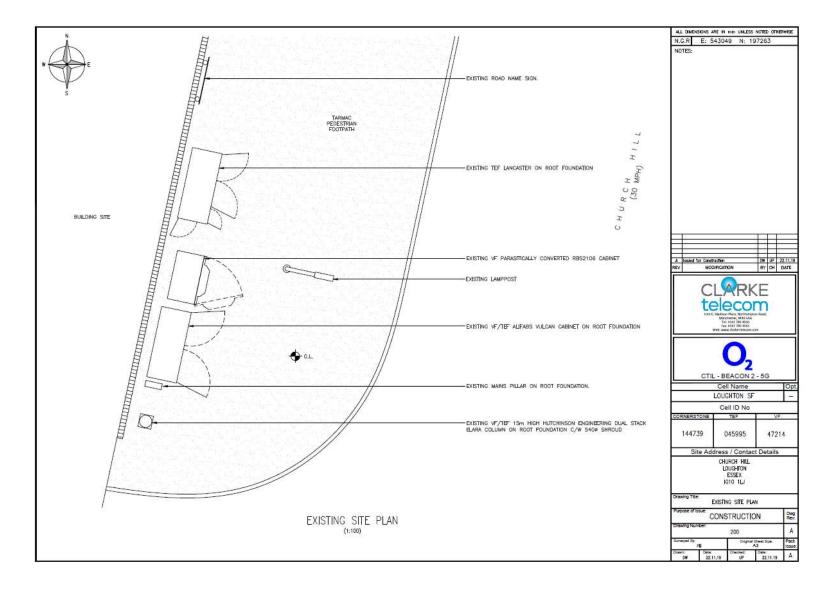
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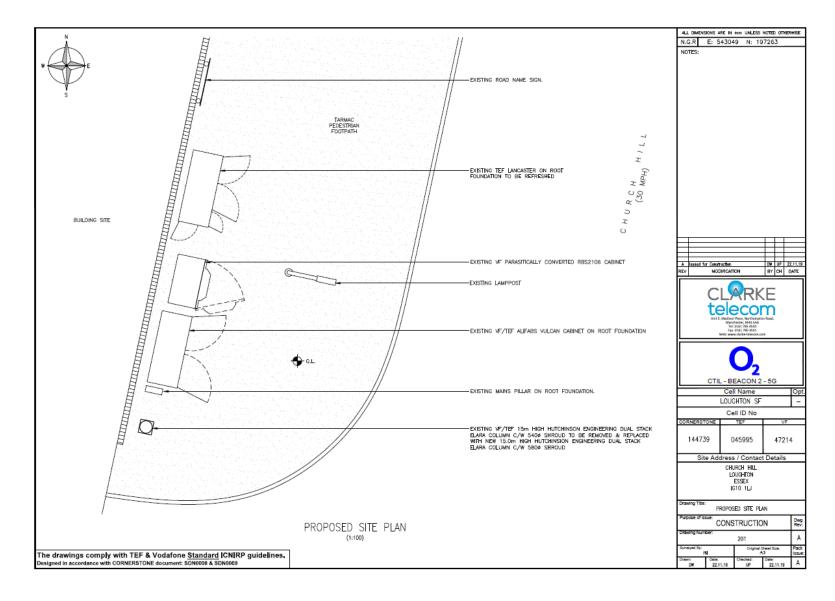
Rhiannon Paracha

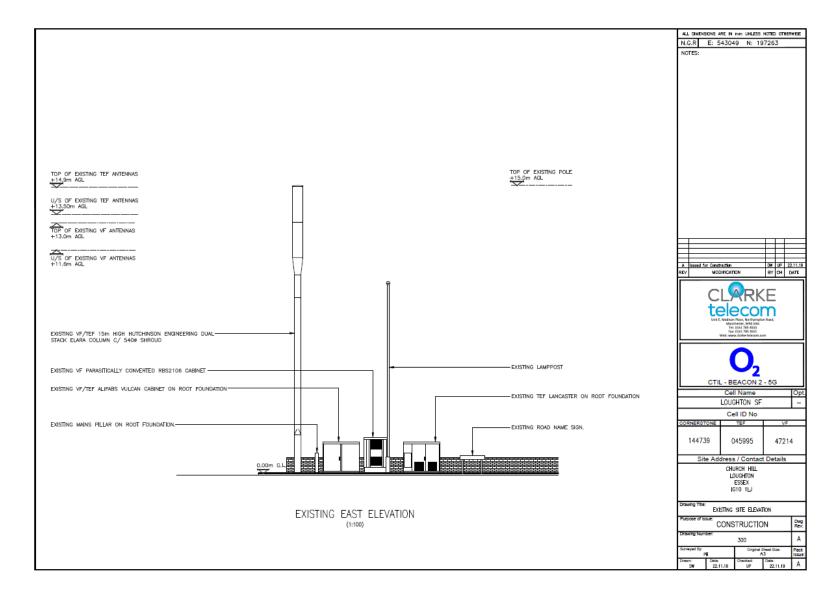
Waldon Telecom Ltd. (for and on behalf of Cornerstone and Telefónica UK Ltd) Email: Rhiannon.Paracha@waldontelecom.com

