



PLANNING AND LICENSING COMMITTEE

In line with Government advice on Coronavirus
the Planning and Licensing Committee meeting for

Monday 13 July 2020

has been **CANCELLED**

Planning applications from the weekly lists dated

26 June and 3 July 2020

will be considered by members of the Committee
under powers of delegated authority.

Mark Squire
Town Clerk
7 July 2020

Councillor J Angold-Stephens (Chairman)
Councillor K Latchford (Vice Chairman)

Councillors

P Abraham	T Cochrane	C Davies
T Downing	S Murphy	

Residents are invited to submit letters of concern regarding the following planning applications by email to contact@loughton-tc.gov.uk. The Planning and Licensing Committee will consider your views when making its comments on these applications.

MATTERS TO BE CONSIDERED

1 Planning Applications

To CONSIDER the planning applications received for the weeks 26 June and 3 July 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.

1.1 **Application No:** EPF/0477/20

Officer: Marie-Claire Tovey

Applicant Name: Mr Omar Sayeed

Planning File No: 006876

Location: Unit E (Landmark House), 32 Barrington Green, Loughton IG10 2BA

Proposal: Change of use from A1 to tanning salon (Sui Generis)

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=634194

Application No: EPF/0657/20

Officer: Natalie Price

Applicant Name: Krystalized Hair Ltd

Planning File No: 000513

Location: Enterprise House, 10 Church Hill, Loughton, IG10 1LA

Proposal: Proposed change of use of first floor from offices (B1 use) to allow hair & beauty treatments (A1/Sui Generis 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=635134

Application No: EPF/0815/20

Officer: Honey Kojouri

Applicant Name: Mr Glucka Wijesuriya

Planning File No: 016163

Location: 4 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Roof extension, two storey side extension and conversion to two no. flats.

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=635913

Application No: EPF/1022/20

Officer: Honey Kojouri

Applicant Name: Mrs Christine Brown

Planning File No: 016659

Location: 48 Ollards Grove, Loughton, IG10 4DW

Proposal: Add pitched roof with dormer to existing attached garage, extend garage to rear and widen 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=636973

Application No: EPF/1205/20

Officer: Honey Kojouri

Applicant Name: Mr Mark Anthony

Planning File No: 021018

Location: 163 Roding Road, Loughton, IG10 3BS

Proposal: Proposed extension to a 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=637775

Application No: EPF/1234/20

Officer: Marie-Claire Tovey

Applicant Name: Mr Ellis Armstrong

Planning File No: 026800

Location: 82 A Tycehurst Hill, Loughton, IG10 1DA

Proposal: Application for Variation of Condition 2 `Plan numbers' for EPF/2336/17. (Demolition of existing house & erection of a one and two storey house of contemporary design with a patio terrace, first floor rear balconies & new front boundary wall & gates).

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=637957

Application No: EPF/1239/20

Officer: David Maguire

Applicant Name: Ms Maria Siddique

Planning File No: 016147

Location: 1 Colebrook Path, Loughton, IG10 2HW

Proposal: Proposed single storey front extension/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=637973

Application No: EPF/1250/20

Officer: Honey Kojouri

Applicant Name: Mr Kingsley

Planning File No: 030695

Location: 18 Langley Meadows, Loughton, IG10 2DL

Proposal: Proposed conversion of a garage into habitable room with a bay 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=638041

Application No: EPF/1256/20

Officer: David Maguire

Applicant Name: Mr Richard Shaw

Planning File No: 023111

Location: 77 A Spring Grove, Loughton, IG10 4QE

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=638096

Application No: EPF/1261/20

Officer: Robin Hellier

Applicant Name: Bokhari

Planning File No: 019392

Location: 4 Fairmeadside, Loughton, IG10 4RH

Proposal: TPO/EPF/09/77

T1-T4: Cypress - Crown reduce height by up to 3m & laterals by up to 1.5m, 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=638101

Application No: EPF/1280/20

Officer: Robin Hellier

Applicant Name: Dr Patel

Planning File No: 019715

Location: 26 Pyrles Lane, Loughton, IG10 2NH

Proposal: TPO/EPF/31/89 (Ref: T2)

T1: Oak - Reduce height to 15m & radial spread to 6m, 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=638181

Application No: EPF/1285/20

Officer: Muhammad Rahman

Applicant Name: George Lee

Planning File No: 030700

Location: 65 Valley Hill, Loughton, IG10 3AL

Proposal: New 1 bed 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=638214

Application No: EPF/1287/20

Officer: Brendan Meade

Applicant Name: Mr Howard Kauffman

Planning File No: 021073

Location: Briar House, 42 Church Lane, Loughton, IG10 1PD

Proposal: Proposed 3 bay oak framed car port.

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=638216

Application No: EPF/1292/20

Officer: Brendan Meade

Applicant Name: Mr J Stuart

Planning File No: 017959

Location: 51 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Proposed first floor rear extension & conversion of loft space to include the addition of three dormers with associated internal remodelling and creation of Juliet balconies.

