



PLANNING AND LICENSING COMMITTEE

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

Monday 6 January 2020

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

**Mark Squire
Town Clerk**

24 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 9 December 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/1373/19 – 14 Upper Park, Loughton, IG10 4EW – Proposed two storey side extension, new roof forming a loft conversion with one front dormer and cladding to part of the front elevation (Appeal ref no: APP/J1535/D/19/3238176) – Min no PL710.1

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Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn.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 5 December 2019.

5 Consultation on Consolidated and Updated Viability Assessment

At the Local Plan Examination Hearing Session on – Infrastructure & Delivery – Epping Forest District Council made a commitment to the Local Plan Inspector that its viability documents would be updated and consolidated. The Council is consulting on the draft consolidated and updated viability report which can be viewed on its website.

<https://www.eppingforestdc.gov.uk/wp-content/uploads/2019/12/EFDC-Viability-27.11.19-PRE-CONSULTATION-REPORT-NO-APPENDICIES.pdf>

The consultation will enable all stakeholders to have an input and provide comments into this work. Comments/suggestions are invited to be submitted in writing by email to implementationteam@eppingforestdc.gov.uk.

* (See letter on pages 11 – 12)

6 Planning Applications

6.1 To CONSIDER the planning applications received for the weeks 6 December, 13 December, 20 December and 24 December 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/2418/19

Officer: Honey Kojouri

Applicant Name: Mr Terry Healy

Planning File No: 026274

Location: 33 Valley Hill, Loughton, IG10 3AE

Proposal: Proposed first floor extension/loft conversion. Double width garage to replace the existing single garage. Increase the width of existing dropped kerb to facilitate access to the new garage.

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=629133

Application No: EPF/2561/19

Officer: Ian Ansell

Applicant Name: Mr S Tappenden

Planning File No: 002742

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

Proposal: Proposed 4 bedroom two storey dwelling (in addition to those approved under EPF/2913/16).

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=629685

Application No: EPF/2612/19

Officer: Muhammad Rahman

Applicant Name: Mr Zhao

Planning File No: 003227

Location: 9 Goldings Rise, Loughton, IG10 2QP

Proposal: Erection of timber fence and sliding entrance gate.

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=629857

Application No: EPF/2726/19

Officer: Natalie Price

Applicant Name: KC Estates Ltd

Planning File No: 001017

Location: Rear of 184 - 186 High Road, Loughton, IG10 1DF

Proposal: Proposed conversion of a roof to create a single dwelling with construction of 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=630401

Application No: EPF/2741/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Roger Larr

Planning File No: 021848

Location: 16 Stanmore Way, Loughton, IG10 2SA

Proposal: Proposed part single, part two storey rear & side extension with a loft conversion including raising of ridge to provide 3 floors.

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=630456

Application No: EPF/2766/19

Officer: Brendan Meade

Applicant Name: Ms Angela Brickhill

Planning File No: 020668

Location: 126 Roding Road, Loughton, IG10 3BS

Proposal: Application for a Lawful Development Certificate for an Existing use of a hip to gable 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=630500

Application No: EPF/2778/19

Officer: Natalie Price

Applicant Name: Mr Adam Morrish

Planning File No: 026202

Location: 2A Tycehurst Hill, Loughton, IG10 1BU

Proposal: Proposed ground floor extension, first floor & roof extensions (including dormer extension), alterations to fenestration including window openings, first floor SW facing balcony & associated landscaping improvement 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=630536

Application No: EPF/2788/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Hellen

Planning File No: 008743

Location: 89 Forest Road, Loughton, IG10 1EF

Proposal: Proposed alterations & extensions to the existing 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=630556

Application No: EPF/2822/19

Officer: Honey Kojouri

Applicant Name: Mr Bal Lidher

Planning File No: 006374

Location: 12 Hillcrest Road, Loughton, IG10 4QQ

Proposal: Proposed part single, part two storey front, side & rear extension, roof enlargement, 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=630665

Application No: EPF/2823/19

Officer: Muhammad Rahman

Applicant Name: Ms Dee Wood

Planning File No: 010015

Location: 107 York Hill, Loughton, IG10 1RX

Proposal: Single storey rear & side extension with internal partition removal, new patio area to the rear with retaining walls supporting high level garden, with new steps to the higher level. (Amendment to EPF/0369/19).

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=630666

LB

Application No: EPF/2824/19

Officer: Muhammad Rahman

Applicant Name: Ms Dee Wood

Planning File No: 010015

Location: 107 York Hill, Loughton, IG10 1RX

Proposal: Grade II Listed Building application for a single storey rear & side extension with internal partition removal, new patio area to the rear with retaining walls supporting high level garden, with new steps to the higher level.(Amendment to EPF/0373/19).

