



# PLANNING AND LICENSING COMMITTEE

In line with Government advice on Coronavirus  
the Planning and Licensing Committee meeting for  
**Monday 29 June 2020**

has been **CANCELLED**

Planning applications from the weekly lists dated  
**12 June and 19 June 2020**

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

**Mark Squire**  
**Town Clerk**  
23 June 2020

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

Councillors

P Abraham  
T Downing

T Cochrane  
S Murphy

C Davies

Residents are invited to submit letters of concern regarding the following planning applications by email to [contact@loughton-tc.gov.uk](mailto: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 12 June and 19 June 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/0425/20

**Officer:** Honey Kojouri

**Applicant Name:** Hidden Hearing

**Planning File No:** 010397

**Location:** 299 High Road, Loughton, IG10 1AH

**Proposal:** New halo illuminated aluminium fascia sign above shop front and new edge illuminated projecting sign.

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=633995](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=633995)

**Application No:** EPF/0867/20

**Officer:** Muhammad Rahman

**Applicant Name:** Millie Properties Ltd

**Planning File No:** 030596

**Location:** Whitakers Way / Site to rear of: 47 – 49 Baldwins Hill, Loughton IG10 1SF

**Proposal:** Proposed detached 2 storey three bedroom 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=636215](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=636215)

**Application No:** EPF/1106/20

**Officer:** Honey Kojouri

**Applicant Name:** Mr N Robbie

**Planning File No:** 016037

**Location:** 5 Southernhay, Loughton, IG10 4EN

**Proposal:** Proposed single storey rear & side extension, including loft extension with a raised roof & 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=637333](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637333)

**Application No:** EPF/1112/20

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Robin Cearns

**Planning File No:** 023628

**Location:** 129 Forest Road, Loughton, IG10 1EF

**Proposal:** Erection of a rear conservatory.

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=637339](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637339)

**Application No:** EPF/1117/20

**Officer:** Natalie Price

**Applicant Name:** Mr Christopher Davies

**Planning File No:** 026181

**Location:** 66 The Broadway, Loughton, IG10 3ST

**Proposal:** Change of use application from current A1 use to new D1 use as a community regeneration hub & worship space.

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=637394](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637394)

**Application No:** EPF/1119/20

**Officer:** Honey Kojouri

**Applicant Name:** Mr & Mrs Norden

**Planning File No:** 030673

**Location:** 4 Colebrook Gardens, Loughton, IG10 2HS

**Proposal:** Proposed single storey rear, side and front extensions and demolition of lean-to, utility & conservatory.

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=637396](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637396)

**Application No:** EPF/1130/20

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Keith Alder-Barber

**Planning File No:** 000451

**Location:** Sterling House, Langston Road, Loughton, IG10 3TS

**Proposal:** Change of use to ground floor unit from warehousing (B8 Use Class) to provide a 511sqm trade counter (A1 Use Class), together with new covered staircase, disabled lift and customer entrance, reinstatement of vehicular entrance and reconfiguration of existing car parking spaces.

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=637438](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637438)

**Application No:** EPF/1153/20

**Officer:** Brendan Meade

**Applicant Name:** Mr and Mrs McHugh

**Planning File No:** 003567

**Location:** 2 Elmhurst Way, Loughton, IG10 3DG

**Proposal:** Single storey rear extension and a first floor side, rear and front extension and hip to gable 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=637529](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637529)

**Application No:** EPF/1155/20

**Officer:** Zara Seelig

**Applicant Name:** Mr Agron Rami Rami

**Planning File No:** 030678

**Location:** 19 Chequers Road, Loughton, IG10 3QE

**Proposal:** Proposed first floor extension & retention of the rear conservatory (infill), roof lights to the second floor storage area and front 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=637531](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637531)

**Application No:** EPF/1157/20

**Officer:** Brendan Meade

**Applicant Name:** Mr Daryl Newland

**Planning File No:** 026383

**Location:** 9 Spring Grove, Loughton, IG10 4QA

**Proposal:** Proposed single storey rear extension to incorporate existing structure.

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=637533](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637533)

**Application No:** EPF/1158/20

**Officer:** Robin Hellier

**Applicant Name:** King

**Planning File No:** 004201

**Location:** Oaklands, Warren Hill, Loughton, IG10 4RL

**Proposal:** TPO/EPF/03/00 (Ref: T4 & T5) & TPO/EPF/29/98 (Ref: T1)

T1: Oak - Crown reduce by up to 3m, as specified.

T4: Horse Chestnut - Crown reduce by up to 2m, as specified.

T5: Lime - Reduce height and laterals, as specified.

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=637534](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637534)

**Application No:** EPF/1164/20

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Baljit Virk

**Planning File No:** 001860

**Location:** 38 Chigwell Lane, Loughton, IG10 3NY

**Proposal:** Application for permanent function of site approved for temporary permission last year. "Proposed extension of opening time to 7am - 9pm (Monday to Saturday) and single storey extension to create WC space to the cafe space." A3 - Restaurants, snack bars, cafes.

