

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 21 May 2012 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
 J Angold-Stephens      J Bostock      C Davies  
 T Downing      S Weston (from Min no PL2)  
 C P Pond (as substitute for Cllr Chalk)

**Officers:** Vivienne Messenger (Planning Committee Clerk)  
 Penny Winslow (Administrative Assistant)

Cllr C C Pond welcomed the new members of the Committee.

**PL1 Apologies for Absence**

Apologies for absence had been received from Cllr Chalk. The Planning Committee Clerk reported that Cllr C P Pond had been nominated as Cllr Chalk's substitute for this meeting. Apologies for lateness had been received from Cllr Weston.

Cllr Weston joined the meeting during the next item.

**PL2 Confirmation of Minutes**

The Minutes of the meeting held on 30 April 2012 were CONFIRMED as a correct record and signed by the Chairman.

**PL3 Declaration of interest**

Cllrs C C Pond and C P Pond declared a personal but non-prejudicial interest in EPF/0733/12 as ward councillors, as they had been approached by residents and had raised various concerns about these premises before the planning application. Cllr C P Pond declared a personal but non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. She stated that any view she gave at this meeting would be considered afresh if the application came before a District Council committee, in the light of all the evidence available at the time. Cllr C P Pond declared a personal but non-prejudicial interest in EPF/0580/12 as she had had discussions with residents on this application.

**PL4 Matters for Report**

**4.1 Licensing Applications under delegated powers – Min no PL807.5**

The Committee CONFIRMED the responses prepared under delegated powers by the Planning Committee Clerk for the licence applications as shown below.

**4.1.1 Notice of Application for a Variation of the Premises Licence in respect of Zara Express, 23 The Broadway, Loughton IG10 3SP**

The Town Council objected to this latest application and reiterated its comments made on 23 February 2012 to the previous variation sought which were as follows:

*If the Licensing Authority allows the public opening times to be extended daily to midnight, in addition to delivery until 02.00 Mondays to Thursdays and Sundays, with Fridays and Saturdays to 03.00,*

*residents in the flats above will be constantly subjected to prolonged and increased noise. Members consider such an extension will only serve to encourage underage drinking, and they do not agree with facilitating the supply of alcohol to distant premises late at night.*

*The Committee therefore considers the proposal is contrary to the four main licensing objectives:*

- *the prevention of crime and disorder*
- *public safety*
- *the prevention of public nuisance*
- *the protection of children from harm*

Moreover, the proposed removal of the seasonal variation of hours on Good Friday from 08.00 to 22.30 and Christmas Day from 12.00 to 15.00 and 19.00 to 22.30 on the current licence would only exacerbate these problems the Council was concerned about.

#### **4.1.2 Notice of Application to Vary the Premises Licence in respect of Luxe, 126 High Road, Loughton IG10 4BE**

The Town Council objected to this application, as an interested party, particularly regarding the addition of the facility for the provision of dancing, in addition to the proposed extension of opening hours on Thursday and Sunday until 02.00 and Friday and Saturday until 03.00. These proposals would only serve to exacerbate noise late at night from patrons using the club.

The extension of opening hours would also encourage late night takeaways in the vicinity, such as Loughton BBQ (171 High Road, IG10 4LF) and The Kebabery Loughton (166 High Road, IG10 1DN) that extended their opening hours earlier this year, to follow suit so they could also be open when the last patrons left Luxe.

The Town Council considered the additional proposals sought on this variation of the premises licence would contravene the following licensing objectives:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance

#### **4.2 Notice of Enforcement Appeal – ENF/0598/11 – 23 Alderton Way, IG10 3EQ – Without planning permission the erection of a conservatory – Min no PL800.1**

The Committee NOTED the information received from Epping Forest District Council and restated its comments previously made for planning application EPF/2527/11, which were:

*The Committee deplored the retrospective application and OBJECTED to this proposal. Members were greatly concerned by the combined effect the extensions and the conservatory, which extended to the site boundary, would have on neighbouring properties from both visual impact and overlooking. The loss of amenity to the neighbouring properties was deemed contrary to Policies DBE 9 (i) and (ii) of Epping Forest District Council's adopted Local Plan & Alterations.*

*The Committee also supported the concern of members of the public present that the glare caused by the reflection of the sun from the opaque glass installed on the conservatory was additionally detrimental.*

**PL5 Epping Forest District Council Assistant Director (Development), Planning Directorate**

The Committee NOTED that Nigel Richardson, Assistant Director (Development), had been invited to address the Committee on Monday 9 July 2012, and the Town Clerk was asked to invite all new councillors for this item. Councillors were asked to forward any questions and/or matters they would like to raise with Mr Richardson to the Planning Committee Clerk, no later than Wednesday 4 July 2012.

**PL6 Planning Applications**

**6.1** The following applications for planning permission were considered and the plans inspected.

**EPF/0326/12**      **285 High Road**                      Display of illuminated fascia sign and  
**IG10 1AH**    projecting sign  
Miss Maria-Louise  
Featherstone

The Committee had NO OBJECTION to this application but asked that the lighting be turned off at 11.30pm with no overnight illumination, should have lower illuminance levels and was self-generating.

**EPF/0499/12**      **147 High Road**                      1 no. aluminium projecting sign and 1 no.  
**IG10 4LY**    wall mounted sign both illuminated  
Mr Ian Rintoul

The Committee had NO OBJECTION to this application.

The Committee AGREED to bring forward EPF/0585/12 and dealt with the next two applications together.

**EPF/0585/12**      **Browns of**                                      Use of premises for purposes within Use  
**Loughton**    Class A2 (Financial and Professional  
**199 High Road**                                      Services) and alterations to shop front  
**IG10 1AA**  
Foxtons Limited

Cllrs J Angold-Stephens, Davies, Downing, C C Pond, C P Pond and Weston declared a personal but non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. It was concerned by the overuse of acrylic on the proposed alterations to the shop front and the squaring off of the frontage on the forecourt elevation, eliminating the attractive Victorian bay to the rear. This property, built around 1881 by architect and owner Edmond Egan, was recently identified by the Town Council as one of the additional buildings worthy of consideration for inclusion by Epping Forest District Council on its Locally Listed Buildings register as part of the Heritage Asset Review. Members considered this proposal detracted from the building, which they would like to see restored to its original heritage.

**EPF/0573/12**      **Browns of**                                      Display of two internally illuminated  
**Loughton**    projecting signs at fascia level  
**199 High Road**  
**IG10 1AA**  
Foxtons Limited

The Committee had NO OBJECTION to this application.

**EPF/0580/12**      **Land adjacent to**      New dwelling (Revised application)  
**16 Grasmere Close**  
**IG10 1SL**  
Mr Stuart Brazill

The Committee declared a personal but non-prejudicial interest in this application as the architect was known to the Council.

The Committee had NO OBJECTION to this application. As members considered this was the maximum sized dwelling that could properly be accommodated on this site, a condition withdrawing all further permitted development rights was requested.

**EPF/0593/12**      **7 Habgood Road**      Single story rear extension  
**IG10 1HF**  
Mr David Bristow

The Committee could not establish the length of the proposed extension owing to the lack of a scale bar on the plans, and was therefore unable to assess the effect of the proposal on the neighbours' amenities. The Committee was surprised that the plan had been registered.

**EPF/0600/12**      **108 The Lindens**      Demolish existing conservatory and  
**IG10 3HU**      erection of two storey extension  
Mr Kevin Pearman

The Committee expressed concern on the effect of the development on the amenities of the neighbouring property at no 109 The Lindens, and asked the District Council planning officer whether sufficient amenity space would be retained.

**EPF/0607/12**      **7 Woodland Road**      Single storey rear extension and a two  
**IG10 1HQ**      storey side extension, which includes a  
Mr & Mrs Carter      two storey infill extension to the front  
elevation

The Committee had NO OBJECTION to this application.

**EPF/0702/12**      **12 Firs Drive**      Demolition of existing 3 bedroom  
**IG10 2SL**      detached chalet bungalow and  
Mr Don Bishop      replacement with 5 bedroom detached  
house

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application and considered the proposed dwelling failed to respect the setting of the site and the scale of Firs Drive. It would have a detrimental visual impact on the streetscene, contrary to Policies DBE 1 (i) & (ii) of Epping Forest District Council's adopted Local Plan & Alterations.

**EPF/0708/12**      **165 High Road**      Refurbishment of the existing building  
**IG10 4LF**      containing two retail units and 4  
Mr & Mrs Lawlor      residential apartments, the addition of an  
extension to the rear of the existing  
building and also the addition of a 3rd  
floor. The extension will accommodate  
additional retail space and 5 residential  
car park spaces at ground floor, and 12  
new apartments disbursed over three  
upper floors

The Committee NOTED the Planning Inspector's comments on EPF/0211/11, which went to appeal and was dismissed. Members considered this scheme was unacceptable without a further S106 Agreement to improve the ambience of the streetscene.

**EPF/0726/12**      **68 Algers Road**      Conversion of garage to habitable room  
**IG10 4NG**  
 Mr Vito Caracci

The Committee had NO OBJECTION to this application.

**EPF/0731/12**      **14 Longfield**      Single storey front extension and raised  
**IG10 4EE**      patio areas  
 Mr Ian Ellison

The Committee had NO OBJECTION to this application.

**EPF/0733/12CA**   **Fifteen Public**      Proposed car park  
**House**  
**15 York Hill**  
**IG10 1RL**  
 Mr James Smith

Cllrs J Angold-Stephens, Davies, Downing, C C Pond, C P Pond and Weston declared a personal but non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of 13 letters of objection.

The Committee STRONGLY OBJECTED to this application. The proposed car park was considered detrimental to the residents on both sides from noise and disturbance. Members disapproved of the planned use of tarmac, an impermeable surfacing, which could cause future drainage problems and was considered the worst surfacing option in a conservation area.

The Committee highlighted highway and safety concerns the car park would pose to pedestrians, especially young children attending Staples Road Primary School nearby, from vehicles reversing out of the restricted entrance across the narrow pavement, which only existed on this side of York Hill.

Members further considered the development would be visually harmful at the entrance to two conservation areas and, as Epping Forest District Council was under a statutory duty to conserve and enhance them, and this was a proposal to abolish a valued feature of the Conservation Area, the application must therefore fail.

**EPF/0740/12**      **183 Hillyfields**      Erection of single storey rear extension  
**IG10 2PW**      and formation of raised patio  
 Mrs Wai Tang

The Committee had NO OBJECTION to this application.

**EPF/0743/12**      **112 High Road**      Change of use of existing hairdressing  
**IG10 4HJ**      salon (Use Class A1) to Estate Agents  
 Andrew Deeks      (Use Class A2)

The Committee had NO OBJECTION to this application.