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=630667

Application No: EPF/2841/19

Officer: Muhammad Rahman

Applicant Name: Mrs Hollie Lill

Planning File No: 026376

Location: 56 River Way, Loughton, IG10 3LH

Proposal: Proposed garage conversion & single storey 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=630687

Application No: EPF/2844/19

Officer: Robin Hellier

Applicant Name: Mr Jonathan Wickham

Planning File No: 019473

Location: High Elms, 1 Nafferton Rise, Loughton, IG10 1UB

Proposal: TPO/EPF/16/87 (Ref: T6)

T1: Scots Pine - 25% Crown reduction & crown thin, 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=630690

Application No: EPF/2858/19

Officer: Muhammad Rahman

Applicant Name: Mr Gul

Planning File No: 002126

Location: 150 Englands Lane, Loughton, IG10 2NS

Proposal: Proposed removal of a verge of grass to be replaced by pavement for a vehicle crossing.

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=630716

Application No: EPF/2861/19

Officer: Marie-Claire Tovey

Applicant Name: EFDC

Planning File No: 006876

Location: Landmark House, 3 - 5 The Broadway, Loughton, IG10 3SP

Proposal: Change of Use within Classes: A1- (shops), A3- (restaurants & cafes), & A4 (drinking establishments) - ref: EPF/2163/13 to use within Class D2 (assembly & leisure) as a boxing gym.

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=630719

Application No: EPF/2862/19

Officer: Honey Kojouri

Applicant Name: Mr Tosko & Ms Surmacz

Planning File No: 030495

Location: 97 Lushes Road, Loughton, IG10 3QD

Proposal: Proposed single storey infill 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=630720

Application No: EPF/2876/19

Officer: Natalie Price

Applicant Name: Mr Robert Bruce

Planning File No: 017197

Location: 45 Avondale Drive, Loughton, IG10 3BZ

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=630755

Application No: EPF/2884/19

Officer: Muhammad Rahman

Applicant Name: Mr Ross Fraser

Planning File No: 008416

Location: 65 The Crescent, Loughton, IG10 4PU

Proposal: Proposed garage conversion, canopy porch roof and alterations to fenestration.

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=630777

Application No: EPF/2885/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Alderslade

Planning File No: 018287

Location: 41 Sparelease Hill, Loughton, IG10 1BS

Proposal: Demolition of existing dwelling and construction of new dwelling (Amended application to EPF/2635/18).

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=630778

Application No: EPF/2890/19

Officer: Muhammad Rahman

Applicant Name: Mr J Lock

Planning File No: 030497

Location: 103 Whitehills Road, Loughton, IG10 1TU

Proposal: Proposed single & two storey rear extension & proposed vehicular crossover.

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=630793

Application No: EPF/2893/19

Officer: Ian Ansell

Applicant Name: Loughton Cricket Club

Planning File No: 000008

Location: Loughton Cricket Club, High Road, Loughton, IG10 1NQ

Proposal: Construction of an enclosure over the existing bowling lanes to allow for year round 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=630796

Application No: EPF/2905/19

Officer: Marie-Claire Tovey

Applicant Name: Mr David Chalmers

Planning File No: 005276

Location: Epping Forest College - Library and Middle Building, Borders Lane, Loughton, IG10 3SA

Proposal: Redevelopment of the site to provide x 139 no. residential units in 3 buildings ranging from 3-5 storeys, car parking spaces, communal landscaped amenity areas, secure cycling parking & other associated development.

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=630855

Application No: EPF/2906/19

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 including raising of roof (Revised works to EPF/2605/19).

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=630873

Application No: EPF/2910/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Marius Vasiu

Planning File No: 017662

Location: 61 Barfields, Loughton, IG10 3JF

Proposal: Existing porch roof extended forward to form a canopy & access steps redesigned.

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=630876

Application No: EPF/2915/19

Officer: Brendan Meade

Applicant Name: Miss Michelle Weston

Planning File No: 030498

Location: 43 Pyrles Lane, Loughton, IG10 2NW

Proposal: Proposed single storey front extension & 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=630881

Application No: EPF/2961/19

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Davies

Planning File No: 011996

Location: 10 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Proposed single storey rear & front extensions, alterations to the existing side dormer & additional front roof 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=631113

Application No: EPF/2975/19

Officer: Honey Kojouri

Applicant Name: Mr Nick Cole

Planning File No: 011195

Location: 11 The Uplands, Loughton, IG10 1NQ

Proposal: Proposed two storey rear extension & 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=631141

Application No: EPF/2948/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Tim Parrey

Planning File No: 003028

Location: 117 High Road, Loughton, IG10 4JA

Proposal: Proposed conversion of an existing dwelling to incorporate x3 no. two bedroom flats. Proposed rear extension to the existing property x1 no. two bedroom flats, x1 no. three bedroom flat & x1 no. one bedroom flat. Provision of x6 no. car parking spaces with a disabled bay, cycle & bin stores.

