
LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

The Meeting to be held on Monday 24 May 2021 at 7.45pm
at Loughton Library & Town Hall was **CANCELLED** following Covid guidelines

THESE COMMENTS ARE SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY

Committee Members:

Councillors: T Downing (in the Chair)

P Abraham
K Rainbow

C Davies
J Riley

S Murphy
G Wiskin

Officers: Debra Paris (Planning Committee Clerk)

3 Members of the Public had requested to be present to make representations, prior to the cancellation of this meeting.

1 Apologies for Absence

No apologies for absence were received.

2 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications EPF/0347/21, 3 Treetops View; EPF/0734/21 – 23 Newnham Close; EPF/0861/21 – 76 Algers Road; EPF/1037/21 – 77 Barrington Road; EPF/1111/21 – 62 The Crescent; EPF/1115/21 – 36 Broadstrod and EPF/1130/21 – 4 Chester Close owing to comments received from the LRA Plans Group.

3 Matters for Report

3.1 Notice of Appeal

**3.1.1 EPF/2767/20 – 2 Hillyfields, Loughton, IG10 2JS
Proposal: Proposed two storey & part single storey side extension. (Appeal ref no: APP/J1535/D/21/3270892) – Min no PL1.1 – 4/1/21)**

The Committee NOTED the information received from Epping Forest District Council.

3.2 Amended Plans

3.2.1 EPF/0688/21 – 87 Tycehurst Hill, Loughton, IG10 1BZ. Proposal: Single storey rear extension and reposition retaining wall to support edge of raised lawn back to extend patio, gates and railings to front elevation. **Amended description and plan**

The Committee OBJECTED to this application stating it was excessive and overbearing, resulting in a detrimental effect on the street scene. Members also expressed concern for the loss of greenery at the front and loss of trees to the rear.

The plans submitted were not detailed enough to view the rear extension and raised wall sufficiently.

If however the local planning authority was minded to grant this application, members requested a condition for native varieties of trees/shrubs to soften the impact of the railings on the street scene.

3.2.2 EPF/0639/21 - 97 High Road, Loughton, IG10 4JD. Proposal: Demolition of existing detached garage, replacement proposed single bay detached garage. ** Amended proposal (Min no PL1.1 26/4/21)**

The Committee AGREED to withdraw its previous Objection to this application, provided the condition outlined in the Tree Officer's revised comments, of 18 May 2021, were complied with.

4 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

4.1 Application No: EPF/2714/20

Officer: Marie-Claire Tovey

Applicant Name: Mr U Agarwal

Planning File No: 004899

Location: 89 High Road, Loughton, IG10 4JD

Proposal: New fences and gates, revised paving and landscaping to existing block of 10 flats, retrospective amendment to granted planning application EPF/3475/17.

The Committee deplored the retrospective nature of this proposal.

The Committee OBJECTED to this application, drawing the Planning Officer's attention to the holding objection of the Epping Forest District Council Tree and Landscaping Officer.

Application No: EPF/0347/21

Officer: Zara Seelig

Applicant Name: Mr Pol Gallagher

Planning File No: 031146

Location: 3 Treetops View, Loughton, IG10 4PR

Proposal: Two storey rear extension, single storey link extension and fenestration changes.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the two storey extension against the boundary was out of keeping for this non-urban area. It would also form a blunt wall to the side of the garden reducing some late afternoon sun into the neighbour's garden.

The same would apply to the modification of the garage eave, and possible new gully to accommodate the change of fall of the gutter, plus the retaining works at the end.

Members noted the sections had not been drawn correctly, stating there should be parapets to the perimeter of the flat roofs, which would be higher than what had been drawn. The local planning authority should request accurate drawings showing the true height etc, in order that the applicant does not exceed what was reflected on the drawings.

The Committee also noted that there were trees on this site protected by Tree Preservation Orders and referred the Planning Officer to the Objection of the Tree and Landscaping Officer to this application.

Application No: EPF/0484/21

Officer: Alastair Prince

Applicant Name: Mr & Mrs Chaplin

Planning File No: 008194

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

Proposal: Erection of a powder coated aluminium glasshouse sited on a dwarf brick wall in keeping with existing brickwork within the property.