The Committee dealt with the following two applications together, as they were for the same site.

**EPF/0746/12CA 50 York Hill**  
**IG10 1JA**  
 John Downes Two storey side extension, demolition and replacement of garage into habitable room (Revised application)

**EPF/0747/12CA 50 York Hill**  
**IG10 1JA**  
 John Downes Conservation area consent for a two storey side extension, demolition and replacement of garage into habitable room (Revised application)

Cllrs J Angold-Stephens, C C Pond and C P Pond declared a personal but non-prejudicial interest in this application as they knew the neighbours.

The Committee had NO OBJECTION to this application as its previous objections on EPF/0297/12 and EPF/0372/12 had been addressed, and was pleased that the hedge was being retained. Members expressed a concern on the over-intensification of use of the front extension.

**EPF/0753/12 25 Mornington**  
**Road**  
**IG10 2AW**  
 Mr Ray Sullivan Certificate of lawful development for proposed two storey rear extension

The Committee NOTED this application and that the District Council had issued a Decision Notice granting the application was lawful.

**EPF/0771/12CA 77 Baldwins Hill**  
**IG10 1SN**  
 Mr Barry Wiseman Single storey side extension

The Committee had NO OBJECTION to this application.

**EPF/0783/12 1 Cleves Close**  
**IG10 3NN**  
 Dr Debasish Pyne Replace the current property border to the side of the house - a 2ft high 30ft long wall - with a 2m high fence to enclose grassed area

The Committee had NO OBJECTION to this application.

**EPF/0789/12 72 Englands Lane**  
**IG10 2QQ**  
 Mr David Miller Certificate of lawful development for a proposed side dormer window in a loft conversion

The Committee NOTED this application.

**EPF/0801/12 34 Sparelease Hill**  
**IG10 1BT**  
 Mr Spencer Gill Extensions and modifications to existing house involving, new orangery and semi basement to rear, first floor extensions to side and rear, remodelling of roof, extension to front at ground floor and first floor, new two storey bay to front and application of brick slips to front (Revised application)

The Committee had NO OBJECTION to this application but would like to see water harvesting features and consideration given to other conservation measures. Members additionally sought a suitable planting condition for the boundary treatment.



**PL8 Licensing Applications**

The Committee NOTED that the Epping Forest District Council Senior Licensing Officer has advised that, under amended guidance issued under Section 182 of the Licensing Act 2003 (April 2012), the Town Council could respond to licensing applications as an interested party.

**8.1 Notice of Application for a Variation of the Premises Licence in respect of Wm Morrison Supermarkets, 246-250 High Road, Loughton IG10 1RB.**

Cllrs J Angold-Stephens, Davies, Downing, C C Pond, C P Pond and Weston declared a personal but non-prejudicial interest in this item as they knew the member of the public who had written a letter to the Town Council.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the proposed variation to increase the hours permitted for the sale by retail of alcohol and opening times, and opposed the removal of conditions relating to the sale of alcohol times for Good Friday and Christmas Day. It considered this would have a detrimental effect on the High Road, contrary to the four licensing objectives:

- the prevention of crime and disorder
- public safety
- prevention of public nuisance
- the protection of children from harm

**8.2 Notice of Application for a New Premises Licence in respect of The Academy Football & Sports Limited of Langston Road, Loughton IG10 3TQ.**

The Committee NOTED this application.

**PL9 Enforcement and Compliance**

The Committee NOTED the reports.

Signed:.....

Dated: 11 June 2012



**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 11 June 2012 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
J Angold-Stephens J Bostock T Downing  
S Weston

**Officers:** Vivienne Messenger (Planning Committee Clerk)  
Penny Winslow (Administrative Assistant)

**PL10 Apologies for Absence**

Apologies for absence had been received from Cllrs Chalk and Davies.

**PL11 Confirmation of Minutes**

The Minutes of the meeting held on 21 May 2012 were CONFIRMED as a correct record and signed by the Chairman.

**PL12 Declaration of Interest**

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/879/12, EPF/880/12 and EPF/933/12 as members of the public had spoken to him as ward councillor on these applications.

**PL13 Matters for Report**

**13.1 Withdrawn application – EPF/0278/12 – 61 Smarts Lane, IG10 4BU – Two storey rear extension replacing an existing conservatory – Min no PL772.1**

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

**13.2 Withdrawn Enforcement Appeal – ENF/0598/11 – 23 Alderton Way, IG10 3EQ – Without planning permission the erection of a conservatory – Min no PL800.1**

The Committee NOTED the information received from the Planning Inspectorate.

**13.3 Amended plan – EPF/0783/12 – 1 Cleves Close, IG10 3NN – Replace the current property border to the side of the house - a 2ft high 30ft long wall - with a 2m high fence to enclose grassed area – PL6.1**

The Committee had NO OBJECTION to this amended application.

**13.4 Planning Applications (Appeals by Town and Parish Councils) Bill – Min no PL791.6**

The Committee AGREED to express support for this Bill that would give town and parish councils the right of appeal against the granting of planning permissions to which they had objected. The Planning Committee Clerk was asked to write to Peter Aldous MP and Neil Carmichael MP to urge them to support this Bill.

**13.5 Notice of Application for a Variation of the Premises Licence in respect of Zara Express, 23 The Broadway, Loughton IG10 3SP – Min no PL4.1.1 and Notice of Application to Vary the Premises Licence in respect of Luxe, 126 High Road, Loughton IG10 4BE – Min no PL4.1.2**

The Committee NOTED the information received from Epping Forest District Council that the premises licences would be determined by the Licensing Sub-Committee on Tuesday 12 June 2012 at 10.30am at the Civic Offices in Epping. Members AGREED the written representations already sent would suffice.

**13.6 Planning enforcement – 22 Stony Path, IG10 1SJ – Min no PL810**

The Committee NOTED the information received from the District Council Principal Planning Officer (Enforcement) that the scheme had “the potential to cause harm” by “overlooking of a neighbouring property from the rear dormer”. Members strongly disapproved of a building being erected to the detriment of neighbours without planning permission. Therefore, in light of the continued absence of a planning application, the Committee asked the District Council to take formal action to issue an enforcement notice.

**13.7 EPF/0585/12 – 5 Carroll Hill, IG10 1NL – Demolition of existing 2 storey detached house with basement and replacement with new proposed detached 2 storey house with basement, rooms in loft, and ancillary landscape works – Min no PL6.1**

Cllr C C Pond declared a personal but non-prejudicial interest in this application as members of the public had spoken to him previously on this proposal.

The Committee had NO OBJECTION to this amended application.

**13.8 EPF/0585/12 – Browns of Loughton, 199 High Road, IG10 1AA – Use of premises for purposes within Use Class A2 (Financial and Professional Services) and alterations to shop front – Min no PL6.1**

The Committee had NO OBJECTION to this amended application.

**13.9 EPF/0702/12 – 12 Firs Drive, IG10 2SL – Demolition of existing 3 bedroom detached chalet bungalow and replacement with 5 bedroom detached house – Min no PL6.1**

The Committee NOTED the information received from Epping Forest District Council that this application had been withdrawn.

**13.10 Members’ Expenses – Min no PL273.4 (2009/10)**

The Committee AGREED to pay the expenses incurred by Cllrs Bostock, Downing and Weston in the course of attending training sessions at Essex Association of Local Councils (EALC) and Epping Forest District Council.

**13.11 Notice of Application for a Variation of the Premises Licence in respect of Wm Morrison Supermarkets, 246-250 High Road, Loughton IG10 1RB – Min no PL8.1**

The Committee NOTED the information received from the legal company acting on behalf of Wm Morrison for this application. Members stated that if the proposed variation to permit the sale by retail of alcohol from 06.00 to 24.00 had been in line with the supermarket’s opening hours, they would have had no objection.

**PL14 Gambling Act 2005 – Consultation on Statement of Principles**

The Committee AGREED to defer this item to the next meeting as the consultation did not close until 1 August 2012.

**PL15 Planning Act 2008: Consultation on proposed changes to the suite of guidance documents for the major infrastructure planning regime**

The Committee NOTED the consultation.

**PL16 2013 Loughton Building Design Competition**

The Committee NOTED the annual award to recognise and reward individual examples of good design and construction. Members were invited to record details of meritorious schemes that arose during the year for submission by 31 January 2013.

**PL17 Planning Applications**

17.1 The following applications for planning permission were considered and the plans inspected.

- |   |   |   |
|---|---|---|
| <b>EPF/0869/12</b>  | <b>6 Habgood Road<br/>IG10 1HF</b><br>Mr & Mrs Mark<br>Kennerly                 | Two storey rear extension (amended from previous approval to provide gable end to the first floor extension)  |
| The Committee had NO OBJECTION to this application.   |   |   |
| <b>EPF/0877/12</b>  | <b>34 Sedley Rise<br/>IG10 1LT</b><br>Mr Paul Silvio                            | Demolition of conservatory and erection of rear single storey extension. Raising roof level to existing single storey building to side and single storey extension to front to form study                       |
| The Committee had NO OBJECTION to this application.   |   |   |
| <b>EPF/0879/12CA</b>  | <b>High Holly<br/>Kings Hill<br/>IG10 1JE</b><br>Mr Naeem Mushtaq               | Demolition of existing detached garage to side, proposed two storey side extension with pitched roofs and proposed vehicle gates  |
| The Committee NOTED a letter of concern from a member of the public.  |   |   |
| The Committee had NO OBJECTION to this application but requested a Method Statement to prevent damage to the hedges at this and nearby properties, which were a protected feature in the conservation area. |   |   |
| <b>EPF/0880/12CA</b>  | <b>High Holly<br/>Kings Hill<br/>IG10 1JE</b><br>Mr Naeem Mushtaq               | Conservation Area Consent for demolition of existing detached garage  |
| The Committee had NO OBJECTION to this application.   |   |   |
| <b>EPF/0883/12</b>  | <b>Sterling House<br/>Langston Road<br/>IG10 3TS</b><br>Mr Michael Amoo-Bediako | Change of use of 540m <sup>2</sup> of ground floor space from use for purposes within Use Classes B1, B2 and B8 (Business, Industry and Storage) to use for purposes within Use Class D2 (Assembly and Leisure) |
| The Committee would regret the loss of B1, B2 and B8 use should planning permission be granted by the Local Planning Authority.   |   |   |
| <b>EPF/0902/12</b>  | <b>16 Swan Lane<br/>IG10 4QW</b><br>Ms Janine Nathan                            | Single storey front extension to existing garage  |
| The Committee had NO OBJECTION to this application.   |   |   |
| <b>EPF/0919/12CA</b>  | <b>91 York Hill<br/>IG10 1HZ</b><br>Ms Georgina<br>Pomfrett                     | Demolition of existing single storey rear extension and erection of two storey rear extension (Previously approved in 1998)   |
| The Committee had NO OBJECTION to this application.   |   |   |







**PL21 Enforcement and Compliance**

The Committee NOTED the reports for the current enforcement cases as advised by the District Council in its weekly lists for 14 – 25 May and 28 May – 1 June 2012.