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=631054

Application No: EPF/2981/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Philip Ayrton

Planning File No: 018375

Location: 29 Newnham Close, Loughton, IG10 4JG

Proposal: Roof alterations, loft conversion with rear dormer and 3 no. roof light windows to 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=631193

Application No: EPF/2984/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Holme

Planning File No: 007300

Location: 91 Forest Road, Loughton, IG10 1EF

Proposal: Proposed 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=631214

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

Application No: EPF/2587/19

Officer: Brendan Meade

Applicant Name: Mr Ali Sheikh

Planning File No: 012190

Location: 60 The Crescent, Loughton, IG10 4PU

Proposal: Application for a Lawful Development Certificate for a proposed 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=629775

Application No: EPF/2810/19

Officer: Brendan Meade

Applicant Name: Mr Christopher Addiss

Planning File No: 026318

Location: 75 Goldings Road, Loughton, IG10 2QW

Proposal: Application for a Lawful Development Certificate for Proposed x2 no. new side 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=630654

Application No: EPF/2815/19

Officer: Brendan Meade

Applicant Name: Mr Smith

Planning File No: 030493

Location: 4 Plumtree Mead, Loughton, IG10 1TT

Proposal: Application for a Lawful Development Certificate for a Proposed single storey rear extension projecting out 3 metres, use of existing drains & no new access required.

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=630658

Application No: EPF/2833/19

Officer: Brendan Meade

Applicant Name: Mr Bekim Domi

Planning File No: 030494

Location: 12 Hatfields, Loughton, IG10 1TJ

Proposal: Application for a Lawful Development Certificate for a 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=630679

Application No: EPF/2863/19

Officer: Honey Kojouri

Applicant Name: Mr Tosko & Ms Surmacz

Planning File No: 030495

Location: 97 Lushes Road, Loughton, IG10 3QD

Proposal: Application for a Lawful Development Certificate for a 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=630721

Application No: EPF/3005/19

Officer: Brendan Meade

Applicant Name: Mr James Kenyon

Planning File No: 018250

Location: 52 High Beech Road, Loughton, IG10 4BL

Proposal: Application for a Lawful Development Certificate for a proposed hip to gable loft conversion with rear & side dormer, Juliet balcony & x2 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=631275

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

Application No: EPF/2923/19

Officer: Sophie Ward Bennett

Applicant Name: Mr John Wickham

Planning File No: 019473

Location: High Elms, 1 Nafferton Rise, Loughton, IG10 1UB

Proposal: Application for Approval of Details Reserved by Conditions 4"Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule", 5"full details of both hard & soft landscape works (including tree planting) & implementation programme" 6"foundation details" for EPF/1463/19. (Proposed two storey side extension with a new gable 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=630953

Application No: EPF/2927/19

Officer: Brendan Meade

Applicant Name: Mr Andrei Armenean

Planning File No: 001392

Location: 10 Lushes Road, Loughton, IG10 3QB

Proposal: Application for Prior Approval for a Proposed Larger Home Extension measuring 5.00 metres, height to eaves 2.80 metres & a maximum height of 2.80 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=630957

Application No: EPF/2997/19

Officer: Sophie Ward Bennett

Applicant Name: Mr Matt 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 12" Surface Water Maintenance Plan", & 17" Tree Protection Plan Arboricultural Method Statement" for EPF/1987/19. (Phased development to provide higher education facilities (Use Class D1) & permission for the permanent retention & external upgrade of the two existing studio buildings, together with associated landscaping & 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=631253

7 Decisions

7.1 Decisions by Epping Forest District Council

See Decisions for **October and November 2019** (see pages 13 – 25).

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

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

Mark Squire

TOWN CLERK

24 December 2019

Agenda item 5
Consultation on Consolidated and Updated Viability Assessment



2nd December 2019

Planning Directorate
Civic Offices, 323 High Street,
Epping, Essex CM16 4BZ

Georgina Blakemore
Chief Executive:

Planning Policy Team
Email: implementationteam@eppingforestdc.gov.uk
Telephone: 01992 564171

Dear Sir or Madam,

Consolidated and Updated Viability Evidence

Epping Forest District Council (EFDC/the Council) is at an advanced stage of preparation of its Local Plan. The Local Plan Submission Version 2017 (LPSV) was submitted for Independent Examination in September 2018 and hearing sessions were held between February and June 2019. The LPSV sets out the approach and detailed policies including the future distribution of housing growth; requirements for affordable housing; and the future distribution for new employment land. The Local Plan Inspector's advice following the hearing sessions and the Council's subsequent response can be viewed at: <http://www.efdclocalplan.org/local-plan/inspectors-advice/>. Further work is now being undertaken particularly in relation to an updated HRA in order to agree the main modifications which will then be the subject of consultation.

