



PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee
are summoned to attend a Meeting at 7.45pm on
Monday 16 March 2020

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

Mark Squire
Town Clerk
10 March 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 2 March 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/1635/19 – Junction of Potters Close & York Hill, Loughton, IG10 1JA

Proposal: Proposed erection of a detached x 2 no. bedroom cottage. (Appeal ref no: APP/J1535/D/20/3246315) – Min no PL725.1

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Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn.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 3 March 2020.

4.2 Ripley Grange – Listed Status

For information only: The Chairman of the Historical Society, Chris Pond, has secured the statutory listing of Ripley Grange, its garden buildings and outhouses by Historic England at Grade II*. Ripley Grange is a mansion, situated in its own grounds off Debden Lane, Loughton.

Grade II* is the highest grade of listing apart from Grade I, which covers mediaeval cathedrals, the Tower of London etc. There is only one other building of this grade in Loughton, which is the Warren House, the Forest HQ.

5 Planning Applications

5.1 To CONSIDER the planning applications received for the weeks 28 February and 6 March 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/0211/20

Officer: Muhammad Rahman

Applicant Name: Mr Balbir Doal

Planning File No: 009709

Location: White Cottage, 5 Baldwins Hill, Loughton, IG10 1SE

Proposal: Proposed two storey side & rear elevation, part basement to rear, tiled conservatory to the rear, front porch & internal 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=632997

Application No: EPF/0249/20

Officer: Honey Kojouri

Applicant Name: Mr Kelly

Planning File No: 016471

Location: 3 Sparelease Hill, Loughton, IG10 1BS

Proposal: Proposed two storey side extension and a single storey porch.

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=633194

Application No: EPF/0273/20

Officer: Natalie Price

Applicant Name: Mr Christopher Davies

Planning File No: 026181

Location: 66 The Broadway, Loughton, IG10 3ST

Proposal: Change of Use of premises from A1 (shop) to a D1 use (place of worship and community hub).

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=633313

Application No: EPF/0345/20

Officer: Muhammad Rahman

Applicant Name: Mr Alex David

Planning File No: 030534

Location: 2 Lucton Mews, Loughton, IG10 3PE

Proposal: Proposed demolition of rear conservatory with a replacement rear & side ground floor single storey extension with rooflights. Loft conversion with rear dormer and x2 no. front rooflights.

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=633597

Application No: EPF/0367/20

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Devpal Bhachu

Planning File No: 017445

Location: 53 Deepdene Road, Loughton, IG10 3PP

Proposal: Proposed rear & side single storey 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=633713

Application No: EPF/0370/20

Officer: Marie-Claire Tovey

Applicant Name: Mrs Shabena Sheikh

Planning File No: 024072

Location: 57 Church Lane, Loughton, IG10 1NW

Proposal: Alterations to existing boundary walls including the height.

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=633716

Application No: EPF/0379/20

Officer: Marie-Claire Tovey

Applicant Name: Mr David Chalmers

Planning File No: 002145

Location: Playing Field Site, Epping Forest College, Borders Lane, Loughton IG10 3SA

Proposal: Redevelopment of the site to provide 285 residential dwellings (Use Class C3) in a series of blocks ranging from 2 to 5 storeys in height, a new Wellness Centre (Use Class D1), creation of a new public park, car parking, communal landscaped amenity areas, secure cycle parking and 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=633757

Application No: EPF/0380/20

Officer: Brendan Meade

Applicant Name: Mr James Berlin

Planning File No: 007035

Location: 2 High Silver, Loughton, IG10 4EL

Proposal: Proposed change of decking shape to rear garden - Levels are as per previous approved application EPF/3242/17.

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=633758

Application No: EPF/0387/20

Officer: Robin Hellier

Applicant Name: Mr Wilson

Planning File No: 016624

Location: Great Cedar, Pollards Close, Loughton, IG10 4RF

Proposal: TPO/EPF/07/79 (Ref: T48)

T1: Cedar - Reduce lateral stems, on southern side, back to previous points 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=633765

Application No: EPF/0388/20

Officer: Robin Hellier

Applicant Name: Mr Dhir

Planning File No: 007919

Location: 4 Cloverleys, Loughton, IG10 4EH

Proposal: TPO/EPF/14/85 (Ref: T2)

T1: Oak - Crown reduce height & laterals by up to 2m, as specified.

Crown lift by removing 2 x lowest stems on eastern side, 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=633766

Application No: EPF/0390/20

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs U Agarwal

Planning File No: 008100

Location: 29 Alderton Hill, Loughton, IG10 3JD

Proposal: Proposed new single storey link lobby from existing house to the existing free-standing gymnasium/recreation ancillary outbuilding, previously constructed as permitted 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=633793

Application No: EPF/0405/20

Officer: Honey Kojouri

Applicant Name: Mr D Costello

Planning File No: 023643

Location: 21 The Campus, Loughton, IG10 3FB

Proposal: First floor side extension over existing double 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=633858

Application No: EPF/0406/20

Officer: Alastair Prince

Applicant Name: Mr Thomas Spain

Planning File No: 026743

Location: 13 Wroths Path, Loughton, IG10 1SH

Proposal: Proposed lengthening of an existing raised patio at the rear of the property for personal 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=633873

Application No: EPF/0413/20

Officer: Honey Kojouri

Applicant Name: Philip Harris

Planning File No: 017558

Location: 4 Steeds Way, Loughton, IG10 1HX

Proposal: First floor side extension over garage and utility room, ground floor rear extension, first floor part rear extension, porch infill, changes to external finishes.