**Signed:**.....  
**Dated:** 25 June 2012

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 25 June 2012 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
 J Angold-Stephens (from Min no PL25) J Bostock  
 C Davies (from Min no PL25) T Downing  
 S Weston

**Officers:** Enid Walsh (Town Clerk)  
 Penny Winslow (Administrative Assistant)

2 members of the public

**PL22 Apologies for Absence**

No apologies for absence had been received.

**PL23 Confirmation of Minutes**

The Minutes of the meeting held on 11 June 2012 were amended at item PL13.4 to read in the final sentence "*The Planning Committee Clerk was asked to write to Peter Aldous MP and Neil Carmichael MP in support of this Bill*". The Minutes were CONFIRMED as a correct record and signed by the Chairman.

**PL24 Declaration of Interest**

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1065/12 as he had advised the applicant on the planning process in his capacity as ward member. Cllr Pond also declared a personal but non-prejudicial interest in EPF/1109/12 as he was slightly acquainted with the applicant.

Cllrs J Angold-Stephens and C Davies joined the meeting during the next item.

**PL25 Planning Applications**

The Committee AGREED to bring forward the following item, as members of the public were interested in this application.

**EPF/1065/12      52 Marjorams      Proposed two storey side addition**  
**Avenue**  
**IG10 1PU**  
 Mr & Mrs Mulholland

A member of the public with an interest in this application addressed the meeting.

The Committee had NO OBJECTION to this application but asked for a condition (as mentioned by the applicant) to be imposed requiring additional planting to fill the gap along the boundary with Maple Gate as shown on the Tree Constraints Plan between items G2 and T3.



**PL26 Matters for Report****26.1 Amended plans – EPF/0486/12 – 3 Church Hill, IG10 1QP – Change of use from dwelling (C3) to pre-school day-nursery (D1) - Amendments to previously approved scheme EPF/2102/11 comprising of erection of single storey front extension and new entrance, conversion of existing garage for teaching space and internal alterations – Min no PL801.1**

The Committee CONFIRMED the response made to Epping Forest District Council by the Planning Committee Clerk under delegated powers owing to time constraints on this planning application, which was as follows:

The Committee has NO OBJECTION to this application.

**26.2 Epping Forest District Council Assistant Director (Development), Planning Directorate – Min no PL5**

The Committee NOTED that Nigel Richardson, Assistant Director (Development), had been invited to address the Committee on Monday 9 July 2012. Councillors were asked to forward any questions and/or matters they would like to raise with Mr Richardson to the Planning Committee Clerk, no later than Wednesday 4 July 2012.

**26.3 Planning Enforcement – 22 Stony Path, IG10 1SJ – Min no PL810**

The Committee NOTED the information received from the District Council's Principal Planning Officer (Enforcement) and AGREED to reserve further comments until discussions with Nigel Richardson, Assistant Director (Development), at the next meeting.

**26.4 Members Expenses – Min no PL13.10**

The Committee APPROVED Cllrs Downing and Weston's attendance at a free seminar in the Francis Taylor Building, Inner Temple, London, on 28 June 2012 regarding the recent changes to licensing laws, to enable them to claim travel expenses.

**26.5 Epping Forest District Council Local Plan evidence base – Heritage Asset Review – Min no PL800.4**

The Chairman reported that the consultants had not considered the new conservation areas proposed by the Town Council merited that designation, but suggested they may be suitable for identifying as areas of special architectural interest.

Cllr C C Pond also drew members' attention to the forthcoming Public Consultation, Issues and Options for the Local Plan, which was taking place from 20 July – 30 September 2012.

**PL27 Gambling Act 2005 – Consultation on Statement of Principles**

The Committee NOTED the consultation.

**PL28 Planning Applications**

**28.1** The following applications for planning permission were considered and the plans inspected.

**EPF/0914/12**      **S & P Food & Wine**      Installation of Automated Teller Machine  
**70 Borders Lane**  
**IG10 3QX**  
 Ms Anne McDonald

The Committee had NO OBJECTION to this application.

**EPF/0922/12**      **S & P Food & Wine**      Advert consent for internally illuminated  
**70 Borders Lane**      fascia sign  
**IG10 3QX**

Ms Anne McDonald

The Committee had NO OBJECTION to this application.

**EPF/0985/12**      **32 Tycehurst Hill**      Proposed side and rear extension  
**IG10 1BU**

Mrs R Evans

The Committee had NO OBJECTION to this application but expressed concern regarding the potential loss of amenity and light to the neighbouring property owing to the height of the side extension.

**EPF/1049/12**      **23 Alderton Hill**      Front ground floor extension, ground floor  
**IG10 3JD**      rear conservatory, first floor rear  
Mr Zafar Iqbal      extension, loft conversion including  
4 front dormer windows and 3 gable end  
roof extensions at the rear, together with  
formation of second vehicular access at  
front of site

The Committee had NO OBJECTION to the proposed alterations to the building but OBJECTED to the massive and intrusive front gate and railings design. Members regretted the loss of planting and open nature of the current entrance, and suggested that the gates and railings should be much reduced in size with a suitable planting condition imposed.

**EPF/1064/12**      **228C High Road**      Change of use from a mixed use for  
**IG10 1ET**      purposed within use Classes A1(Retail) /  
Mr Steve Mucklow      B1(Office) to use for purpose within use  
Class D2 (Assembly and Leisure) to be  
used as a Yoga Studio

The Committee had NO OBJECTION to this application.

**EPF/1082/12**      **39 Hazelwood**      TPO/EPF/26/11  
**IG10 4ET**      T13 - Ash - Crown reduce by cutting  
Mrs R Chahal      branches by no more than 2 metres  
where branches are under 75 millimetres  
in diameter

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.

**EPF/1083/12**      **6 Southview Road**      Certificate of lawful development for  
**IG10 3LG**      proposed rear extension to dwelling  
Mr Daniel Kendrick      house and extension to rear detached  
garage

The Committee NOTED this application. However concern was expressed about the lack of detail on the use and extension of the detached garage to form a "summer house". The Committee did not believe it was within permitted development rights to change use in this way. Planning Officers were asked to

include a condition to prevent residential occupation of the former garage/proposed summer house.

<b>EPF/1090/12</b>	<b>Chigwell Lane Service Station The Broadway IG10 3ST</b> BP Oil (UK) Ltd	Infill extension to the sales building, replacement underground tanks and alterations to the forecourt and car parking
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The Committee had NO OBJECTION to this application.

<b>EPF/1115/12</b>	<b>12 Firs Drive IG10 2SL</b> Mr Don Bishop	Demolition of existing 3 bedroom detached chalet bungalow and replacement with 4 bedroom detached house (Revised application)
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The Committee had NO OBJECTION to this application.

## 28.2 Determinations and Works to Trees in Conservation Areas:

<b>EPF/1109/12</b>	<b>23 Forest Way IG10 1JG</b> Miss Juliette Raine	Sycamore - Lift crown
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The Committee NOTED the application.

<b>EPF/1171/12</b>	<b>16 Baldwins Hill IG10 1SA</b> Mr Ewart Ross	Apple - Crown reduce by 1.5 metres Field Maple - Crown reduce by 1.5 metres
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The Committee NOTED the application.

## PL29 Decisions

### 29.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

## PL30 Licensing Applications

No licensing applications had come to officers' attentions.

## PL31 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly lists for 4 – 15 June and 18 – 22 June 2012.

Signed:.....

Dated: 9 July 2012

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 9 July 2012 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
 J Bostock M Chalk  
 C Davies (from Min no PL36) S Weston (from Min no PL35.3)

**Also in attendance:**

**Councillors:** D Wixley (until Min no PL37.1)

**Officer:** Vivienne Messenger (Planning Committee Clerk)

Nigel Richardson, Assistant Director (Development), Planning Directorate, Epping Forest District Council

**PL32 Apologies for Absence**

Apologies for absence had been received from Cllrs J Angold-Stephens and Downing.

**PL33 Confirmation of Minutes**

The Minutes of the meeting held on 25 June 2012 were CONFIRMED as a correct record and signed by the Chairman.

**PL34 Declaration of Interest**

Further to the adoption of the Code of Conduct by the Council on 4 July 2012, as required under the Localism Act 2011, Cllr C C Pond declared a non-pecuniary interest in EPF/1143/12CA as he had been consulted by the applicant on an earlier application, as ward member, but not the current application.

Cllr Wixley declared a non-pecuniary interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. He stated that any view he gave at this meeting would be considered afresh if the application came before a District Council committee, in the light of all the evidence available at the time.

**PL35 Matters for Report**

**35.1 Notice of CLD Appeal – EPF/0187/12 – 4 Ripley View, IG10 2PB – Certificate of lawful development for existing use of land as residential curtilage of 4 Ripley View, as an access way – Min no PL764.1**

The Committee NOTED the information received from the Planning Inspectorate and restated its comments previously made, which were:

*The Committee NOTED this application. However, as members understood the situation, the land was part of the residential curtilage of the previous house on the site called Debden Hall that was demolished in 1963. In the Committee's opinion, that use ceased with the granting of planning permission for the present dwellings known as Ripley View.*

**35.2 Withdrawn application – EPF/0362/12 – 23 Church Hill, IG10 1QP – Rear first floor extension (Amended scheme proposing a wider extension than that previously approved under EPF/1262/12) – Min no PL783.1**

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

Cllr Weston joined the meeting during the next item.

**35.3 EPF/0842/12 – 31 Traps Hill, IG10 1SZ – Demolition and removal of existing dwelling house and erection of replacement – Min no PL6.1**

The Committee NOTED that the Planning Committee Clerk had submitted an application to English Heritage to nominate the property as a heritage asset for addition to the National Heritage List for England.

**35.4 EPF/0733/12CA – Fifteen Public House, 15 York Hill, IG10 1RL – Proposed car park – Min no PL6.1**

The Planning Committee Clerk reported that she had spoken to the District Council Planning Officer regarding the unsigned ownership section on this planning application. Although the application should not have been registered, this would not stop the application process since the applicant/agent would be asked to call in and sign as necessary. However, the Planning Officer advised that this application was being withdrawn and that another application would be submitted in due course.

Cllr Davies joined the meeting.