The 2019 National Planning Policy Framework (2019 NPPF) and the updated Planning Practice Guidance (PPG) have altered the way viability is considered at the development management stage of the planning process. An important element of this is that a viability assessment submitted to accompany a planning application '*should be based upon and refer back to the viability assessment that informed the plan*'. The Harman Advice (Viability Testing Local Plans) also puts considerable emphasis on stakeholder engagement and consultation, particularly with members of the development industry.

At the Local Plan Examination Hearing Session on Matter 14 – Infrastructure & Delivery – Epping Forest District Council made a commitment to the Local Plan Inspector that its viability documents would be updated and consolidated. The Council has therefore commissioned HDH Planning & Development Ltd to undertake the viability assessment work taking into account recent guidance. The purpose of this work is to make the existing Viability Study (EB301) clearer and more accessible as part of the submitted Local Plan evidence base and to inform future decision taking by Development Management. The work to be undertaken will also supplement the existing 'primary'

Agenda item 5 /cont...

IDP and key infrastructure requirements set out within the LPSV, and represents the iterative and ongoing nature of infrastructure planning, far exceeding the basic requirements within national planning policy and guidance. The Council considers that the further work has been and continues to be informed by appropriate engagement and consultation with stakeholders, and that policies within the LPSV already provide sufficient flexibility to enable applicants and decision makers to reflect and respond to changing circumstances, including changing viability considerations.

Following the Developer Forum on Viability on 26 November 2019 where the methodological approach to the updated viability evidence and key assumptions were presented, the Council is consulting on the draft consolidated and updated viability report which can be viewed on our website. The consultation will enable all stakeholders to have an input and provide comments into this work. Your input into this consultation is important to ensure the approach taken to viability in the study is proportionate and deliverable. Following consideration of the comments received a consolidated and updated viability assessment will then form a material planning consideration that is given weight in decision taking by the Local Planning Authority.

Please could all comments/suggestions be submitted in writing by email to implementationteam@eppingforestdc.gov.uk no later than close of business on Monday 6 January 2020.

Yours sincerely,

Implementation Team
Epping Forest District Council

Agenda item 7

Decisions by Epping Forest District Council for October and November 2019

Decisions List in the period:
From: 01/10/2019 To: 31/10/2019

Delegated Cases

Loughton

Application No	EPF/1463/19	Valid on	8/7/2019
Applicant	Mr Jonathan Wickham		
Site Location	High Elms 1 Nafferton Rise Loughton Essex IG10 1UB		
Application type:	Full Planning Application		
Development:	Proposed two storey side extension with a new gable dormer.		
Decision Date:	29/10/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=624953			
Application No	EPF/1630/19	Valid on	28/6/2019
Applicant	Miss Emma Fallon		
Site Location	The Last Post 227 High Road Loughton Essex IG10 1BB		
Application type:	Full Planning Application		
Development:	Application for Variation of Condition 1 'opening hours' for EPF/2207/14. (Continued use as a pub/restaurant).		
Decision Date:	4/10/2019	Decision:	Refuse Permission
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=625722			
Application No	EPF/1767/19	Valid on	18/7/2019
Applicant	Mr James Rampton		
Site Location	48 Harwater Drive Loughton Essex IG10 1LW		
Application type:	Full Planning Application		
Development:	Two storey side, single storey rear and front extensions.		
Decision Date:	15/10/2019	Decision:	Refuse Permission (Householder)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626459			
Application No	EPF/1812/19	Valid on	23/7/2019
Applicant	Mr Luke Cadman		
Site Location	256 High Road Loughton Essex IG10 1RB		
Application type:	Full Planning Application		
Development:	Minor material amendment to EPF/3210/17 (Demolition of existing buildings and construction of x 29 no. retirement apartments in a single building of 3, 4 and 5 storeys in height, alongside associated access, amenity space, landscaping and parking) to allow a roof terrace with privacy screens at third floor level.		
Decision Date:	22/10/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626642			