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=633895

Application No: EPF/0442/20

Officer: Marie-Claire Tovey

Applicant Name: Ms Kate Hersey

Planning File No: 001222

Location: Lincoln Hall, 125 High Road, Loughton, IG10 4LT

Proposal: Demolition of existing hall and replacement with a purpose designed pre-school building.

(Revised application to EPF/0730/19)

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=634058

- 5.2 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/0260/20

Officer: Julie Cottrell

Applicant Name: Mr Tim Gowler

Planning File No: 009959

Location: Drummers Maid, 27 Woodbury Hill, Loughton, IG10 1JF

Proposal: York Hill Conservation Area

1 x Birch - Crown reduce by one third.

1 x Willow - Reduce to previous points.

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=633215

- 5.3 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.

Application No: EPF/0343/20

Officer: Brendan Meade

Applicant Name: Mr Daniel Ellis

Planning File No: 000461

Location: 332 Willingale Road, Loughton, IG10 2BW

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=633595

Application No: EPF/0369/20

Officer: Brendan Meade

Applicant Name: Mr Charles Ross

Planning File No: 030535

Location: 75 Audley Gardens, Loughton, IG10 2EW

Proposal: Application for a Lawful Development Certificate for a Proposed single storey rear extension & 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=633715

Application No: EPF/0371/20

Officer: Muhammad Rahman

Applicant Name: Mr Warren Shaw

Planning File No: 030538

Location: 34 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Application for a Lawful Development Certificate for a Proposed 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=633717

Application No: EPF/0391/20

Officer: Muhammad Rahman

Applicant Name: Mr David Wade

Planning File No: 030533

Location: 1 School House Gardens, Loughton, IG10 3PD

Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion with a rear dormer & x2 no. roof lights to the front.

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=633794

Application No: EPF/0417/20

Officer: Brendan Meade

Applicant Name: Mr Bart Oleksiak

Planning File No: 011962

Location: 39A Westall Road, Loughton, IG10 2AG

Proposal: Certificate of lawful development for a proposed loft conversion with a rear dormer window.

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=633913

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

Application No: EPF/0398/20

Officer: Graham Courtney

Applicant Name: Mr David Wade

Planning File No: 030533

Location: 1 School House Gardens, Loughton, IG10 3PD

Proposal: Application for a prior approval for a larger home extension measuring 4.00 metres deep, height to eaves of 3.00 metres & a maximum height of 4.00 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=633833

Application No: EPF/0438/20

Officer: Joseph Lynch

Applicant Name: Mr Brown

Planning File No: 009244

Location: Land to the rear of Hatfield House, East 15 Acting School, Rectory Lane, Loughton

Proposal: Application for Approval of Details Reserved by Condition 4 "Phase 2 site investigation" 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=634054

Application No: EPF/0451/20

Officer: Sophie Ward Bennett

Applicant Name: Sean Morgan

Planning File No: 001605

Location: Warren Hill Lodge, Manor Road, Loughton, IG10 4RP

Proposal: Application for Approval of Details Reserved by Conditions 3, 5 and 6 for EPF/2104/19. Condition 3 "Tree Protection Plan, Arboricultural Method Statement & site monitoring schedule", 5 "full details of both hard & soft landscape works", 6 "details of surface water disposal" (Demolition of existing dwelling house & replacement with a new dwelling house.)

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=634094

Application No: EPF/0453/20

Officer: Muhammad Rahman

Applicant Name: Mr Sean Morgan

Planning File No: 001605

Location: Warren Hill Lodge, Manor Road, Loughton, IG10 4RP

Proposal: S73 Application for Variation of Condition 2 (Plan numbers) to EPF/2104/19. (Demolition of existing dwelling house & replacement with a new dwelling house.)

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=634096

Application No: EPF/0456/20

Officer: Joseph Lynch

Applicant Name: Sean Morgan

Planning File No: 001605

Location: Warren Hill Lodge, Manor Road, Loughton, IG10 4RP

Proposal: Application for Approval of Details Reserved by Conditions 7, 8 & 9 for EPF/2104/19. Conditions 7 "assessment of risks posed by any contamination", 8 "verification report for effectiveness of remediation" & 9 "additional measures for remediation". (Demolition of existing dwelling house & replacement with a new dwelling house.)

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=634133

Application No: EPF/0469/20

Officer: Graham Courtney

Applicant Name: Mr Bal Singh

Planning File No: 012405

Location: 52 Roydon Close, Loughton, IG10 3DN

Proposal: Application for Prior Approval for a Larger Home Extension measuring 6.00 metres, height to eaves of 3.00 metres & a maximum height of 3.00 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=634173

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 NOTE that an Enforcement Notice has been issued by Epping Forest District Council in respect of the following:

Reference ENF/0523/17

Date Issued 27/07/2018

Date Effective 31/08/2018

Complete/Withdrawn 03/03/2020

Notice Type Breach Type: Works

LOCATION 240 High Road (Former Fratellis), Loughton, IG10 1HA

Alleged Breach EPF/1150/17 not as plans. Have built wall to front over 1m high. No letter sent

Case Events

Notice Authorised 20/06/2018

Notice Issued 27/07/2018

Enforcement Notice Served 27/07/2018

Notice Effective Date 31/08/2018

Notice Compliance Due 30/11/2018

Breach Ceased 03/03/2020

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

Mark Squire
TOWN CLERK
10 March 2020