



# PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee  
are summoned to attend a Meeting at 7.45pm on  
**Monday 17 February 2020**  
at Loughton Library, Traps Hill, Loughton, IG10 1HD  
to transact the business shown in the agenda.

**Mark Squire**  
**Town Clerk**  
11 February 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 3 February 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 Amended Plans

##### 4.1.1 EPF/2961/19 – 10 Eleven Acre Rise, Loughton, IG10 1AN. Proposal: Proposed single storey rear & front extensions, alterations to the existing side dormer & additional front roof windows. **\*\* AMENDED PLANS \*\*** – Min no PL824.1

To CONSIDER the amended plans received from Epping Forest District Council.

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](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=631113)

#### 4.2 Notices of Appeal

##### 4.2.1 EPF/0517/19 – 6 Ashley Grove, Staples Road, Loughton, IG10 1HS. Proposal: Proposed roof extension. (Appeal ref no: APP/J1535/D/19/3241433) – Min no PL692.1

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 4 February 2020.

##### 4.2.2 EPF/1805/19 – 40 Traps Hill, Loughton, IG10 1SZ. Proposal: Proposed double garage. (Revised application to EPF/0171/19.) (Appeal ref no: APP/J1535/D/19/3242453) – Min no PL757.1

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 4 February 2020.

## 5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 31 January and 7 February 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/2774/19

**Officer:** Ian Ansell

**Applicant Name:** Mr Alan Davey

**Planning File No:** 021337/006222

**Location:** 105 Lower Park Road, Loughton, IG10 4NE

**Proposal:** 2 full storey plus attic rooms- end of terrace separate dwelling utilizing existing crossover. Juliet balcony to the rear.

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=630516](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=630516)

**Application No:** EPF/3052/19

**Officer:** Natalie Price

**Applicant Name:** Mr Sean Wylde

**Planning File No:** 022426

**Location:** 21 York Hill, Loughton, IG10 1RL

**Proposal:** Proposed demolition of a rear utility room & stack & erection of a two 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=631493](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=631493)

**Application No:** EPF/0138/20

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Paul Cavanagh

**Planning File No:** 030465

**Location:** 176 Willingale Road, Loughton, IG10 2BZ

**Proposal:** Proposed single storey front extension (Revised application to EPF/2510/19).

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=632615](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=632615)

**Application No:** EPF/0157/20

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Lee Elliott

**Planning File No:** 026311

**Location:** 29 The Crescent, Loughton, IG10 4PY

**Proposal:** Proposed single storey rear extension.

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=632696](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=632696)

**Application No:** EPF/0158/20

**Officer:** Honey Kojouri

**Applicant Name:** Mr Anil Kohli

**Planning File No:** 030521

**Location:** 6 Richmond Park, Loughton, IG10 4PQ

**Proposal:** Proposed single storey rear extension.

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=632697](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=632697)

**Application No:** EPF/0172/20

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Victor Khatri

**Planning File No:** 029914

**Location:** 5 Hampton Mead, Loughton, IG10 1TX

**Proposal:** Proposed two-storey side / rear extension with 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=632739](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=632739)

**Application No:** EPF/0199/20

**Officer:** Muhammad Rahman

**Applicant Name:** Mrs Gail Abbot

**Planning File No:** 006928

**Location:** Fairmead, 48 Church Lane, Loughton, IG10 1PD

**Proposal:** Removal of the existing two storey garage/ annex and replace with an individually designed Arts and Crafts influenced home. (Revised application to EPF/3277/19.)

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=632954](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=632954)

**Application No:** EPF/0204/20

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr & Mrs Harinder Justin & Rupinder Bains

**Planning File No:** 007807

**Location:** 4 Wellfields, Loughton, IG10 1NX

**Proposal:** Proposed amendment to roofline and loft conversion. (Amended application to EPF/1138/17.)

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=632959](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=632959)

**Application No:** EPF/0205/20

**Officer:** Brendan Meade

**Applicant Name:** Mr James Kenyon

**Planning File No:** 018250

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

**Proposal:** Proposed rear extension with a sloping roof. Demolition of the existing conservatory & part 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=632973](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=632973)

- 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/2269/19

**Officer:** Graham Courtney

**Applicant Name:** Miss Larisa Podvolskaia

**Planning File No:** 030525

**Location:** 62 Newmans Lane, Loughton, IG10 1TH

**Proposal:** Application for Prior Approval for a Larger Home Extension measuring 4.00 metres height to eaves of 2.92 metres & a maximum height of 2.99 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=628533](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=628533)

**Application No:** EPF/0147/20

**Officer:** Sophie Ward Bennett

**Applicant Name:** Ms Dee Wood

**Planning File No:** 010015

**Location:** 107 York Hill, Loughton, G10 1RX

**Proposal:** Application for Approval of Details Reserved by Conditions 3"additional drawings", 4" external finishes" & 5"black painted metal" for EPF/2824/19. (Single storey rear 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).

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=632639](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=632639)

**Application No:** EPF/0148/20

**Officer:** Graham Courtney

**Applicant Name:** Mr & Mrs Baljit Judge

**Planning File No:** 003493

**Location:** 4 The Avenue, Loughton, IG10 4PT

**Proposal:** Application for Prior Approval for a Proposed Larger Home Extension measuring 3 .00 metres, height to eaves of 4.00 metres & a maximum height of 4.00 metres.

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=632653](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=632653)

**Application No:** EPF/0232/20

**Officer:** Sophie Ward Bennett

**Applicant Name:** Mrs L Irow

**Planning File No:** 007918

**Location:** 128 High Road, Loughton, IG10 4BE

**Proposal:** Application for Approval of Details Reserved by Condition 3 "documentary & photographic details of types & colours of external finishes" for EPF/2773/16. (Erection of a second floor extension, change of use of first floor from office to residential & creation of x2 no. one bedroom flats on first & second floors.)

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=633094](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=633094)

## **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**  
11 February 2020