



PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee
are summoned to attend a Meeting at 7.45pm on
Monday 20 January 2020
at Loughton Library, Traps Hill, Loughton, IG10 1HD
to transact the business shown in the agenda.

Mark Squire
Town Clerk
14 January 2020

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 6 January 2020.

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/1677/19 – 71 Roundmead Avenue, Loughton, IG10 1PZ – Alterations/extension to the existing roof/loft conversion. Alterations to the existing ground floor rear extension/garage extension/internal alterations (Appeal ref no: APP/J1535/D/19/3239508) – Min no PL730.1

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Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn.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 6 January 2020.

4.2 Permitted Development – min no PL814.3

Following questions raised by a member of the Committee at the Planning meeting on 9 December 2019, in relation to Permitted Development applications, the attached information was received from Epping Forest District Council, the Local Planning Authority. (See page 5)

5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 3 January and 10 January 2020.

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/2931/19

Officer: Honey Kojouri

Applicant Name: Mr Syed Hamdani

Planning File No: 005420

Location: 173 High Road, Loughton, IG10 4LF

Proposal: Application for Consent to Display a banner on the outer left wall area of premises.

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=630973

Application No: EPF/3012/19

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Joff & Kate Butler

Planning File No: 014423

Location: 49 Church Hill, Loughton, IG10 1QP

Proposal: Proposed part two storey rear extension with a part flat part dual pitched roof at ground level, & a hip end roof at first floor level, Bi fold doors & window in the rear elevation at ground floor level, Roof lantern & two roof lights at ground floor level, Windows in the rear elevation at first floor level.

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=631334

Application No: EPF/3016/19

Officer: Sukhdeep Jhooti

Applicant Name: Lidl GB Limited

Planning File No: 006441

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

Proposal: Application for Variation of condition 1 of EPF/2015/19 - (Application for Variation of Condition 2 'opening hours' for EPF/0756/79. (Amendments to proposed builders merchants as Do It Yourself Store))

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=631338

Application No: EPF/3031/19

Officer: Natalie Price

Applicant Name: Mr Adam Taylor

Planning File No: 029576

Location: 5 Goldings Road, Loughton, IG10 2QR

Proposal: Proposed front porch extension enclosing existing covered area.

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=631398

Application No: EPF/3088/19

Officer: Honey Kojouri

Applicant Name: Mr Shaun French

Planning File No: 008437

Location: 33 Pyrles Lane, Loughton, IG10 2NW

Proposal: Proposed two storey rear extension, granny annexe & a loft conversion.

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=631715

Application No: EPF/0009/20

Officer: Natalie Price

Applicant Name: Mr Joey Musaphia

Planning File No: 014566

Location: 55 Wellfields, Loughton, IG10 1PA

Proposal: Proposed extensions to the rear & a loft conversion with rear box dormers with windows to the front slope.

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=631857

Application No: EPF/0060/20

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 signage.

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=632174

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

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

Application No: EPF/0024/20

Officer: Muhammad Rahman

Applicant Name: Mr Andriy Sorych

Planning File No: 030507

Location: 74 Lushes Road, Loughton, IG10 3QB

Proposal: Application for a Larger Home Extension measuring 6.0 metres, height to eaves of 3.00 metres & a maximum height of 3.60 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=631974

6 Decisions

6.1 Decisions by Epping Forest District Council

No decision notices have been received.

7 Licensing Applications

To CONSIDER any licensing applications which have come to the officers' attention since the last meeting of the Committee. Members are reminded that reference must be made to at least one of the four licensing objectives to validate any objections, as detailed below:

1. The prevention of crime and disorder

2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

8 Enforcement and Compliance

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

Mark Squire
TOWN CLERK
14 January 2020

Agenda item 4.2 Permitted Development

Following a resident's queries, received by a member of the Committee regarding Permitted Development applications, Epping Forest District Council (the local planning authority) was contacted to clarify the points raised.

Queries:

We don't see Permitted Developments in Planning. What happens if these developments are more elaborate – say an attic expansion with a Juliet Balcony, and consequent overlooking. What is the process? Are neighbours informed? Is it just down to EFDC officials to approve? Do Plans South see them? Can we get access to the plans?

Permitted Development Guidance/LPA's Response:

Permitted Development applications are listed on Weekly Lists and subsequently our Agendas under "Deemed Permission – for **information only**".

These applications are approved (or not) by Planning Officers at EFDC, they have a six week target.

Loft conversions come under Permitted Development.

Juliet balconies, as long as no platform which someone can walk out on, are permitted development.

Neighbours are not consulted on a proposed Lawful development application, as we would not be able to take any comments into consideration. If we found that the application was not lawful, we would invite them to make a Householder application and then the neighbours would be consulted.

Neighbours affected by the Party Wall Act should be contacted.

Cumulative PD no longer applies to each type of application, i.e. single storey extension, or a loft conversion is looked at in regards to the limitations on each one, and if these are within the allowances can be applied for.

So you could have a 3 metre single storey extension, and a loft conversion with the PD dormer at the same property.

Plans for these applications can be viewed on EFDC's planning portal, as per usual.

Below is the link for the government website on Permitted Development Guidance:

<https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>