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=638221

Application No: EPF/1293/20

Officer: Robin Hellier

Applicant Name: Keith Parker

Planning File No: 014105

Location: 21 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/23/88 (Ref: T4)

T1: Poplar - Fell.

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=638222

Application No: EPF/1327/20

Officer: Robin Hellier

Applicant Name: Marin

Planning File No: 017351

Location: Foxwood, Nursery Road, Loughton, IG10 4DZ

Proposal: TPO/CHI/04/70 (Ref: A1)

T1: Purple Plum - Crown reduce by up to 0.5m, as specified.

T2, T8, T9 & T10: Oak - Crown reduce by up to 2m, as specified.

T2: Oak - Crown lift to 6m from ground level, 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=638419

Application No: EPF/1330/20

Officer: Robin Hellier

Applicant Name: Marin

Planning File No: 017351

Location: Foxwood, Nursery Road, Loughton, IG10 4DZ

Proposal: TPO/CHI/04/70 (Ref: A1)

T2a: Deodar Cedar, T11 & T15: 2 x Yew, T13: Spruce & T14: Juniper - Fell.

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=638434

Application No: EPF/1372/20

Officer: Muhammad Rahman

Applicant Name: Mr Nadeem Mushtaq

Planning File No: 024243

Location: 74 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Proposed side & rear dormers to the roof (Amended application to EPF/2641/19).

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=638622

- 1.2 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.)

TPX

Application No: EPF/1345/20

Officer: Julie Cottrell

Applicant Name: Mr Nicholas Davies

Planning File No: 023972

Location: 95 York Hill, Loughton, IG10 1HZ

Proposal: York Hill Conservation Area

T1: Holly - Crown reduce by up to 2m.

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=638533

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

Application No: EPF/1183/20

Officer: Brendan Meade

Applicant Name: Mrs Jane Wellbank

Planning File No: 030691

Location: 11 Roding Gardens, Loughton, IG10 3NH

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=637636

Application No: EPF/1215/20

Officer: David Maguire

Applicant Name: Mr Danail Douhlinski

Planning File No: 008141

Location: 3 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Application for a Certificate of Lawful Development for a Proposed loft conversion with x2 no. skylights to the front & a dormer 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=637814

Application No: EPF/1236/20

Officer: David Maguire

Applicant Name: Mr & Mrs John Adams

Planning File No: 030693

Location: 42 Deepdene Path, Loughton, IG10 3PS

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=637959

Application No: EPF/1259/20

Officer: Honey Kojouri

Applicant Name: Debra, Phil Broider

Planning File No: 002954

Location: 1 Rowans Way, Loughton, IG10 1TZ

Proposal: Application for a Certificate of Lawful Development 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=638099

Application No: EPF/1313/20

Officer: David Maguire

Applicant Name: Issy Begum

Planning File No: 003254

Location: 41 Sandford Avenue, Loughton, IG10 2AJ

Proposal: Application for a Lawful Development Certificate for a Proposed 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=638359

Application No: EPF/1339/20

Officer: David Maguire

Applicant Name: De Abreu

Planning File No: 006202

Location: 17 Englands Lane, Loughton, IG10 2QX

Proposal: Application for a Certificate of Lawful Development for a Proposed new outbuilding in the rear garden.

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=638495

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

Application No: EPF/1295/20

Officer: Graham Courtney

Applicant Name: Miss Chapman

Planning File No: 014853, **Location:** 90 Colson Road, Loughton, IG10 3RJ

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=638253

Application No: EPF/1329/20

Officer: Graham Courtney

Applicant Name: Mr & Mrs Thielamay

Planning File No: 016042

Location: 23 Oakwood Hill, Loughton, IG10 3EW

Proposal: Application for Prior Approval for a Larger Home Extension measuring 4.50 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=638433

Application No: EPF/1344/20

Officer: Graham Courtney

Applicant Name: Mr Kilic Turan

Planning File No: 030701

Location: 49 Poundfield Road, Loughton, IG10 3JN

Proposal: Application for Prior Approval for a Larger Home Extension measuring 4.00 metres, height to eaves of 3.00 metres & a maximum height of 3.25 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=638516

2 Matters for Report

2.1 Notices of Appeal

2.1.1 EPF/0009/20 – 55 Wellfields, Loughton, IG10 1PA – Proposed extensions to the rear & a loft conversion with rear box dormers with windows to the front slope. (Appeal ref no: APP/J1535/W/20/3249629) – Min no PL833.1

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

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 and a site visit by an Inspector.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 3 August 2020.

2.1.2 EPF/3083/19 – 1 Stony Path, Loughton, IG10 1SJ – Proposed Demolition of existing garage and erection of side and rear extensions including rear terrace. (Appeal ref no: APP/J1535/D/20/3250624) – Min no PL840.1

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=631694

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. Comments are required by 31 August 2020.

3 Decisions

3.1 Decisions by Epping Forest District Council

There are no decisions listed.

4 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

5 Enforcement and Compliance

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

NO CASES REPORTED

Mark Squire
TOWN CLERK
7 July 2020