

**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 Cochrane | C Davies |
| T Downing | S Murphy |  |

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Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn.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