The Committee had NO OBJECTION to this application, subject to the Epping Forest District Council Tree Officer agreeing the Arboricultural Report.

Application No: EPF/0496/21

Officer: Alastair Prince

Applicant Name: Mr & Mrs Chaplin

Planning File No: 008194

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

Proposal: Grade II Listed Building application for a proposed erection of a powder coated aluminium glasshouse sited on a dwarf brick wall in keeping with existing brickwork within the property.

The Committee had NO OBJECTION to this application, subject to the Epping Forest District Council Tree Officer agreeing the Arboricultural Report.

Application No: EPF/0573/21

Officer: Sukhvinder Dhadwar

Applicant Name: S Frost

Planning File No: 006876

Location: 5 The Broadway (Unit G), Debden, IG10 3SW

Proposal: Retrospective consent for installation of air conditioning condenser units.

The Planning Committee Clerk reported that a request had been made for deferment of this proposal to accommodate the recent Council elections. However, this matter had been approved by the local planning authority, Epping Forest District Council, under delegated powers in order to meet planning deadlines.

Application No: EPF/0648/21

Officer: Muhammad Rahman

Applicant Name: H Akici

Planning File No: 012359

Location: 179-181 High Road, Loughton, IG10 4LF

Proposal: Rear extension to the ground floor and relocation of external staircase.

The Committee NOTED the contents of 2 letters of objection.

The Planning Committee Clerk reported that she had been contacted by the applicant's agent, Mr Shekerzade, who had registered to speak at the cancelled Planning Committee meeting on 24 May.

Mr Shekerzade confirmed that the Planning Officer at EFDC, would be contacted by the applicant and advised that revised more detailed plans would be submitted for this application. This was subsequently confirmed in writing by the applicant's architects, Stephenson's.

The Committee therefore AGREED to await the amended plans for this proposal.

Application No: EPF/0672/21
Officer: Sukhvinder Dhadwar
Applicant Name: Dr and Mrs Goriparthi
Planning File No: 004374
Location: 39 Traps Hill, Loughton, IG10 1SZ
Proposal: Driveway boundary alterations.

The Committee had NO OBJECTION to this application, subject to the EFDC Tree officer conditions being implemented.

Application No: EPF/0734/21
Officer: Marie-Claire Tovey
Applicant Name: Mr Paul Cooper
Planning File No: 011934
Location: 23 Newnham Close, Loughton, IG10 4JG
Proposal: Part two storey and part single storey side extension, part two storey and part single storey rear extension, loft conversion with rear dormer, and 3 roof lights to front roof slopes.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the basis that the extension by reason of its height and bulk would be detrimental to the street scene and out of character with the area.

The render finish would not match or complement the existing. As well as further knocking out the symmetry of the block, the hip to gable roof extension was overbearing on No 22. It should be revised to match the hipped extension on No 24 Newnham Close.

Further, the increase in the number of bedrooms is contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 is not guaranteed to happen and in any event does not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

Application No: EPF/0823/21
Officer: Brendan Meade
Applicant Name: Mr & Mrs Biddle
Planning File No: 023850
Location: 88 Sedley Rise, Loughton, IG10 1LT
Proposal: Demolition of detached garage and erection of single storey side and rear extension.

The Planning Committee Clerk reported that a request had been made for deferment of this proposal to accommodate the recent Council elections. However, this matter had been approved by the local planning authority, Epping Forest District Council, under delegated powers in order to meet planning deadlines.

Application No: EPF/0825/21
Officer: Ian Ansell
Applicant Name: Ms Leily Banan
Planning File No: 013500

Location: 22 The Greens Close, Loughton, IG10 1QE
Proposal: Single storey side extension.

The Planning Committee Clerk reported that a request had been made for deferment of this proposal to accommodate the recent Council elections. However, this matter had been approved by the local planning authority, Epping Forest District Council, under delegated powers in order to meet planning deadlines.