**PL36 Epping Forest District Council Assistant Director (Development), Planning Directorate – Min no PL5**

The Chairman introduced Mr Nigel Richardson, the Assistant Director (Development), Epping Forest District Council, who had been invited to address the Committee. Members were particularly interested in planning enforcement and Mr Richardson outlined the District Council's planning enforcement policy, which could also be viewed on its website. He advised when planning application fees were waived and that details of the District Council's planning application charges were available on the website. Moreover, a new and improved website was in the process of being launched. Various other questions were asked covering topics on: the new National Planning Policy Framework and what development was sustainable under NPPF; permitted development rights with regard to the CLD process; recent problems encountered with iPlan over plans not being live on the website; problems that arose when plans were projected at meetings and that paper plans were still actively used as a back-up; and concerns on the use of outbuildings as habitable buildings.

The Chairman thanked Mr Richardson for attending the meeting and giving members this opportunity.

**PL37 Planning Applications**

**37.1** The following applications for planning permission were considered and the plans inspected.

**EPF/0980/12      36 Meadow Road      Single storey rear and side extension**  
**IG10 4HX**  
 Dr Felix Bohles

The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to this application but for reasons of security



Mr Robert Short

The Committee had NO OBJECTION to this application.

**EPF/1135/12**      **105 Greensted Road**      Single storey side extension  
**IG10 3DJ**

Mr Tahir Ahmet

The Committee had NO OBJECTION to this application.

**EPF/1140/12**      **39 Roding Gardens**      Certificate of lawful development for a  
**IG10 3NH**      proposed rear dormer window in a loft  
conversion

Mr Paul Fegan

The Committee NOTED this application and asked for the District Council Planning Officer to check the original permitted development rights for the Hanbury Estate.

**EPF/1143/12CA**      **79 York Hill**      Single storey side and rear extensions  
**IG10 1HZ**      with rear decking area (Revised  
application)

Mr Clive & Mrs  
Pauline Deen

The Committee preferred the use of brick, for which planning permission was granted on the previous application, EPF/1515/11. Members considered this was more in keeping for the pair of cottages and more appropriate for its key position in the conservation area.

**EPF/1147/12**      **87 Southern Drive**      Two storey side extension and two storey  
**IG10 3BX**      and single storey rear extension

Mr Joe Sayed

The Committee had NO OBJECTION to this application.

**EPF/1207/12**      **68 Wellfields**      Two storey side and rear extension, with  
**IG10 1NY**      first floor rear roof terrace, and erection of  
outbuilding in rear garden for additional  
accommodation

Mr Omer Topcu

The Committee had NO OBJECTION to the proposed works to the house. However, members were very concerned that the height of the proposed roof of the outbuilding was six metres. This was considered out of proportion for an outbuilding situated halfway down the garden and against the boundary with the neighbouring property lower down the hill, thus potentially increasing its impact.

Members also expressed concern for possible noise nuisance from the outbuilding to be used for family gatherings and asked for a condition to restrict its use as an ancillary to the main building.

The Committee AGREED to suspend Standing Order number 1.4. and AGREED to conclude the meeting by 9.40pm.

**EPF/1218/12**      **8 The Summit**      TPO/EPF/5/93  
**IG10 1SW**      Pine - Fell

Mr Ivan Browne

The Committee NOTED the contents of a letter of support.

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.





**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 23 July 2012 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
 J Angold-Stephens J Bostock M Chalk  
 T Downing S Weston  
 H Mann (as substitute for Cllr Davies)

**Officers:** Vivienne Messenger (Planning Committee Clerk)  
 Penny Winslow (Administrative Assistant)

**PL41 Apologies for Absence**

Apologies for absence had been received from Cllr Davies. The Planning Committee Clerk reported that Cllr Mann had been nominated as Cllr Davies' substitute for this meeting.

**PL42 Confirmation of Minutes**

The Minutes of the meeting held on 9 July 2012 were CONFIRMED as a correct record and signed by the Chairman.

**PL43 Declarations of Interest**

Cllrs Mann and C C Pond declared a non-pecuniary and non-prejudicial interest in Supplementary Agenda item 7.1, Notice of Application for a Variation of the Premises Licence under the Licensing Act 2003 in respect of Fifteen Public House, 15 York Hill, IG10 1RL, as they had been approached by a number of residents about these premises.

**PL44 Matters for Report**

**44.1 Notice of Appeal – EPF/2365/11 – 4 Ripley View, IG10 2PB – Removal of condition 1 of planning permission granted under EPF/1186/07 (Retention of 0.3m of pitched roof to outbuilding and retention of existing garden wall) prohibiting use as separate dwelling or for habitable use – Min no PL753.1**

The Committee NOTED the information received from the Planning Inspectorate.

**44.2 Withdrawn applications:**

**EPF/0733/12CA – Fifteen Public House, 15 York Hill, IG10 1RL – Proposed car park – Min no PL35.4**

**EPF/0879/12CA – High Holly, Kings Hill, IG10 1JE – Demolition of existing detached garage to side, proposed two storey side extension with pitched roofs and proposed vehicle gates – Min no PL17.1**

**EPF/0880/12CA – High Holly, Kings Hill, IG10 1JE – Conservation Area Consent for demolition of existing detached garage – Min no PL17.1**

**EPF/0914/12 – S & P Food & Wine, 70 Borders Lane, IG10 3QX – Installation of Automated Teller Machine – PL28.1**

**EPF/0922/12 – S & P Food & Wine, 70 Borders Lane, IG10 3QX – Advert consent for internally illuminated fascia sign – PL28.1**



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**EPF/1233/12**      **Fairview**  
**Pollards Close**  
**IG10 4RF**  
Mrs J Spindlow

Extension of time limit to EPF/0805/09  
(First floor side extension)

The Committee had NO OBJECTION to this application.

**EPF/1260/12**      **31 Tycehurst Hill**  
**IG10 1BX**  
Mr John Bonning

Three storey rear extension, first floor  
side extension, loft conversion with roof  
extensions and extended rear patio

The Committee expressed concern on the overdevelopment of the site and its effect  
on the streetscene.

**EPF/1270/12CA**    **59 Staples Road**  
**IG10 1HR**  
Ms Arabelle  
Towndrow

Replace existing pebble dash on wall to  
side elevation with fully sealed cream  
coloured render

The Committee had NO OBJECTION to this application.

**EPF/1274/12**      **107 The Lindens**  
**IG10 3HU**  
Mr Jan Hatt

Part two storey, part single storey rear  
extension

The Committee had NO OBJECTION to this application.

#### **45.2 Determinations and Works to Trees in Conservation Areas**

**EPF/1327/12**      **23 Forest Way**  
**IG10 1JG**  
Mr Steven Rowland

T1 - Weeping Ash - Crown reduce height  
by 1 - 1.5 metres and spread by  
approximately 1.5 metres where possible  
T2 - Laurel and Yew - Reduce to  
approximately 11 feet and trim  
T3 - Yew - Re-trim by up to 0.5 metres  
T5 - Holly - Trim back overhang by up to  
1 metre over shed roof

The Committee NOTED this application.

#### **45.3 Others – provided for information only – EPF/1213/12 and EPF/1229/12**

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

#### **PL46 Decisions**

##### **46.1 Decisions by Epping Forest District Council**

The Planning Decisions received from Epping Forest District Council were  
NOTED.

#### **PL47 Licensing Applications**

##### **47.1 Notice of Application for a Variation of the Premises Licence under the Licensing Act 2003 in respect of Fifteen Public House, 15 York Hill, IG10 1RL.**

After a brief discussion of the issues, the Committee AGREED to defer this  
item until the next meeting, as the Epping Forest District Council Licensing  
Office required representations by 16 August 2012.

**PL48 Enforcement and Compliance**

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly lists for 9 – 13 and 16 – 20 July 2012.

**Signed:.....**

**Date: 6 August 2012**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 6 August 2012 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
 J Angold-Stephens      J Bostock      M Chalk  
 C Davies      T Downing      S Weston

**Officers:** Vivienne Messenger (Planning Committee Clerk)  
 Penny Winslow (Administrative Assistant)

**PL49 Apologies for Absence**

No apologies for absence had been received.

**PL50 Confirmation of Minutes**

The Minutes of the meeting held on 23 July 2012 were CONFIRMED as a correct record and signed by the Chairman.

**PL51 Declarations of Interest**

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in Agenda item 4.1, Notice of Application for a Variation of the Premises Licence under the Licensing Act 2003 in respect of Fifteen Public House, 15 York Hill, IG10 1RL, as he had been approached by a number of residents about these premises.

Cllr C C Pond also declared a non-pecuniary and non-prejudicial interest in EPF/1372/12 as he was slightly acquainted with the applicant.

Cllr C C Pond declared a non-pecuniary but prejudicial interest in EPF/1385/12 as his neighbour was the applicant.

**PL52 Matters for Report**

**52.1 Licensing Application – Notice of Application for a Variation of the Premises Licence under the Licensing Act 2003 in respect of Fifteen Public House, 15 York Hill, IG10 1RL – Min no PL47.1**

The Committee NOTED the contents of 22 letters of objection from persons living in the vicinity of the premises.

The Committee AGREED with the complaints raised by residents and strongly OBJECTED to this licensing application on all four of the District Council's licensing objectives, as an interested party.

**The prevention of public nuisance** – as the establishment was becoming more of a club than a public house that was attracting large numbers of patrons and causing traffic congestion, this was considered inappropriate in a residential and designated conservation area. Many patrons congregated outside the premises, using the outdoor seating area installed in place of former parking spaces as well as the established garden. The noise of loud music coming from open windows and doors in the premises was already causing a nuisance to neighbouring properties.

**The prevention of crime and disorder** – from late night arguments amongst patrons that were heard by residents and were likely to be compounded by the extension of the licensing hours.

**Public safety** – owing to inconsiderate parking in an already congested area, particularly in York Hill, York Crescent, Kings Green, Queens Road and Staples Road. There were concerns that this would prevent the access of emergency vehicles, and that taxis blocked York Hill when dropping off and picking up passengers. There was an increased safety risk to pedestrians walking in the road to avoid cars parked on the pavements and residents found walking past noisy crowds was intimidating.

**The protection of children from harm** – from the increased hazard of discarded and broken glass littering the surrounding streets.

The Committee considered the planned extension to the licensing hours and to licence recorded music would be further detrimental to residents and asked that if the application was granted, the use of both outdoor seating areas late at night should be entirely prohibited.