Decisions List in the period:
From: 01/10/2019 To: 31/10/2019

Application No	EPF/1819/19	Valid on	8/8/2019
Applicant	Mr & Mrs M Talaie		
Site Location	16 Barfields Loughton Essex IG10 3JQ		
Application type:	Full Planning Application		
Development:	Proposed two storey side and rear extension and front porch.		
Decision Date:	9/10/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626657			
Application No	EPF/1872/19	Valid on	30/7/2019
Applicant	Mr DL Building Solutions		
Site Location	25 Greenfields Loughton Essex IG10 3HF		
Application type:	Full Planning Application		
Development:	Retrospective application for the erection of a shed.		
Decision Date:	2/10/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626857			
Application No	EPF/1917/19	Valid on	2/8/2019
Applicant	Lidl Great Britain Ltd		
Site Location	140-142 Church Hill Loughton Essex IG10 1LJ		
Application type:	Full Planning Application		
Development:	Proposed installation of an external plant area comprising of x 3 no. 3-pipe heat recovery outdoor units, x 2 no. food refrigeration pump stations and x 2 no. food refrigeration dry coolers.		
Decision Date:	4/10/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626983			
Application No	EPF/1953/19	Valid on	8/8/2019
Applicant	Mrs Sullivan		
Site Location	16 Alderton Way Loughton Essex IG10 3EQ		
Application type:	Full Planning Application		
Development:	Proposed single storey rear and side extension.		
Decision Date:	21/10/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627178			
Application No	EPF/1957/19	Valid on	7/8/2019
Applicant	Miss Ellis Edwards		
Site Location	27 Durnell Way Loughton Essex IG10 1TG		
Application type:	Full Planning Application		
Development:	Proposed two storey rear extension.		
Decision Date:	3/10/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627182			

Decisions List in the period:
From: 01/10/2019 To: 31/10/2019

Application No	EPF/1963/19	Valid on	9/8/2019
Applicant	The Hub Loughton Limited		
Site Location	1 Landmark House 3 The Broadway Loughton Essex IG10 2FA		
Application type:	Full Planning Application		
Development:	New front facade to existing shell for public house.		
Decision Date:	4/10/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627216			
Application No	EPF/1987/19	Valid on	13/8/2019
Applicant	Mr Brown		
Site Location	Land to the rear of Hatfield House E15 Acting School Rectory Lane Loughton Essex		
Application type:	Full Planning Application		
Development:	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).		
Decision Date:	29/10/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627316			
Application No	EPF/2008/19	Valid on	13/8/2019
Applicant	Mrs Amanda Dempsey		
Site Location	240 Chester Road Loughton Essex IG10 2LR		
Application type:	Full Planning Application		
Development:	Proposed single storey front and side extension.		
Decision Date:	9/10/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627363			
Application No	EPF/2015/19	Valid on	15/8/2019
Applicant	c/o agent		
Site Location	140-142 Church Hill Loughton Essex IG10 1LJ		
Application type:	Full Planning Application		
Development:	Application for Variation of Condition 2 'opening hours' for EPF/0756/79. (Amendments to proposed builders merchants as Do It Yourself store).		
Decision Date:	18/10/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627393			

Decisions List in the period:
From: 01/10/2019 To: 31/10/2019

Application No	EPF/2018/19	Valid on	14/8/2019
Applicant	Mr Muzaffer Ozcan		
Site Location	14 Chigwell Lane Loughton Essex IG10 3RW		
Application type:	Full Planning Application		
Development:	Proposed single storey side and rear extension with erection of first floor rear window.		
Decision Date:	10/10/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627396			
Application No	EPF/2040/19	Valid on	19/8/2019
Applicant	Mr Hardip Nandra		
Site Location	35 Alderton Hill Loughton Essex IG10 3JD		
Application type:	Full Planning Application		
Development:	Proposed side extension and conversion of a garage into a habitable room, front roof with a sky window.		
Decision Date:	21/10/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627474			
Application No	EPF/2044/19	Valid on	19/8/2019
Applicant	Mr William Simmonds		
Site Location	68 The Broadway Loughton Essex IG10 3ST		
Application type:	Full Planning Application		
Development:	Change of use of unit from D1 use (non-residential institutions) to A2 use (financial and professional services). No external changes.		
Decision Date:	14/10/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627478			
Application No	EPF/2104/19	Valid on	27/8/2019
Applicant	Mr Sean Morgan		
Site Location	Warren Hill Lodge Manor Road Loughton Essex IG10 4RP		
Application type:	Full Planning Application		
Development:	Demolition of existing dwellinghouse and replacement with a new dwellinghouse.		
Decision Date:	21/10/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627773			
Application No	EPF/2133/19	Valid on	29/8/2019
Applicant	Debbie Balmforth		
Site Location	6 Lushes Road Loughton Essex IG10 3QB		
Application type:	Full Planning Application		
Development:	Single storey front extension.		
Decision Date:	25/10/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627895			

Decisions List in the period:
From: 01/10/2019 To: 31/10/2019

Application No	EPF/2175/19	Valid on	5/9/2019
Applicant	Mr Andrew Morris		
Site Location	46 Habgood Road Loughton Essex IG10 1HE		
Application type:	Full Planning Application		
Development:	Two storey rear extension with pitched roofs		
Decision Date:	24/10/2019	Decision:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=628115