Application No: EPF/0837/21
Officer: Sukhvinder Dhadwar
Applicant Name: Mr R E Yaz
Planning File No: 031066
Location: 78 Valley Hill, Loughton, IG10 3AT
Proposal: Demolition of existing rear utility unit & shed. New ground floor single storey rear & side rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0861/21
Officer: Marie-Claire Tovey
Applicant Name: Mr Gary Crouch
Planning File No: 000337
Location: 76 Algiers Road, Loughton, IG10 4NF
Proposal: Demolition of existing dwelling and replacement with new building consisting of six flats (Revised application to EPF/2881/18).
The Committee NOTED the contents of 3 letters of objection.

The Committee OBJECTED to this application on the grounds that it was an over-development of the site and out of character for the area. The design would also extend the flats in front of the building line on Lower Park Road.

The proposal did not provide sufficient amenity space for the proposed number of residents/dwellings and would need to be reduced in size to better accommodate this.

The number of residents to be accommodated in this application would have a detrimental impact on the amenity of existing residents of neighbouring properties due to noise pollution.

The six flats would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC is unacceptable. The flats would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) is not guaranteed to occur and would not stop additional cars associated with new dwellings from polluting the SAC before it was brought in.

Members commented that the planning inspector did not fully address the pressure for car parking on Algiers Road in the appeal decision. The streets in this area are very congested; with no spare on-street capacity to accommodate more car parking for residents or visitors. Therefore, they suggested a survey of the street should be undertaken to provide evidence for any further appeal, in this regard.

Should the council be minded to grant consent, members requested a section 106 agreement be secured to fund a RPZ for the area.

Application No: EPF/0869/21
Officer: Muhammad Rahman
Applicant Name: Miss Julie Lawal
Planning File No: 007759
Location: Aubrey House, Unit 1, 165 H High Road, Loughton, IG10 4LF
Proposal: Application for installation of air-conditioning unit on flat roof.

The Committee had NO OBJECTION to this application, provided a condition was imposed that the hours would be as requested on the application 9am to 6pm Monday – Friday and 11am to 5pm on Saturdays.

Application No: EPF/0883/21
Officer: Sukhvinder Dhadwar
Applicant Name: Nicola Avery
Planning File No: 014389
Location: 19 Cranleigh Gardens, Loughton, IG10 3DD
Proposal: Application for removal of condition 13 for planning permission EPF/0193/18 (Subdivision of dwelling into two separate dwellings. Minor ground floor infill extension at rear. First floor rear extension).

The applicant had registered to speak in support of this application prior to the cancellation of the Planning Committee meeting following Covid guidelines.

The Committee NOTED the contents of a letter of support.

The Committee OBJECTED to this application on the grounds that it would provide restricted and insufficient amenity space for the residents of the two properties.

Members sympathised with the applicant but felt that this would set a precedent to be exploited by developers to bypass planning regulations. In addition, if approved, this would allow the two properties to be sold leading inevitably to the parking problems referred to in the Committee's objection to the original planning application, EPF/0193/18.

Application No: EPF/0898/21
Officer: Robin Hellier
Applicant Name: Mr David Cohen
Planning File No: 003306
Location: Homecherry House, 86 High Road, Loughton, IG10 4QU
Proposal: TPO/EPF/09/82 (Ref: T2, T3 & G1)
T1 & T2: 2 x Sycamore and T3: Ash - Crown reduce, as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/0910/21
Officer: Robin Hellier

Applicant Name: Mr Chris Dennat
Planning File No: 001121
Location: 28 Upper Park, Loughton, IG10 4EW
Proposal: TPO/EPF/26/11 (Ref: G1)
T1 & T2: 2 x Poplars - Pollard to 7m from ground level.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/0911/21
Officer: Robin Hellier
Applicant Name: Mr Martin Wickham
Planning File No: 006924
Location: 26 Upper Park, Loughton, IG10 4EW
Proposal: TPO/EPF/26/11 (Ref: G1)
T3: Poplar - Pollard to 7m from ground level.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/0923/21
Officer: Brendan Meade
Applicant Name: Mr Alex Cioplea
Planning File No: 031137
Location: 33 Deepdene Road, Loughton, IG10 3PP
Proposal: Demolition of existing Lean-to and erection of single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0928/21
Officer: Muhammad Rahman
Applicant Name: Mr Misca
Planning File No: 030257
Location: 44 Barrington Green, Loughton, IG10 2BA
Proposal: Single storey rear extension.