**52.2 Withdrawn application – EPF/0994/12 – 6 Woodland Road, IG10 1HJ – Two storey rear extension and a first floor side addition with a new front porch to match existing – Min no PL17.1**

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

**52.3 Heritage Asset Review – Min no PL26.5**

The Chairman reported that the full results of the District Council's Heritage Asset Review had now been published on the website at: [www.eppingforestdc.gov.uk/index.php/home/file-store/category/300-heritage-asset-review](http://www.eppingforestdc.gov.uk/index.php/home/file-store/category/300-heritage-asset-review)

He stated that he had written to the District Council as it had not included photographic evidence submitted for the York Hill Conservation Area, nor any details save photographic evidence for the Staples Road Conservation Area. Whilst the Heritage Asset Review had not been very positive towards any additional conservation areas in Loughton, the review had suggested areas of townscape merit and special planning concern instead. The Committee would need to press District Council officers for a mechanism for designating these in the Local Plan process.

**52.4 Local Plan – Issues and Options – Min no PL26.5**

The Chairman reported that a special meeting was trying to be arranged with the District Council Forward Planning team to discuss this important matter and that the Committee's next meeting on 3 September 2012 was a likely choice.

**PL53 Epping Forest District Council Planning our Future: Community Choices – Issues and Options for the Local Plan**

The Committee RESOLVED to respond to the consultation before the deadline at noon on 15 October 2012, and NOTED that an additional staffed public drop-in session on the consultation would be held in the Town Council's chamber on 18 September 2012 from 5pm to 9pm.

**PL54 Planning Applications**

**54.1** The following applications for planning permission were considered and the plans inspected.

**EPF/1099/12**      **290 Willingale Road**      Rear conservatory  
**IG10 2BP**  
 Miss Theresa  
 Walstow

The Committee had NO OBJECTION to this application.

**EPF/1133/12**      **Essex County**                      Illuminated signage, 2 x fascia signs  
**Council**  
**Amshold House**  
**Goldings Hill**  
**IG10 2RW**  
 Mr James Hughes

The Committee had NO OBJECTION to this application but asked for lower illuminance levels and that the lighting be turned off at 11.30pm with no overnight illumination.

**EPF/1246/12**      **52 Sedley Rise**                      Front extension to garage  
**IG10 1LT**  
 Mr Paul Parello

The Committee expressed a concern for the amenities of the neighbour at no 54 Sedley Rise from this front extension, and its effect on the streetscene.

**EPF/1277/12**      **25 Mornington**                      Erection of two storey side and two  
**Road**                                      storey rear extensions (as an amendment  
**IG10 2AW**                                      to previously approved schemes)  
 Mr Ray Sullivan

The Committee would prefer the front extension to be stepped down and back, to emphasise its subsidiarity to the streetscene, as it was considered too overbearing.

**EPF/1290/12**      **56 Hill Top**                              Rear/side ground floor extension along  
**IG10 1PX**                                      with raised timber decking  
 Mr John Waites

The Committee had NO OBJECTION to this application.

**EPF/1291/12**      **56 Hill Top**                              Certificate of lawful development for hip  
**IG10 1PX**                                      to gable roof alteration and rear dormer  
 Mr John Waites                              window in a loft conversion

The Committee NOTED this application.

**EPF/1323/12**      **Elm Cottage**                              Grade II listed building application for  
**Debden Road**                              erection of a Blue Heritage Plaque  
**IG10 2NY**                                      adjacent to front ground floor window  
 Mrs Enid K Walsh

The Committee NOTED this application as the Town Council was the applicant.

The Committee dealt with the following two applications together as they were for the same site.

**EPF/1329/12**      **Bruce Bookmakers**      Installation of Automated Teller Machine  
**68 Borders Lane**  
**IG10 3QX**  
 Bank Machine

**EPF/1330/12**      **Bruce Bookmakers**      Advert consent for internally illuminated  
**68 Borders Lane**      fascia sign  
**IG10 3QX**  
 Bank Machine

The Committee NOTED the amended address for these applications and reiterated its previous comments made for EPF/0914/12 and EPF/0922/12, which were:

The Committee had NO OBJECTION to this application.

Cllr Davies declared a non-pecuniary but prejudicial interest in the next item as she was acquainted with the owner of a neighbouring property, and left the meeting.

**EPF/1338/12**      **27 Honeycroft**      Single storey side extension, bay window  
**IG10 3PR**      to existing front elevation (together with  
 Mr Mark Long      permitted development rear dormer  
    windows)

The Committee had NO OBJECTION to this application.

Cllr Davies rejoined the meeting.

**EPF/1343/12**      **Superdrug Stores**      Illuminated fascias and projecting signs  
**PLC**  
**6 Centric Parade**  
**200 High Road**  
**IG10 1DN**  
 Superdrug

The Committee had NO OBJECTION to this application.

**EPF/1348/12**      **Clinton Cards PLC,**      Internally illuminated fascia sign above  
**The Crystal**      first floor on existing office building, and  
**Building**      non-illuminated totem pole sign at  
**Langston Road**      entrance to site in Langston Road  
**IG10 3TH**  
 Miss Victoria  
 Rodriguez

The Committee had NO OBJECTION to this application.

**EPF/1358/12**      **14 Eleven Acre Rise**      Single storey basement (and associated  
**IG10 1AN**      works) below extended kitchen/dining  
 Mr Kevin O'Connor      room, single storey rear extension and  
    two storey side extension

The Committee had NO OBJECTION to this application.

**EPF/1362/12**      **67 Queens Road**      Two storey rear extension  
**IG10 1RR**  
 Mr Paul Walden

The Committee expressed concern for the amenities of the neighbour at no 69 as it considered the proposal might breach the 45 degree rule.

The Committee had found the plans were difficult to interpret both because of



differences of levels and because they were unclear when projected.

**EPF/1372/12CA 43 York Hill** TPO/EPF/03/87  
**IG10 1HZ** T9 - Lime - Remove epicormic growth.  
 Mrs Angela Harding Thin 25%, reduce lower half of crown by  
 approximately 2 metres

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.

**EPF/1381/12 156 Chester Road** Certificate of lawful development for a  
**IG10 2LY** proposed rear dormer window in a loft  
 Ms Kerri Chaplin conversion

The Committee NOTED this application.

**EPF/1390/12 43 Traps Hill** New front boundary wall with a gated  
**IG10 1TB** entry  
 Mr Paolo Ingraio

The Committee OBJECTED to this application as it considered the proposal deleterious to the streetscene, and was wholly undesirable urbanisation at this location where informal and open hedges were flourishing.

**EPF/1392/12 3 Langley Meadows** Conversion of integral garage to  
**IG10 2DL** habitable room  
 Mr Michael Mooney

The Committee had NO OBJECTION to this application.

**EPF/1421/12CA Holmwood** TPO/EPF/13/92  
**Steeds Way** T1 - Scots Pine - Selective reduction of  
**IG10 1HX** lower branches as specified  
 Mr Dean Seacombe

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.

## 54.2 Determinations and Works to Trees in Conservation Areas

**EPF/1385/12CA The Coach House** T1 - Cherry - Fell  
**9 Staples Road**  
**IG10 1HP**  
 Mr Simon Tinker

The Committee NOTED this application.

**EPF/1424/12CA Holmwood** Hornbeam - Reduce crown by 25%,  
**Steeds Way** remove branches from telephone wire  
**IG10 1HX** Bay - Crown reduce 20%, reduce height  
 Mr Dean Seacombe and shape Leylandii - Crown reduce  
 approximately 25%

The Committee NOTED this application.

**54.3 Others – provided for information only – EPF/1215/12, EPF/1273/12 and EPF/1299/12**

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

**PL55 Decisions**

**55.1 Decisions by Epping Forest District Council**

No Planning Decisions had been received from Epping Forest District Council.

**PL56 Licensing Applications**

**56.1 Notice of Application for a Variation of the Premises Licence under the Licensing Act 2003 in respect of Café Rouge, 179 High Road, Loughton, IG10 4LF.**

The Committee NOTED this application.

**56.2 Notice of Application for a Variation of the Premises Licence under the Licensing Act 2003 in respect of White Bull Brasserie Ltd, 2 Centric Parade, 200 High Road, IG10 1DN.**

As an interested party, the Committee OBJECTED to this application on the grounds of public nuisance and public safety. Members were concerned by the variations sought on the sale of alcohol and late night refreshment, the introduction of live music, recorded music and the provision of the facilities for dancing, in addition to lengthening the opening hours, as there were already other nightclub establishments in the High Road.

The restaurant was also close to residential flats and members feared that complaints of broken glass, urination and litter in Jackson Alley would increase and these problems would thus be exacerbated. The Committee considered there was insufficient parking and that no provision of door supervisors was apparent.

**PL57 Enforcement and Compliance**

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 23 – 27 July 2012.

**PL58 Training and Conferences**

The Committee APPROVED the attendance of the following councillors at the meetings below to enable them to claim travel expenses:

- i. Cllr J Angold-Stephens at the Chairmen's Day 1 course on 13 September 2012 organised by the Essex Association of Local Councils in Great Dunmow;
- ii. Cllr P Abraham at the Code of Conduct course on 1 October 2012 in Epping organised by Epping Forest District Council.
- iii. Cllr S Weston at the Budget and Precept course on 9 October 2012 organised by the Essex Association of Local Councils in Great Dunmow.

Signed:.....

Date: 3 September 2012

## LOUGHTON TOWN COUNCIL

### PLANNING AND LICENSING COMMITTEE

**MINUTES of the Meeting held on Monday 3 September 2012 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
 J Bostock M Chalk C Davies (from Min no PL62)  
 T Downing S Weston  
 J Jennings (as substitute for J Angold-Stephens)

**Also in attendance:**

**Councillors:** L Girling (until Min no PL63) S Pewsey (until Min no PL63)  
 D Wixley (until Min no PL66.1 – EPF/1541/12)

**Officers:**

Enid K Walsh (Town Clerk) (until Min no PL63)  
 Vivienne Messenger (Planning Committee Clerk)

S King and A Thorn – Epping Forest District Council  
 1 member of the public

**PL59 Apologies for Absence**

Apologies for absence had been received from Cllr J Angold-Stephens. The Planning Committee Clerk reported that Cllr Jennings had been nominated as Cllr Angold-Stephen's substitute for this meeting.

**PL60 Confirmation of Minutes**

The Minutes of the meeting held on 6 August 2012 were CONFIRMED as a correct record and signed by the Chairman.

**PL61 Declarations of Interest**

Cllrs Bostock and C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/1524/12 as they were slightly acquainted with the applicant.

The Committee AGREED to bring forward the following item as District Council officers had been invited to address members.

Cllr Davies joined the meeting during the next item.

