

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2025/12
<b>SITE ADDRESS:</b>	43 Colebrook Lane Loughton Essex IG10 2HJ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Fairmead
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/13/90 T1 - Oak - Fell
<b>DECISION:</b>	Deferred

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=542617](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=542617)

Members deferred this item to enable further discussion between the engineers to see if any agreement can be reached. The report is to go back to Committee as soon as practicable.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0233/13
<b>SITE ADDRESS:</b>	44 Kenilworth Gardens Loughton Essex IG10 3AF
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed replacement of redundant former garages with one single storey, 1 bed bungalow.
<b>DECISION:</b>	Refuse Permission

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=545553](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=545553)

**REASON FOR REFUSAL**

1. The proposed development is an unsympathetic, incongruous and cramped form of development, out of scale and character with the established street pattern of 2 storey dwellings. As such it would be harmful to the character and amenity of the area, contrary to policies CP7 and DBE1 of the adopted Local Plan and Alterations and to the National Planning Policy Framework. In addition, it would set a precedent which, if repeated elsewhere, would seriously diminish the quality of the local environment.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0307/13
<b>SITE ADDRESS:</b>	38 Chigwell Lane Loughton Essex IG10 3NY
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Alderton
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use and conversion of part of an existing office (Use Class B1/B2) to a new cafe (Use Class A3) with indoor seating for 22 and outside seating area for 10. Including new cladding to front elevation.
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=545833](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=545833)

**CONDITIONS**

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
2. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1403\_0001, 1403\_0002 A, 1403\_003, 1403\_0110, 1403\_0200, 1403\_0250 A and 1403\_1000 A
3. No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.
4. The cafe (A3) use hereby permitted shall not be open to customers / members outside the hours of 8am to 6pm Monday to Sunday (including Bank/Public Holidays).
5. No access shall be formed or signage erected for the cafe hereby approved on the Oakwood Hill elevation of the building with the application site.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0555/13
<b>SITE ADDRESS:</b>	7 Albany View Buckhurst Hill Essex IG9 5TW
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Part one and part two storey side extension with internal alterations (revised application)
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=547212](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=547212)

**CONDITIONS**

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
2. Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0740/13
<b>SITE ADDRESS:</b>	146 High Road Loughton Essex IG10 4BH
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey rear extension to provide 3 no. self contained flats (Revised application)
<b>DECISION:</b>	Refuse Permission

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=548111](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=548111)

**REASON FOR REFUSAL**

1. The proposed flats, due to lack of light to habitable room windows and lack of outlook, and (in the case of the ground floor flat) proximity to the proposed refuse storage area, will provide substandard and unacceptably poor living conditions for future occupants, contrary to the intentions of policy RP5A of the adopted Local Plan and Alterations.
2. The design of the proposed flats, with poor natural light and ventilation resulting in reliance on artificial lighting and ventilation, is contrary to the principles of energy conservation and sustainability set out in policies CP4 and CP5 of the adopted Local Plan and Alterations.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0761/13
<b>SITE ADDRESS:</b>	43 Traps Hill Loughton Essex IG10 1TB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	New front security fence with piers and wrought iron automatic gates.
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=548232](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=548232)

**CONDITIONS**

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
2. No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

**Report Item No: 7 This item was withdrawn from the agenda**

<b>APPLICATION No:</b>	EPF/0935/13
<b>SITE ADDRESS:</b>	Highways Land Oakwood Hill Loughton Essex IG10 3NB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Alderton
<b>DESCRIPTION OF PROPOSAL:</b>	Telecommunications installation comprising the replacement of the existing 15m high Jupiter street column with a new 15m high Elara streetworks column supporting 3 no. antennas, 2 new additional ground level radio equipment cabinets and all associated ancillary development works.
<b>DECISION:</b>	Withdrawn from Agenda

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[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=549091](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549091)

This item was withdrawn from the Agenda by the Director of Planning and Economic Development as no objections were received.