The Committee OBJECTED to this application on the grounds that the rear extension was too large and would impact on the amenity of the neighbours.

Members commented that the plans submitted for this proposal were insufficient, and they might be prepared to reconsider their comments if more detailed plans were submitted.

Application No: EPF/0960/21
Officer: Brendan Meade
Applicant Name: Mr David Andrew Coxell

Planning File No: 030993

Location: 4 Lucton Mews, Loughton, IG10 3PE

Proposal: Loft conversion, ground floor rear and side extension. (Revised application to EPF/2937/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/0977/21

Officer: Brendan Meade

Applicant Name: Mr J P Dickinson

Planning File No: 011071

Location: 1 Hilltop Close, Loughton, IG10 1PY

Proposal: Demolition of existing garage and erection of new attached garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/0997/21

Officer: Muhammad Rahman

Applicant Name: Mr Stephen Conway

Planning File No: 000451

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

Proposal: New sub-station fronting onto Lenthall Road together with new boundary fence.

The Committee had NO OBJECTION to this application.

Application No: EPF/1009/21

Officer: Marie-Claire Tovey

Applicant Name: Mr. Chris Smith

Planning File No: 020449

Location: 43 Meadow Road, Loughton, IG10 4HY

Proposal: Demolition of existing conservatory and erection of two storey rear extension and change of use from C3 to Sui Generis HMO.

Residents had requested to attend the meeting and make representations on this application before the Planning Committee meeting was cancelled.

The Committee NOTED the contents of 40 letters of objection.

The Committee OBJECTED to this application on the following grounds:

- The proposed two storey extension would cause loss of light and overlooking, resulting in a lack of privacy for the neighbours at no 41.
- The proposed large HMO would be completely out of character for this road and the surrounding area, introducing a transient community which would cause a detrimental effect to the amenity of residents in both Meadow Road and Lower Park Road.
- There is insufficient space on the site to accommodate the waste disposal units for the number of residents proposed.
- The sewage and water systems in this area are already under severe pressure to cope with current demands.
- The proposed amenity space for the residents of the HMO is insufficient.
- The proposed bicycle storage area would be accessed via the side alley between nos 43 and 41, which would again have a deleterious

effect on the amenity of the occupants of 41, due to loss of privacy and noise pollution, along with the security problems this would pose.

- Meadow Road is already a heavily congested street with severe parking problems, the additional residents this proposal includes would exacerbate this considerably.
- The proposed additional accommodation of the HMO would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC is unacceptable. The HMO would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) is not guaranteed to occur and would not stop additional cars associated with new dwellings from polluting the SAC before it was brought in.

Application No: EPF/1037/21

Officer: Sukhvinder Dhadwar

Applicant Name: Mr David Cockram

Planning File No: 020420

Location: 77 Barrington Road, Loughton, IG10 2AX

Proposal: Two storey (two bedroom) house attached to an end of terrace house.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it was garden grabbing. The proposal would be overbearing, resulting in a negative impact on the amenity of neighbouring properties and set an unwelcome precedent.

This is a very narrow road with no room for existing parking, a situation that would be exacerbated by this proposal.

The additional dwelling would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC is unacceptable. The flats would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) is not guaranteed to occur and would not stop additional cars associated with new dwellings from polluting the SAC before it was brought in.

Application No: EPF/1064/21

Officer: Caroline Brown

Applicant Name: Mr Konrad Ziemski

Planning File No: 029820

Location: 37 Tycehurst Hill, Loughton, IG10 1BX

Proposal: Proposed three storey rear extension. Single storey side extension and loft conversion.

The Committee had NO OBJECTION to this application. However, members commented that the approved proposal for the property next door, no 39, had set an unwelcome precedent for this road.