**PL62 Epping Forest District Council Planning our Future: Community Choices – Issues and Options for the Local Plan**

Members received a presentation from the District Council Forward Planning Officers on the issues and options for the new Local Plan, which is currently under consultation. Officers informed members that, although Loughton was the largest settlement, there was little capacity for growth and the potential development options for Loughton/Debden shown in the Consultation Document in diagram 4.3 were a starting point for discussion, based on the Broadway Development and Design Brief completed in 2008. The District Council had a duty to co-operate and consult with neighbouring authorities. It was working with Harlow to see if there was a mutually acceptable way for growth.

Officers explained that the Government's National Planning Policy Framework (NPPF) would come into force in April 2013, and it was important that a statement of intent had been issued including details of five years of housing supply for the area. The District Council envisaged that a draft Local Plan of the preferred options would be available by early next summer.

A short question and answer session followed during which members raised several questions including their concerns that many households did not appear to have received through their letterbox the District Council's flyer advertising this consultation. As most of the members present stated they had not had this delivered, Forward Planning Officers asked the Planning Committee Clerk for a list of members' addresses to check with the distribution company, which used GPS tracking on all its deliveries.

The Town Clerk expressed concern that the evidence base used for the Open Spaces audit prepared in 2009, had not been fully updated by the consultants and that amendments she had submitted had not been included in the evidence.

The District Council Officers said the preferred option for response was by completion of the questionnaire on its website, which could be posted back, and that any written response by email or letter would be included as well.

The Chairman thanked the District Council Forward Planning Officers for the presentation and answering members' questions.

Cllrs Girling and Pewsey, and the Town Clerk left the meeting.

#### **PL63 Matters for Report**

##### **63.1 Notice of Appeal – EPF/2371/11 – 22 Forest Road, IG10 1DX – Change of use of former tool shop (A1 retail shop) to A3 (restaurant/cafe use) – Min no PL727**

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

##### **63.1.1 Notice of Appeal – EPF/0485/12 – Land to rear of 92 & 94 Roding Road, IG10 3EF – Erection of two bedroom one and a half storey detached dwelling with one off streetcar parking space (Revised application) – Min no PL799**

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

##### **63.2 Licensing Application – Notice of Application for a Variation of the Premises Licence under the Licensing Act 2003 in respect of Fifteen Public House, 15 York Hill, IG10 1RL – Min no PL52.1**

The Committee AGREED to nominate Cllr C P Pond to represent the Town Council at Epping Forest District Council's Licensing Sub-Committee meeting to be held on 5 September 2012 at 10.30am in the Civic Offices, High Street, Epping.

##### **63.3 Licensing Application – Notice of Application for a Variation of the Premises Licence under the Licensing Act 2003 in respect of White Bull Brasserie Ltd, 2 Centric Parade, 200 High Road, IG10 1DN.**

The Committee was asked if it wished to nominate a representative to speak against the licensing application at Epping Forest District Council's Licensing Sub-Committee meeting to be held on 5 September 2012 at 10.30am in the

Civic Offices, High Street, Epping. Members AGREED to nominate Cllr C P Pond to represent the Town Council.

#### **63.4 Licensing Applications – Min no PL8**

The Planning Clerk reported that the District Council had reviewed its procedures regarding representations made by interested parties to the Licensing Authority on licensing applications. To ensure that all representations made would meet the requirements of the Licensing Act 2003, in future the full addresses of those making representations would be published in the reports attached to the agenda. This would also follow the procedure already adopted by the majority of local authorities.

#### **PL64 Epping Forest District Council Planning our Future: Community Choices – Issues and Options for the Local Plan**

The Chairman had compiled a draft response to the consultation and asked the Planning Committee Clerk to email this to Committee members for consideration. Preparation of the Council's response would commence at the next meeting.

#### **PL65 Planning Applications under delegated powers**

<b>EPF/1411/12</b>	<b>25 St Nicholas Place IG10 1BF</b> Mr Brendan McParland	Certificate of Lawful Development for a proposed rear dormer window in a loft conversion
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The Committee CONFIRMED the response made to Epping Forest District Council by the Planning Committee Clerk under delegated powers owing to time constraints on this planning application, which was that:

The Committee NOTED this application.

#### **PL66 Planning Applications**

**66.1** The following applications for planning permission were considered and the plans inspected.

<b>EPF/0399/12</b>	<b>Browns of Loughton 43 Oakwood Hill Industrial Estate Oakwood Hill IG10 3TZ</b> Mrs Christine Brown	Conversion of first floor workshop to office
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The Committee had NO OBJECTION to this application.

<b>EPF/1412/12</b>	<b>17 Prescott Green IG10 2AQ</b> Mr Fage	Single storey front extension
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The Committee had NO OBJECTION to this application.

<b>EPF/1413/12</b>	<b>15 Prescott Green IG10 2AQ</b> Mr L Barnes	Single storey front extension
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The Committee had NO OBJECTION to this application.

- EPF/1415/12**      **10 River Way**      Single storey rear extension  
**IG10 3LH**  
Mrs Michelle Bendall  
The Committee had NO OBJECTION to this application but disliked the flat roof, which increased the potential for criminal activity.
- EPF/1417/12**      **Loughton Fire**      Replacement of existing windows and  
**Station**      doors to fire station building and  
**Old Station Road**      alterations to existing entrance path to  
**IG10 4PE**      provide 'level' approach to main front  
Mr John Philpot      entrance door  
The Committee had NO OBJECTION to this application.
- EPF/1431/12**      **61 Tycehurst Hill**      Loft conversion, including change of  
**IG10 1BZ**      hipped roof to hipped gable and rear  
Mr Neil Walker      dormer  
The Committee considered the proposed hipped gable roof with rear dormer would appear top-heavy and not enhance the property or improve the streetscene.
- EPF/1444/12**      **7 Englands Lane**      Change of use and extension of  
**IG10 2QX**      commercial use at ground floor, and  
Highgate Pub      extension to 2 no. bedroom self-  
Company Ltd      contained flat  
If the intention was to convert the ground floor to residential use, the Committee had no objection. However, members expressed concern that the flat roof design of the rear extension could give direct access to the flat above. The Committee asked for additional landscaping at the front if possible.
- EPF/1460/12**      **21 Tewkesbury**      Conversion of garage to dining room  
**Close**  
**IG10 3NT**  
Mrs G Davies  
The Committee had NO OBJECTION to this application.
- EPF/1472/12**      **21 Harwater Drive**      Certificate of lawful development for a  
**IG10 1LP**      proposed single storey rear extension  
Mrs Lee Mackie      and single storey side extension  
The Committee NOTED this application.
- EPF/1478/12**      **251A High Road**      Change of use of first floor flat (Use class  
**IG10 1AD**      C3) to Patisserie Training School (Use  
Mrs Latifabai      class D1)  
Hassanali  
The Committee NOTED the contents of a letter of objection from a member of the public.  
  
The Committee OBJECTED to the loss of residential accommodation and the intrusion of the proposal on the amenities of the neighbouring properties in Priory Road and Brooklyn Avenue.
- EPF/1480/12**      **12 Bushfields**      Certificate of lawful development for  
**IG10 3JS**      proposed hip to gable roof extension with  
Mr Luke Williams      rear dormer in connection with a loft  
conversion  
The Committee NOTED this application.

**EPF/1500/12**      **61 Church Lane**      First floor side extension  
**IG10 1NP**  
 Mr Rajeev Adrian

The Committee had NO OBJECTION to this application.

**EPF/1505/12**      **Coffee Shop &**      Variation of condition 2 'opening hours' of  
**Patisserie**      EPF/0820/07 to increase the opening  
**40 The Broadway**      hours to 8am to 12am Monday to Sunday  
**IG10 3ST**  
 Mr Abbas Balta

Cllrs Chalk, Davies, Downing, Jennings, C C Pond, Weston and Wixley declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the proposed closing time of 12 midnight to avoid disturbance to residents in the flats above the premises, but had no objection to the restaurant remaining open until 10.30pm every evening.

**EPF/1522/12**      **18 Roding Road**      Rear ground floor extension  
**IG10 3ED**  
 Mr Joseph Daly

The Committee had NO OBJECTION to this application.

**EPF/1523/12**      **18 Roding Road**      Certificate of lawful development for  
**IG10 3ED**      proposed loft conversion with rear dormer  
 Mr Joseph Daly

The Committee NOTED this application.

**EPF/1524/12**      **18 The Drive**      Demolition of existing rear extension and  
**IG10 1HB**      erection of new rear extension  
 Mr Roger Penn

The Committee had NO OBJECTION to this application.

**EPF/1535/12**      **The Mount**      Grade II listed building application for  
**Debden Green**      rendering to elevations  
**IG10 2NY**  
 Mr Simon Edwards

Cllr Wixley declared a non-pecuniary and non-prejudicial interest in this item as he knew the applicant.

If, in the opinion of the County Council's Historic Buildings Advisor, the rendering would not detract from the historical integrity of the building, then the Committee would have no objection.

Cllr Wixley left the meeting during the next item.

**EPF/1541/12**      **21 Upper Park**      Demolition of existing house and erection  
**IG10 4EY**      of new two storey dwelling with loft  
 Mr Jay Rutland      accommodation

In relation to the streetscene and the surrounding properties, the Committee preferred the style of the existing dwelling, or the design of the existing dwelling including the works approved for planning application EPF/2462/10.

**EPF/1554/12**      **27 Colebrook Gardens**      Retrospective consent for erection of garden shed in rear garden  
**IG10 2HS**  
 Mr A Ali

The Committee had NO OBJECTION to this application but disliked its retrospectivity and asked for a condition preventing occupation as a dwelling.

The Committee AGREED to suspend Standing Order number 1.4. and AGREED to conclude the meeting by 9.35pm.

**EPF/1557/12**      **46 Valley Hill**      Rear extension  
**IG10 3AL**  
 Mr Simon Thame

The Committee had NO OBJECTION to this application.

## 66.2 Others – provided for information only

**EPF/1506/12**      **Coffee Shop & Patisserie**      Application for approval of details reserved by condition 3 'extraction fan', condition 4 'noise levels' and condition 6 'refuse storage' of EPF/0820/07 (change of use)  
**40 The Broadway**  
**IG10 3ST**

Cllrs Chalk, Davies, Downing, Jennings, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The committee NOTED the contents of a letter of objection.

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

**EPF/1530/12**      **5 Carroll Hill**      Application for approval of details reserved by condition 6 'Wheel Washing', 8 'Landscaping' and 9 'Tree Report' of planning permission EPF/0505/12 (Demolition of existing 2 storey detached house with basement and replacement with new proposed detached 2 storey house with basement, rooms in loft, and ancillary landscape works - Revised application)  
**IG10 1NL**  
 Mr & Mrs Russell Parkes

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

## PL67 Decisions

### 67.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

## PL68 Licensing Applications

No licensing applications had come to officers' attentions.