Application No	EPF/1718/19	TPO	Valid on	10/7/2019
Applicant	Mrs Marie Corrigan			
Site Location	8 Brooklyn Avenue Loughton Essex IG10 1BL			
Application type:	Works to Preserved Trees			
Development:	TPO/CHI/02/70 (A1) T1 Ash - Crown reduce by up to 3m, back to boundary.			
Decision Date:	1/10/2019	Decision:	Grant Permission (With Conditions)	

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626177

Application No	EPF/1742/19	TRE	Valid on	16/7/2019
Applicant	Mrs Rachel McGimpsey			
Site Location	38 Upper Park Loughton Essex IG10 4EQ			
Application type:	Works to Preserved Trees			
Development:	TPO/EPF/05/89: T2 Cypress - Reduce overhanging laterals, on the side of no. 40 Upper Park, by up to 0.5m.			
Decision Date:	9/10/2019	Decision:	Grant Permission (With Conditions)	

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626353

Application No	EPF/1760/19	TRE	Valid on	17/7/2019
Applicant	Mr M Blake			
Site Location	200 The Broadway Loughton Essex IG10 3TF			
Application type:	Works to Preserved Trees			
Development:	TPO/EPF/16/84 (Ref: T6) T1: Ash - Crown reduce by up to 2m, as specified.			
Decision Date:	10/10/2019	Decision:	Grant Permission (With Conditions)	

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626434

Decisions List in the period:
From: 01/10/2019 To: 31/10/2019

Application No	EPF/1796/19	TRE	Valid on	22/7/2019
Applicant	Nandos			
Site Location	Unit 1 2 Station Road Loughton Essex IG10 4NZ			
Application type:	Works to Preserved Trees			
Development:	TPO/EPF/07/79: T1 Cedar - Crown lift to 2.5m, as specified.			
Decision Date:	9/10/2019	Decision:	Grant Permission (With Conditions)	
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice				
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626594				
Application No	EPF/2066/19	TPO	Valid on	20/8/2019
Applicant	Mr Milliken			
Site Location	68 Spring Grove Loughton Essex IG10 4QE			
Application type:	Works to Preserved Trees			
Development:	TPO/EPF/19/89 T33: Oak - Reduce lateral stems over neighbouring property, as specified.			
Decision Date:	21/10/2019	Decision:	Grant Permission (With Conditions)	
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice				
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627616				
Application No	EPF/2067/19		Valid on	20/8/2019
Applicant	Mr Walster			
Site Location	117 York Hill Loughton Essex IG10 1RX			
Application type:	Works to Preserved Trees			
Development:	TPO/EPF/10/19 T1 & T2: Western Red Cedars - Crown reduce height and lateral branches, as specified.			
Decision Date:	23/10/2019	Decision:	Grant Permission (With Conditions)	
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice				
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627617				
Application No	EPF/2111/19	TPO	Valid on	27/8/2019
Applicant	Mr J Gordon			
Site Location	18 Albion Park Loughton Essex IG10 4RB			
Application type:	Works to Preserved Trees			
Development:	TPO/EPF/33/88 T1 & T2: Cypress - Fell and replace, as specified.			
Decision Date:	29/10/2019	Decision:	Refuse Permission	
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice				
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627833				

Decisions List in the period:
From: 01/10/2019 To: 31/10/2019

Application No	EPF/2080/19	CLD	Valid on	22/8/2019
Applicant	Mr Elliott Winner			
Site Location	26 Longfield Loughton Essex IG10 4EE			
Application type:	Certificate of Lawful Development - Proposed Use			
Development:	Application for a Lawful Development Certificate for a proposed single storey rear extension.			
Decision Date:	17/10/2019	Decision:	Lawful	
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice				
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627655				
Application No	EPF/2130/19	CLD	Valid on	29/8/2019
Applicant	Ian McDougall			
Site Location	24 The Summit Loughton Essex IG10 1SW			
Application type:	Certificate of Lawful Development - Proposed Use			
Development:	Certificate of Lawful Development for a proposed rear glazed lean-to, alteration to front and elevation and replacement windows.			
Decision Date:	25/10/2019	Decision:	Lawful	
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice				
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627885				
Application No	EPF/1969/19	A	Valid on	9/8/2019
Applicant	The Hub Loughton Limited			
Site Location	1 Landmark House 3 The Broadway Loughton Essex IG10 2FA			
Application type:	Advertisement Consent Application			
Development:	New front signage.			
Decision Date:	4/10/2019	Decision:	Grant Permission (With Conditions)	
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice				
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627222				
Application No	EPF/1972/19	A	Valid on	12/8/2019
Applicant	Loughton Dental Spa			
Site Location	Dental Surgery 138 Church Hill Loughton Essex IG10 1LJ			
Application type:	Advertisement Consent Application			
Development:	Application for Consent to Display - Installation of x 3 no. internally illuminated signs.			
Decision Date:	10/10/2019	Decision:	Grant Permission	
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice				
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627233				