Application No: EPF/1067/21

Officer: Marie-Claire Tovey

Applicant Name: Epping Forest District Council Kevin Milligan

Planning File No: 006876

Location: Landmark Building, 3 28-32 Barrington Green and 3-5 The Broadway, Debden, Loughton, IG10 3SP

Proposal: Construction of detached brick built bin store within the service yard for the benefit of the ground floor commercial units.

The Committee had NO OBJECTION to this application.

Application No: EPF/1077/21

Officer: Brendan Meade

Applicant Name: Mr Tamuta

Planning File No: 004459

Location: 82 Forest Road, Loughton, IG10 1EQ

Proposal: Part single, part two storey rear extension, garage conversion and internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/1080/21

Officer: David Maguire

Applicant Name: MR Peter Williams

Planning File No: 031158

Location: 9 Avenue Gate, Loughton, IG10 4QN

Proposal: Conversion of double garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/1095/21

Officer: Robin Hellier

Applicant Name: Miss Sasha Bingham

Planning File No: 012678

Location: 3 The Summit, Loughton, IG10 1SW

Proposal: TPO/EPF/05/93 (Ref: T3)

T1: Paperbark Maple - Fell.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

Application No: EPF/1111/21

Officer: David Maguire

Applicant Name: Mr Dritan Brati

Planning File No: 030244

Location: 62 The Crescent, Loughton, IG10 4PU

Proposal: Part single, part two storey rear extension, two storey side extension, first floor addition, new roof form with roof lights and habitable rooms within the loft space.

The Committee NOTED the contents of a letter of objection.

Members deplored the information received that the property had already been demolished without permission and requested that EFDC Enforcement Officers urgently investigate these unauthorised works.

The Committee OBJECTED to this application and the loss of this bungalow, that would reduce housing choice, particularly for disabled people, and which was contrary to the council's policy on mixed and balanced communities.

The proposal by reason of its height and bulk, would be detrimental to the visual amenity of this part of the street scene which is characterised by bungalows. The further loss of this bungalow will be harmful to the area.

Members noted that in deciding to grant permission for the extension the appeal inspector stated she had interpreted the council's bungalow policy "to relate to new dwellings, as opposed to the alteration and extension of existing dwellings". As the existing building has now been demolished the applicant cannot rely on the inspector's rationale of extending the dwelling to justify the new dwelling, nor rely on the 2019 consent to justify works taking place on site. Additionally the local planning authority can now apply policy H1 because this proposal is for a new dwelling rather than an extension and refuse permission.

Members would expect the applicant to clearly mark the demolition works on existing plans and elevations so there is no ambiguity on any new application.

Application No: EPF/1115/21

Officer: Brendan Meade

Applicant Name: Mr Joshua Prince

Planning File No: 010884

Location: 36 Broadstrood, Loughton, IG10 2SB

Proposal: Single storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application for the following reasons:

The extension was too large, almost doubling the ground floor area of the dwelling. It should be subservient to the main house, reduced in length and width.

The extension footprint should be reduced to not further than the side end addition (approx. 3.5m from the rear elevation) and also to the width of the main house.

The side lean-to is not original, and its eave overhangs the adjoining property. This should be limited to the side length of the main house, to help alleviate interfering with the trees as well as not extending the construction on the boundary.

Members also noted the negative impact the proposal would have on insects and animals caused by light pollution with the site being so close to the forest.

Application No: EPF/1130/21

Officer: David Maguire

Applicant Name: Mr Shaun French

Planning File No: 014726

Location: 4 Chester Close, Loughton, IG10 2LP

Proposal: Single storey rear extension with a single storey granny annex to the side.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an over-development of the site. The extensions were far too large which would cause a detrimental effect on the character of the area.

The three additional bedrooms included in this proposal would result in more parking pressure in this close which was already heavily congested. A five bedroom dwelling will also result in more car pollution and a subsequent impact on the air quality to the SAC, more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 is not guaranteed to happen and in any event does not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

Application No: EPF/1156/21

Officer: Robin Hellier

Applicant Name: Upasna

Planning File No: 000786

Location: Strathallan, 20 Clays Lane, Loughton, IG10 2RZ

Proposal: TPO/EPF/42/91 (Ref: T17 & A1)

T1: Oak - Crown reduce by up to 2.5m including specific laterals over house by up to 3m, as specified.