**PL69 Enforcement and Compliance**

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 30 July – 3 August, 6 – 10 August, 13 – 17 August and 20 – 24 August 2012.

**Signed:.....**  
**Date: 17 September 2012**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 17 September 2012 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
 J Angold-Stephens J Bostock C Davies  
 S Weston  
 H Mann (as substitute for T Downing)

**Also in attendance:**

**Councillors:** D Wixley (until Min no PL77.1 – EPF/1624/12)

**Officers:** Vivienne Messenger (Planning Committee Clerk)  
 Penny Winslow (Administrative Assistant)

28 members of the public

**PL70 Apologies for Absence**

Apologies for absence had been received from Cllrs Chalk and Downing. The Planning Committee Clerk reported that Cllr Mann had been nominated as Cllr Downing's substitute for this meeting.

**PL71 Confirmation of Minutes**

The Minutes of the meeting held on 3 September 2012 were CONFIRMED as a correct record and signed by the Chairman.

**PL72 Declarations of Interest**

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/1622/12 as he had been contacted by members of the public but had expressed no opinion on the application. He had also attended a site visit to the Pyrles Lane Nursery organised by Epping Forest District Council.

Cllr Wixley declared a non-pecuniary and non-prejudicial interest in EPF/1622/12 as he was one of the District councillors that had called-in the Portfolio Holder's decision to submit outline planning permission, and had attended the site visit to the Pyrles Lane Nursery plot in June 2012. He also declared a non-pecuniary interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. He stated that any view he gave at this meeting would be considered afresh if the application came before a District Council committee, in the light of all the evidence available at the time.

The Committee AGREED to bring forward the following item, as members of the public were interested in this application.

**PL73 Planning Applications**

The following application for planning permission was considered and the plans inspected.

**EPF/1622/12****Epping Forest  
District Council  
Parks Nursery  
Pyrles Lane  
IG10 2NL**Epping Forest District  
CouncilOutline application for the demolition of  
tree/plant nursery and erection of up to  
36 dwellings (flats and houses),  
landscaping, parking and associated  
infrastructure

Cllrs J Angold-Stephens, Davies, Mann, C C Pond, Weston and Wixley declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of 11 letters of objection and a 32-signature petition dated February 2011 that was resubmitted to the Town Council prior to the meeting.

The Committee strongly OBJECTED to this application as five-eighths of the site was classed as Urban Open Space in the District Council's 1998 Local Plan, and had only ever had temporary buildings located there with an open aspect protected by conditions since 1982. Members stated this was not a brownfield site, there was no evidence its statutory allotment status had ever been removed and the proposal was contrary to planning policy.

The Committee considered the site to be unsuitable to accommodate 18 no. 3-bedroom units and 18 no. 2-bedroom units because of:

1. Overdevelopment of the plot with too much housing on a back land site, and that there were known soil instability, flooding and drainage problems in the vicinity.
2. Concern at the lack of distance to neighbouring properties from the proposed flats, which were too high and would cause substantial overlooking, loss of light and noise nuisance, especially to residents in Raphael Drive, Pyrles Lane and Hillyfields.
3. Road safety problems, owing to the extreme narrowness of the access lane, which was not wide enough for vehicles to pass, nor would there be room to provide a pedestrian path.
4. The access lane exited onto Pyrles Lane, a bus route, at a blind bend. This would create a dangerous staggered junction with Fairmeads. Furthermore, members pointed out that the traffic survey accompanying the planning application had been carried out in the summer break when traffic was reduced from the schools being closed and people being away over the holiday period.
5. Concern that the proposed parking of five visitor spaces would not be sufficient for the scheme and would result in parking being transferred to Pyrles Lane and the Fairmead estate that was already congested. Members considered that any additional onstreet parking would create more difficulties for the elderly and parents with pushchairs trying to negotiate parked vehicles narrowing the pavement.
6. Increased pressure on the existing and burdened infrastructure in place. If the District Council granted permission for its scheme, members

considered that a sizeable S106 contribution would be necessary to relieve overburdening of local facilities.

7. The indicative plan showed the proposed footpath would cross land owned by Loughton Town Council, which had not been consulted on this.
8. The proposal was possibly contrary to nature conservation policies from the loss of a valuable natural fauna and flora habitat.
9. Members expressed uncertainty over the number of trees and hedges that would be lost by the development and whether any would remain.

#### **PL74 Matters for Report**

##### **74.1 Amended description – EPF/1500/12 – 61 Church Lane, IG10 1NP – First floor side extension – Min no PL66.1**

The Committee AGREED to defer this item and consider it with planning application EPF/1652/12 at agenda item 7.

#### **PL75 Epping Forest District Council Planning our Future: Community Choices – Issues and Options for the Local Plan**

The Chairman remarked that he had not received any amendments to his draft response nor had the Planning Committee Clerk, and that this item would be revisited at the Committee's next meeting on 1 October 2012. Members were asked to submit any further comments to the Planning Committee Clerk in advance of the next meeting so the Town Council's response could be submitted before the consultation closed at noon on 15 October 2012.

#### **PL76 Essex County Council Minerals and Waste Planning: Statement of Community Involvement – First Review draft**

The Committee NOTED the information received from Essex County Council.

#### **PL77 Planning Applications**

**77.1** The following applications for planning permission were considered and the plans inspected.

The Committee AGREED to bring forward EPF/1613/12 and dealt with the next two applications together as they were for the same site.

<b>EPF/1548/12</b>	<b>61 Barrington Road IG10 2AX</b> Mr Tony Quinton	Proposed front porch
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<b>EPF/1613/12</b>	<b>61 Barrington Road IG10 2AX</b> Mr Tony Quinton	Certificate of lawful development for a proposed single storey rear extension, off street parking and raising of front ground floor window
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The Committee had NO OBJECTION to this application to the front porch but disliked the removal of the hedge, hardstanding and remodelling of the front window.

<b>EPF/1550/12</b>	<b>A121 between Honey Lane and Woodridden Hill, Waltham Abbey,</b>  <b>A104 between City Limits to Robin</b>	Certificate of lawful development for proposed 4.9km barrier fencing to be sited adjacent the highway at least 5m from the highway
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**EPF/1624/12**      **Epping Forest College**      Double garage adjacent to and serving plot 205 of approved development  
**Borders Lane**  
**IG10 3SA**  
 Ms Kim Webster  
 Redrow Homes  
 Eastern

The Committee had NO OBJECTION to this application but considered the blank forward facing wall of the front elevation of the garage was unattractive and contrary to normal elevations that should enhance the streetscene.

**EPF/1645/12**      **83 Queens Road**      Single storey rear extension  
**IG10 1RR**  
 Mr & Mrs Mark  
 Roberts

The Committee had NO OBJECTION to this application but disliked the flat roof, concerned the security of the property could be compromised by the proposed flat roof.

**EPF/1651/12**      **50 Hilltop**      Certificate of lawful development for  
**IG10 1PX**      proposed loft conversion with hip to gable  
 Ms Karen Pace      roof, rear dormer and 1 roof light to front.  
                                  Rear extension with pitched roof and over  
                                  existing extension, 2 roof lights

The Committee NOTED this application.

**EPF/1500/12**      **61 Church Lane**      First floor side extension (Amended  
**IG10 1NP**      description)  
 Mr Rajeev Adrian

**EPF/1652/12**      **61 Church Lane**      New front brickwork wall with iron railings  
**IG10 1NP**      and gates  
 Mr Rajeev Adrian

The Committee OBJECTED to the height of the railings and regretted the loss of the previous hedgerow, which had added much to the existing streetscene. Members would withdraw this objection if a suitable planting condition was imposed to soften its impact on the streetscape.

The Committee NOTED the amended description for EPF/1500/12 that the proposal was for a "first floor side extension and retention of balustrade across existing ground floor roof."

**EPF/1654/12**      **68 Wellfields**      Two storey side extension, part one and  
**IG10 1NY**      part two storey rear extension, and  
 Mr Omer Topcu      erection of outbuilding in rear garden  
                                  (Amended application)

Cllrs J Angold-Stephens, Davies, Mann, C C Pond, and Weston declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of one letter of objection.

The Committee NOTED the re-siting of the outbuilding slightly away from the site

boundary but reiterated its previous comments on application EPF/1207/12, which were:

*The Committee had NO OBJECTION to the proposed works to the house. However, members were very concerned that the height of the proposed roof of the outbuilding was six metres. This was considered out of proportion for an outbuilding situated halfway down the garden and against the boundary with the neighbouring property lower down the hill, thus potentially increasing its impact.*

*Members also expressed concern for possible noise nuisance from the outbuilding to be used for family gatherings and asked for a condition to restrict its use as an ancillary to the main building.*

## 77.2 Determinations and Works to Trees in Conservation Areas:

<b>EPF/1694/12</b>	<b>22 Baldwins Hill IG10 1SD</b> Mr John Louis	T1 - Willow - Trim/round off T2 - Hawthorn in neighbouring property at rear - Trim back off shed roof T3 - Crab Apple - Cut away from phone wire T4 - Cherry (tree nearest house) - Reduce to previous pruning points T5 - Cherry (tree in middle) - Reduce to previous pruning points T6 - Cherry (tree nearest to road) - Tidy extremities T7 - Plum - Reduce, tidy and cut away from wires T8 - Maple - Cut away from wires T9 - Yew - Re-trim
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The Committee NOTED this application.

## 77.3 Others – provided for information only – EPF/1574/12, EPF/1603/12, EPF/1605/12, EPF/1620/12 and EPF/1628/12.

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

## PL78 Decisions

### 78.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

## PL79 Licensing Applications

The Chairman reported the display of a Public Notice for a licensing application at Papa Johns, 268 High Road, Loughton IG10 1RB. The Committee asked the Planning Committee Clerk to investigate this application with the Licensing Authority, and report back to members at the next meeting, or respond under delegated powers if time constraints prevented this.

## PL80 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 27 August – 7 September 2012.

Signed:.....

**Date: 1 October 2012**



**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 1 October 2012 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
 J Angold-Stephens J Bostock M Chalk  
 T Downing S Weston

**Officers:** Vivienne Messenger (Planning Committee Clerk)

**PL81 Apologies for Absence**

Apologies for absence had been received from Cllr Davies.

**PL82 Confirmation of Minutes**

The Minutes of the meeting held on 17 September 2012 were CONFIRMED as a correct record and signed by the Chairman.

**PL83 Declarations of Interest**

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in EPF/1657/12 as neighbours had spoken to her about this application.

Cllr Bostock declared a non-pecuniary and non-prejudicial interest in EPF/1720/12 as she was acquainted with the owners.

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/1698/12 and EPF/1720/12 as he was slightly acquainted with the applicants.