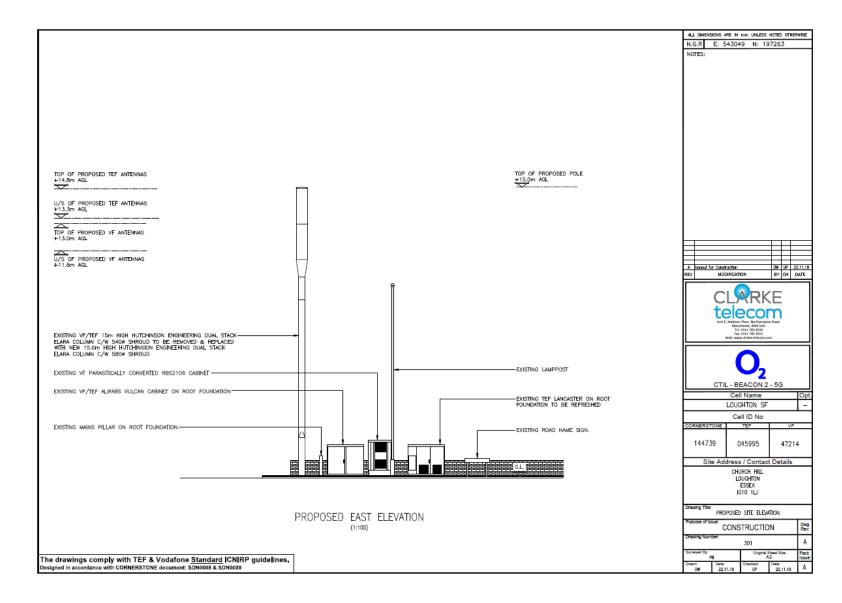
Cornerstone Consultation letter to Councillors - Reg 5 V.2 20190418 lassification: Unrestricted











Agenda item 6

The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No 1) Order 20**

Public notice

The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.1) Order 20**

Notice is hereby given that Essex County Council proposes to make the above Order under Sections 1(1), 2(1) to (3), 3(2), 4(1), 4(2), 32, 35, 45, 46, 49 and 53 and Parts III and IV of Schedule 9 of the Road Traffic Regulation Act 1984.

Effect of the order:

 To replace sections of School Keep Clear Mon-Fri 8am-9.30am and 2.30pm-4.30pm restrictions with No Waiting at Any Time restrictions on the following lengths of road, Loughton in the District of Epping Forest:

Willingale NORTH EAST SIDE: From its junction with The Broadway, north west for approximately 21.4 metres. The Broadway NORTH WEST SIDE: From a point in line with the eastern kerb line of	
The Broadway NORTH WEST SIDE: From a point in line with the eastern kerb line of	
Willingale Road, in a north easterly direction for a distance of approximately	
21.4 metres.	
2) To introduce No Waiting at Any Time restrictions on the following lengths of Willingale Roa	d and
Sanford Avenue, Loughton in the District of Epping Forest:	
Willingale EAST SIDE: From a point approximately 25 metres north east of the northern ker	b
Road line of Sandford Avenue, north east for a distance of approximately 29 metres.	
NORTH EAST SIDE: From a point approximately 122 metres north west of its	
junction with The Broadway, north west for a distance of approximately 40 metres	i.
SOUTH WEST SIDE: From a point approximately 120 metres north west of its	
junction with The Broadway, north west for a distance of approximately 36 metres	i.
WEST SIDE:	
 From the southern extended kerb line with Sandford Avenue, in a souther 	У
direction for approximately 10 metres.	
 From the northern extended kerb line with Sandford Avenue, in a north 	
easterly direction for approximately 52.5 metres.	
BOTH SIDES: From a point in line with the northern property boundary of numbe	-
288 Willingale Road, north east for approximately 30 metres.	
Sandford BOTH SIDES: From its junction with Willingale Road, west for a distance of	
Avenue approximately 10 metres.	

This Order will be incorporated into The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) Consolidation Order 2019 by substituting tile number TQ440 965 revision 0 to revision 1. **Further details:** A copy of the draft Order, the Order to be amended, maps illustrating the proposals, a copy of this notice and a Statement of Reasons may be examined at all reasonable hours at Essex County Council, County Hall E block main reception, Market Road, Chelmsford; Epping Forest District Council, Civic Offices, High Street, Epping and Loughton Library, Traps Hill Loughton. These documents are also available via the Essex Highways website: http://www.essexhighways.org/Transport-and-Roads/Highway-Schemes-and-Developments/Traffic-

Regulation-Orders.aspx

Objections: Anyone who wishes to object to the proposed Order should send the grounds for their objection in writing to 'TRO Comments, Network Assurance, A2 Annexe Seax House, Victoria Road South, Chelmsford, Essex, CM1 1QH or e-mail to <u>TrafficRegulation.Order@essexhighways.org</u> quoting reference TRAF/7128 by 13 December 2019. Dated: 21 November 2019



The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.1) Order 20**

Statement of Reasons

A feasibility study has been commissioned by the Local Highways Panel on the section of Willingale Road fronting Thomas Willingale School. On street parking was found to be obscuring driver's visibility of oncoming traffic, the buildouts themselves, and pedestrians.

In order to improve sightlines along this section of road and through the buildouts, it is proposed that No Waiting at Any Time parking restrictions shall be introduced on sections of Willingale Road. Details of these proposals are shown on the two accompanying plans, for which your views are sought.