Decisions List in the period:
From: 01/10/2019 To: 31/10/2019

Application No	EPF/2171/19	PDE	Valid on	12/9/2019
Applicant	Mr James Brennan			
Site Location	53 Southview Road Loughton Essex IG10 3LQ			
Application type:	Prior Approval - Single Storey Rear Extensions			
Development:	Prior approval for a 6 metre deep single storey rear extension, height to eaves 2.95 metres and overall height of 3.1 metres.			
Decision Date:	23/10/2019	Decision:	Prior Approval Not Required	

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=628094

Application No	EPF/2053/19	Valid on	9/8/2019
Applicant	Transport for London		
Site Location	Debden Station Chigwell Lane Loughton Essex IG10 3TG		
Application type:	Prior Approval - Other		
Development:	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.		
Decision Date:	16/10/2019	Decision:	Prior Approval Required and Granted (with Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627553

Agenda item 7 cont'd/...

Decisions Lists for November 2019

Decisions List in the period:
From: 01/11/2019 To: 30/11/2019

Delegated Cases

Loughton

Application No	EPF/1749/19	Valid on	29/7/2019
Applicant	Mr H Patel		
Site Location	6 and 7 Smarts Lane Mews Smarts Lane Loughton Essex IG10 4GP		
Application type:	Full Planning Application		
Development:	Retention of three-bed house and one-bedroom flat extended to form a two-bedroom flat above shop on Loughton High Road. (Ref: EPF/1600/14).		
Decision Date:	1/11/2019	Decision:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626394

Application No	EPF/1782/19	Valid on	18/7/2019
Applicant	Mr Kevin Milligan		
Site Location	3 Landmark House The Broadway Loughton Essex IG10 2FA		
Application type:	Full Planning Application		
Development:	Erection of a Bin Store within service yard of Landmark House to facilitate waste removal from the commercial premises.		

Decision Date: 15/11/2019 **Decision:** Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626499

Application No	EPF/1837/19	Valid on	30/7/2019
Applicant	Mr Selahattin Cicek		
Site Location	46 Ibbetson Path Loughton Essex IG10 2AS		
Application type:	Full Planning Application		
Development:	Proposed erection of a two storey side extension and front porch.		
Decision Date:	13/11/2019	Decision:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626699

Application No	EPF/1895/19	Valid on	17/9/2019
Applicant	Mr & Mrs Delves		
Site Location	3 Wroths Path Loughton IG10 1SH		
Application type:	Full Planning Application		
Development:	Proposed single storey rear extension.		
Decision Date:	18/11/2019	Decision:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626919

Decisions List in the period:
From: 01/11/2019 To: 30/11/2019

Application No	EPF/1837/19	Valid on	30/7/2019
Applicant	Mr Selahattin Cicek		
Site Location	46 Ibbetson Path Loughton Essex IG10 2AS		
Application type:	Full Planning Application		
Development:	Proposed erection of a two storey side extension and front porch.		
Decision Date:	13/11/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626699			
Application No	EPF/1895/19	Valid on	17/9/2019
Applicant	Mr & Mrs Delves		
Site Location	3 Wroths Path Loughton IG10 1SH		
Application type:	Full Planning Application		
Development:	Proposed single storey rear extension.		
Decision Date:	18/11/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626919			
Application No	EPF/1940/19	Valid on	5/9/2019
Applicant	Mrs Rachel Ellis		
Site Location	77 Lushes Road Loughton Essex IG10 3QD		
Application type:	Full Planning Application		
Development:	Two storey side extension and rear/side ground floor extension.		
Decision Date:	1/11/2019	Decision:	Grant Permission (With Conditions)
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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627093			
Application No	EPF/2034/19	Valid on	16/8/2019
Applicant	Ms Maureen Ager		
Site Location	19 Valley Close Loughton Essex IG10 3AB		
Application type:	Full Planning Application		
Development:	Proposed two storey side extension.		
Decision Date:	1/11/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627459			
Application No	EPF/2173/19	Valid on	12/9/2019
Applicant	Mr & Mrs Ben & Christina Tomlinson		
Site Location	50 Sedley Rise Loughton Essex IG10 1LT		
Application type:	Full Planning Application		
Development:	Demolition of existing lean-to and proposed single storey rear extension.		
Decision Date:	7/11/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=628113			