T2: Oak - Crown reduce by up to 2m, as specified.

T3: Oak - Crown reduce height by up to 3m and lateral branches by up to 2m, as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

4.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0752/21

Officer: David Maguire

Applicant Name: Ms Lorraine Coates

Planning File No: 031152

Location: 14 Goldings Road, Loughton, IG10 2QN

Proposal: Certificate of Lawful development for a proposed Loft conversion with rear dormer including Juliet balcony and front roof lights.

Application No: EPF/0820/21

Officer: Alastair Prince

Applicant Name: Ms Kathryn Thomas

Planning File No: 031128

Location: 1 Crossfields, Loughton, IG10 3PY

Proposal: Certificate of lawful development for a proposed hip to gable roof extension and rear dormer window in connection with a loft conversion, with front roof lights.

Application No: EPF/0828/21

Officer: David Maguire

Applicant Name: Mr & Dr Andrew & Meleri Newstead & Jones

Planning File No: 031130

Location: 22 A High Beech Road, Loughton, IG10 4BL

Proposal: Certificate of lawful development for a proposed single storey rear extension and garage conversion.

Application No: EPF/0844/21

Officer: David Maguire

Applicant Name: Mr H Hristov

Planning File No: 029938

Location: 54 Barrington Green, Loughton, IG10 2BA

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a rear dormer & front roof lights.

Application No: EPF/0950/21

Officer: David Maguire

Applicant Name: Mr Dritan Brati

Planning File No: 030244

Location: 62 The Crescent, Loughton, IG10 4PU

Proposal: Application for a Lawful Development certificate for a proposed outbuilding, gym and bar.

Application No: EPF/0974/21

Officer: Alastair Prince

Applicant Name: Mr Raja Seeralan

Planning File No: 031141

Location: 103 Barrington Road, Loughton, IG10 2AX

Proposal: Application for a Lawful Development certificate for a proposed loft conversion and single storey rear extension and an HMO conversion.

Application No: EPF/0989/21

Officer: Marie-Claire Tovey

Applicant Name: MR S SERTOV

Planning File No: 024418

Location: 52 Lushes Road, Loughton, IG10 3QB

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

Application No: EPF/1139/21

Officer: Graham Courtney

Applicant Name: Mr Milan Vadher

Planning File No: 012594

Location: 36 Traps Hill, Loughton, IG10 1SZ

Proposal: Certificate of lawful development for a proposed replacement timber structure.

Application No: EPF/1150/21

Officer: Graham Courtney

Applicant Name: Sylvia Xie

Planning File No: 008696

Location: 16 Kirby Close, Loughton, IG10 3BA

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a rear dormer & x3 no. rooflights to the front elevation.

4.3 Others – provided for information only: EPF/0836/21, EPF/0854/21, EPF/0921/21, EPF/1058/21, EPF/1116/21, EPF/1228/21, EPF/1337/21 and EPF/1365/21.

The Committee NOTED the information received from Epping Forest District Council.

5 Decisions

The Planning Decisions for April 2021 from Epping Forest District Council were NOTED.

6 Licensing Applications

6.1.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Broadway International, 47-49 The Broadway, Loughton, IG10 3SP.

The Committee OBJECTED to this application on the grounds of the prevention of crime and disorder and the prevention of public nuisance, stating the proposed hours would be too long.

The Committee would waive its OBJECTION if the hours were the same as for other similar premises in The Broadway.

7 Enforcement and Compliance

The Committee NOTED the information received from Epping Forest District Council.

7.1.1 The Committee NOTED that an Enforcement Notice has been issued by Epping Forest District Council in respect of 5 Bryony Close, Loughton IG10 3PG. The alleged breach related to the erection of an 8ft electric fence to the front of the property with no planning permission. (Ref: ENF/0452/20).

7.1.2 No reports had been received.

Signed:

Date: 24 May 2021