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=637574](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637574)

**Application No:** EPF/1167/20

**Officer:** Natalie Price

**Applicant Name:** Mr James Rampton

**Planning File No:** 026829

**Location:** 48 Harwater Drive, Loughton, IG10 1LW

**Proposal:** Proposed two storey side, single storey rear & front extensions.

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=637577](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637577)

**Application No:** EPF/1175/20

**Officer:** Honey Kojouri

**Applicant Name:** Ms Ayshe Kadir

**Planning File No:** 021673

**Location:** 24 Deepdene Path, Loughton, IG10 3PS

**Proposal:** Proposed single storey rear extension and part two 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=637618](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637618)

**Application No:** EPF/1178/20

**Officer:** Honey Kojouri

**Applicant Name:** Sean Morgan

**Planning File No:** 001605

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

**Proposal:** Application for Variation of Condition 2 'plan numbers' for 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=637621](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637621)

- 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/1252/20

**Officer:** Julie Cottrell

**Applicant Name:** Mr Malcolm Jones

**Planning File No:** 013002

**Location:** 46 York Hill, Loughton, IG10 1HU

**Proposal:** York Hill Conservation Area

T1: Prunus & T2: Hornbeam - reduce overhanging branches by 1.5-2 metres to provide clearance from the roof line & chimney breast.

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=638073](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=638073)

**Application No:** EPF/1152/20

**Officer:** Julie Cottrell

**Applicant Name:** Parker

**Planning File No:** 005132

**Location:** 11 Forest Way, Loughton, IG10 1JG

**Proposal:** York Hill Conservation Area

T1: Maple - Fell & replace.

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=637528](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637528)

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

**Application No:** EPF/1185/20

**Officer:** David Maguire

**Applicant Name:** Mr David Burack

**Planning File No:** 000756

**Location:** 8 Pump Hill, Loughton, IG10 1RT

**Proposal:** Application for Certificate of Lawful Development for a Proposed addition of a rear dormer to the existing roof.

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=637638](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637638)

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

**Application No:** EPF/1131/20

**Officer:** Sophie Ward Bennett

**Applicant Name:** R Ainsworth

**Planning File No:** 003539

**Location:** Church Hill Service Station, 117 Church Hill, Loughton, IG10 1QR

**Proposal:** Application for Approval of Details Reserved by Condition 4 'Details of mitigation measures to reduce noise levels' for EPF/3413/18. (Variation of Condition 2 "Hours of Operation" for EPF 0949/89 (Automatic car wash). Change in Sunday operating hours from 10am to 2pm to 10am to 7pm.)

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=637453](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637453)

**Application No:** EPF/1172/20

**Officer:** Sophie Ward Bennett

**Applicant Name:** Mr James Dignan

**Planning File No:** 024565

**Location:** Land and Garages accessed to the rear of 82 Alderton Hall Lane and to the rear of 139 Chequers Road, Loughton, EN6 3JN

**Proposal:** Application for Approval of Details Reserved by Condition 18 "Detailed design and method statements" for EPF/0258/16. (Demolition of existing garages and erection of 2 x 2 bed two storey affordable homes with 5 parking spaces.)

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=637615](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637615)

**Application No:** EPF/1213/20

**Officer:** Graham Courtney

**Applicant Name:** Mr Keith Mann

**Planning File No:** 030687

**Location:** 86 Avondale Drive, Loughton, IG10 3DQ

**Proposal:** Application for Prior Approval for a Larger Home Extension measuring 3.41 metres, height to eaves of 2.6 metres & a maximum height of 3.65 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=637795](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637795)

**Application No:** EPF/1225/20

**Officer:** Graham Courtney

**Applicant Name:** Mr Chris Turner

**Planning File No:** 007957

**Location:** 19 Park Hill, Loughton, IG10 4ES

**Proposal:** Application for Prior Approval for a Larger Home Extension measuring 3.50 metres, height to eaves of 2.89 metres & a maximum height of 2.98 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=637853](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637853)

**Application No:** EPF/1241/20

**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 Larger Home Extension measuring 4.00 metres, height to eaves of 3.00 metres & a maximum height of 3.30 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=638013](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=638013)

## 2 Matters for Report

### 2.1 Withdrawn Applications

#### 2.1.1 Town and Country Planning Act 1990: Notification of Planning Application

**Address:** 165 High Road, Loughton, IG10 4LF

**Proposal:** Revisions to Building 1 fronting the High Road (Approved under EPF/2600/14) for 4 x studio flats (replacing approved 2 x 1 bed flats), one storey roof extension providing 2 x 1 bed flat and new lift and staircase.

**FOR INFORMATION:** Notification has been received from Epping Forest District Council that the applicant for the above proposal has now Withdrawn the application.

#### 2.1.2 Town and Country Planning Act 1990: Notification of Planning Application

**Address:** Spencer Munson Lettings Ltd, 128 High Road, Loughton, IG10 4BE

**Proposal:** Erection of second floor extension and creation of new, one bedroom flat at second floor level. Existing office use to remain at ground and first floor level

**FOR INFORMATION:** Notification has been received from Epping Forest District Council that the applicant for the above proposal has now Withdrawn the application.

## 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

**4.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Multitap Gaming Hub, 52 The Broadway, Loughton IG10 3ST.**

\* (Application attached under separate cover – contains **restricted** information.)

The applicant is asking for the following licensable activities:

**Supply of Alcohol (on the premises)**

<b>Monday to Friday</b>	<b>18:00 - 22:00</b>
<b>Saturday</b>	<b>18:00 - 23:30</b>
<b>Sunday</b>	<b>18:00 - 20:00</b>

**Hours Premises will be open to the public**

<b>Monday to Friday</b>	<b>10:00-22:00</b>
<b>Saturday</b>	<b>10:00-23:30</b>
<b>Sunday</b>	<b>10:00-20:00</b>

**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**  
23 June 2020