Decisions List in the period:
From: 01/11/2019 To: 30/11/2019

Application No	EPF/2184/19	Valid on	9/9/2019
Applicant	Mr Pampellonne		
Site Location	8 Garden Way Loughton Essex IG10 2SF		
Application type:	Full Planning Application		
Development:	Single storey rear extension, minor alterations to front elevation and upgrading of windows and rear dormer (front roof lights to be removed).		
Decision Date:	4/11/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=628155			
Application No	EPF/2187/19	Valid on	6/9/2019
Applicant	Mr Jake Skipper		
Site Location	17 Goldings Rise Loughton Essex IG10 2QP		
Application type:	Full Planning Application		
Development:	New side dormer with glass in cheeks of dormer, new velux windows to existing roof and new glazing in gable ends		
Decision Date:	22/11/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=628158			
Application No	EPF/2205/19	Valid on	17/9/2019
Applicant	Mr S Tappenden		
Site Location	Land r/o 33-37 Hillyfields Loughton IG10 2PT		
Application type:	Full Planning Application		
Development:	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.		
Decision Date:	12/11/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=628256			
Application No	EPF/2231/19	Valid on	13/9/2019
Applicant	Mr Parvinder Dhanoa		
Site Location	122 Roding Road Loughton IG10 3EJ		
Application type:	Full Planning Application		
Development:	Single storey side and first floor rear extension. (Revised application to EPF/1278/19).		
Decision Date:	8/11/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=628333			
Application No	EPF/2341/19	Valid on	1/10/2019
Applicant	Mr & Mrs Harp		
Site Location	28 Stanmore Way Loughton IG10 2SA		
Application type:	Full Planning Application		
Development:	Proposed two storey side extension with a rear and front dormer.		
Decision Date:	26/11/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=628815			

Decisions List in the period:
From: 01/11/2019 To: 30/11/2019

Application No	EPF/2343/19	Valid on	30/9/2019
Applicant	Mr & Mrs Harp		
Site Location	28 Stanmore Way Loughton IG10 2SA		
Application type:	Full Planning Application		
Development:	Change of use of land to garden - extension of residential curtilage.		
Decision Date:	25/11/2019	Decision:	Grant Permission (With Conditions)

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Application No	EPF/2342/19	TPO	Valid on	27/9/2019
Applicant	Mr Clive Turner			
Site Location	Oak View School Whitehills Road Loughton IG10 1TS			
Application type:	Works to Preserved Trees			
Development:	TPO/EPF/45/01 T5: Oak - Crown lift to 4m above ground level. T6: Oak - Crown reduce by up to 4m.			
Decision Date:	19/11/2019	Decision:	Grant Permission (With Conditions)	

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Application No	EPF/2359/19	TPO	Valid on	7/10/2019
Applicant	Mrs Dixon			
Site Location	3 Warren Hill Loughton IG10 4RL			
Application type:	Works to Preserved Trees			
Development:	TPO/EPF/2359/19 (Ref: T1) T3: Oak - Crown lift over drive to 3m, as specified, Reduce lateral growth over drive, as specified.			
Decision Date:	25/11/2019	Decision:	Grant Permission (With Conditions)	

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Application No	EPF/2211/19	CLD	Valid on	11/9/2019
Applicant	Mr & Mrs Indraneil & Alita Basu			
Site Location	4 Southernhay Loughton Essex IG10 4EN			
Application type:	Certificate of Lawful Development - Proposed Use			
Development:	Certificate of Lawful Development for a proposed loft conversion with rear dormer and Juliet balcony.			
Decision Date:	6/11/2019	Decision:	Lawful	

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=628262

Decisions List in the period:
From: 01/11/2019 To: 30/11/2019

Application No	EPF/2404/19	PDE	Valid on	8/10/2019
Applicant	Mr Alexander North			
Site Location	38 Smarts Lane Loughton IG10 4BX			
Application type:	Prior Approval - Single Storey Rear Extensions			
Development:	Application for Prior Approval for a Proposed Larger Home Extension measuring 3.24 metres, height to eaves 3 metres & a maximum height of 3.15 metres.			
Decision Date:	18/11/2019	Decision:	Prior Approval Required and Refused	
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice				
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629093				

Committee Cases

Application No	EPF/1602/19	Valid on	4/7/2019
Applicant	Mrs Shahnilah Razaq		
Site Location	20 Wellfields Loughton Essex IG10 1NX		
Application type:	Full Planning Application		
Development:	Glazed lantern on the existing rear single storey roof, use of the existing garage as study, 3 no. new dormers to the front elevation and a widening of the existing rear roof extension *** AMENDED DESCRIPTION AND PLANS **		
Decision Date:	20/11/2019	Decision:	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=625619			