**PL84 Matters for Report**

**84.1 Notice of Enforcement Appeal – ENF/0622/11 – 4 Ripley View, IG10 2PB – Without planning permission the change of use of the land to residential curtilage and the laying of a concrete drive on the same – Min no PL35.1**  
 The Committee NOTED the information received from Epping Forest District Council.

**84.2 Epping Forest District Council iPlan User Group – Min no PL703.2**  
 The Chairman gave a brief report on the meeting he had attended on 26 September 2012. Whilst iPlan had progressed, there were still issues with the quality of the original plans, which when projected at local council meetings, remained unclear and difficult to read.

Attendees commented that the District Council's redesigned website was rather challenging and not user friendly enough for individuals searching for information.

**84.3 EPF/1622/12 – Epping Forest District Council Parks Nursery, Pyrles Lane, IG10 2NL – Outline application for the demolition of tree/plant nursery and erection of up to 36 dwellings (flats and houses), landscaping, parking and associated infrastructure – Min no PL73**



District Council arboricultural officer, but would like to see water harvesting features and consideration given to other conservation measures.

Members asked the Local Planning Authority to impose conditions that specified its recommended working hours and to ensure wheel washing facilities were installed.

**EPF/1657/12**      **Albion Park House**      Change of use of an existing care home  
**7 Albion Hill**      (consisting of 22 rooms) to 7 private  
**IG10 4RA**      residential flats, consisting of 2 x 1-Bed,  
Mr Mark Bowman      4 x 2-Bed and 1 x 3-Bed Flats, with  
associated amenity space, on-site car  
parking, cycle and refuse storage

The Committee OBJECTED to the scheme on the basis of too many dwelling units and an overdevelopment of the site. However, members would have no objection to fewer units and approved of the proposed design, which was in keeping with the streetscene.

If Epping Forest District Council was minded to grant this application then the Committee requested the approval of a sizeable S106 contribution towards additional school places and to improve existing traffic congestion in Albion Hill.

Members asked the Local Planning Authority to impose conditions that specified its recommended working hours and to ensure wheel washing facilities were installed.

**EPF/1659/12**      **59 Habgood Road**      Rear single storey extension  
**IG10 1HE**  
Mr Lee Elliott

The Committee had NO OBJECTION to this application.

**EPF/1666/12**      **8 Sedley Rise**      Certificate of lawful development for  
**IG10 1LT**      proposed extension and alteration of  
Mr & Mrs Peter Blake      single storey rear extension and  
construction of hip end and dormer to  
roof

The Committee NOTED this application.

**EPF/1669/12**      **109 Smarts Lane**      Reduction in workshop size to provide  
**IG10 4BP**      parking to front forming new front gable  
Mr Peter Sjoberg

The Committee had NO OBJECTION to this application.

**EPF/1670/12**      **41 Paley Gardens**      Single storey rear extension  
**IG10 2AN**  
Mr Dennis Reynolds

The Committee had NO OBJECTION to this application.

**EPF/1686/12**      **The Victoria Tavern**      New signage to public house including  
**Smarts Lane**      new floodlit letter signs on Smarts Lane  
**IG10 4BP**      and Forest Road elevations  
Punch Partnerships  
PLC

The Committee had NO OBJECTION to this application but requested a low illuminance for the proposed signage, and that they should be turned off at the close of business to protect the amenities of neighbouring properties, since the public house was situated in a residential street.



The Committee AGREED to bring forward the following item as this had been incorrectly listed on the District Council's Weekly List for 21 September 2012 in the "Others" category – for applications provided for information only.

<b>EPF/1740/12</b>	<b>Chancery House 3 St Marys Close IG10 IBA</b>	TPO/EPF/09/99
	Mr Mark Schofield	T1 - Oak - Remove one main limb, reduce three stems by up to 5 metres T2 - Plane - Crown lift by removal of lowest limb

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.

### **87.2 Determinations and Works to Trees in Conservation Areas:**

<b>EPF/1700/12</b>	<b>1 Queens Road IG10 1RR</b>	T1 - Sycamore - Fell
	Peter Hughes	T2 - Sycamore - Fell
		T3 - Sycamore - Fell
		T4 - Goat Willow - Crown lift to circa 4 metres, crown reduce by circa 3 metres
		T5 - Damson - Fell
		T6 - Hazel - Face back overhang to boundary

The Committee NOTED this application.

### **PL88 Decisions**

#### **88.1 Decisions by Epping Forest District Council**

No Planning Decisions had been received from Epping Forest District Council.

### **PL89 Licensing Applications**

#### **89.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of K & T Loughton Limited (T/A Papa Johns Pizza), 268 High Road, Loughton IG10 1RB.**

Cllrs J Angold-Stephens, Chalk, Downing, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the licensing application as an interested party, to authorise Late Night Refreshment from 11.30pm to 1.00am daily on the grounds of the prevention of public nuisance to the residents in the flats directly above the premises. Members drew the District Council's attention to the Decision Notice for planning application EPF/1136/93 with a condition that allowed the premises to operate until 11.00pm daily "*to protect the amenity of the occupiers of nearby properties.*"

### **PL90 Enforcement and Compliance**

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly lists for 10 to 14 September and 17 to 21 September 2012.

**Signed:**.....  
**Date:** 15 October 2012

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 15 October 2012 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
 J Angold-Stephens M Chalk C Davies  
 S Weston  
 I Lawrence (as substitute for T Downing)  
 M Owen (as substitute for J Bostock)

**Officers:** Vivienne Messenger (Planning Committee Clerk)

**PL91 Apologies for Absence**

Apologies for absence had been received from Cllrs Bostock and Downing. The Planning Committee Clerk reported that Cllrs Lawrence and Owen had been nominated as their respective substitutes for this meeting.

**PL92 Confirmation of Minutes**

The Minutes of the meeting held on 1 October 2012 were amended by the Chairman at the meeting at Min no PL87.1 – EPF/1657/12, second paragraph – to read: “If Epping Forest District Council was minded to grant this application then the Committee requested the approval of a sizeable S106 contribution to Essex County Council towards additional school places; and so as not to worsen traffic congestion in Albion Hill.”

The Minutes of the meeting held on 1 October 2012 were then CONFIRMED as a correct record and signed by the Chairman.

**PL93 Declarations of Interest**

Cllr Davies declared a non-pecuniary and non-prejudicial interest in EPF/1813/12 as she lived in the same road.

Cllr Lawrence declared a non-pecuniary and non-prejudicial interest in EPF/1736/12 as she was acquainted with the owners.

**PL94 Matters for Report**

**94.1 Amended plans – EPF/1061/12 – Costa Coffee, 230 High Road, IG10 1ET – First floor rear extension and conversion of upper parts to form 2 no flats – Min no PL37.1**

The Committee CONFIRMED the response made to Epping Forest District Council by the Planning Committee Clerk under delegated powers owing to time constraints on this planning application, which was as follows:

The Committee reiterated its previous comment which was:

*The Committee was concerned the flat roof of the first floor rear extension would increase the potential for criminal activity as it could give access to the windows in the proposed flat above.*

There were also additional concerns of the effect of the proposed bin storage area on the parking area, and the arrangements for deliveries and collections.





- 
- EPF/1736/12**      **Land adjacent to  
16 Grasmere Close  
IG10 1SL**      New dwelling (Revised application)  
Mr Stuart Brazill
- The Committee had NO OBJECTION to the proposed design and reiterated its previous comments made for EPF/0580/12, which were:  
*The Committee had NO OBJECTION to this application. As members considered this was the maximum sized dwelling that could properly be accommodated on this site, a condition withdrawing all further permitted development rights was requested.*
- EPF/1737/12**      **17 Station Road  
IG10 4NZ**      Addition of electric front gate across  
Mr R Costa      existing parking space, in connection with  
alterations to front area to create two  
more parking spaces
- The Committee had NO OBJECTION to this application.
- EPF/1739/12**      **1 Woodbury Hollow  
Cottages  
Woodbury Hill  
IG10 1JD**      Decking extension to existing terrace with  
Mr James Holloway      steps down to lawn
- The Committee had NO OBJECTION to this application.
- EPF/1752/12**      **4 Campions  
IG10 2SG**      Single storey side extension  
Mr R Newman
- The Committee had NO OBJECTION to this application.
- EPF/1763/12**      **24 Oakwood Hill  
IG10 3EW**      Proposed rear extension and  
Mr & Mrs Kevin Last      conservatory
- The Committee had NO OBJECTION to this application but considered the design rather inelegant.
- EPF/1769/12**      **Briar Patch  
Park Hill  
IG10 4ES**      TPO/EPF/07/79  
Mr Mark Horn      T11 - Chestnut - 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.
- 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.
- EPF/1770/12**      **193 Englands Lane  
IG10 2NU**      Rear conservatory  
Mr R Green
- The Committee had NO OBJECTION to this application.
- EPF/1774/12**      **130 Forest Road  
IG10 1EG**      Certificate of lawful development for a  
Mr & Mrs P Howe      proposed rear extension and porch  
canopy
- The Committee NOTED this application.

**EPF/1777/12**      **The Mount  
Debden Green  
IG10 2NY**  
Mr Simon Edwards

Conversion and alteration of redundant Coach House and ancillary buildings to form residential annexe and leisure uses. Extension to provide indoor swimming pool. Removal of greenhouse and small extension to ancillary range

The Committee questioned whether the proposed swimming pool was an appropriate development in the Green Belt, and so contrary to policy GB2A of the District Council's adopted Local Plan & Alterations.

**EPF/1778/12**      **The Mount  
Debden Green  
IG10 2NY**  
Mr Simon Edwards

Grade II listed building application for the conversion and alteration of redundant Coach House and ancillary buildings to form residential annexe and leisure uses. Extension to provide indoor swimming pool. Removal of greenhouse and small extension to ancillary range

The Committee would rely on the opinion of Essex County Council's Historic Buildings Advisor.

**EPF/1813/12**      **9 Colebrook  
Gardens  
IG10 2HS**  
Mr & Mrs John  
Waites

Retention of curtilage building used as office ancillary to dwelling house

The Committee deplored this retrospective application and OBJECTED to the garden being sectioned off for the ancillary building that appeared to be used separate to the main dwelling with its own street number.

The Committee would waive its objection if Epping Forest District Council imposed a condition to prevent occupancy of the ancillary building in any way separate from the main dwelling house.

**EPF/1850/12**      **3 Aragon Close  
IG10 3NP**  
Mr Jonathan Leone

TPO/EPF/02/93  
T1 & T2 - Oaks - Lift crown up to 4 metres, reduce lateral branches by 2 metres, crown clean and remove all crossing branches

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.

## **96.2 Applications – provided for information only – EPF/1772/12 and EPF/1808/12**

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

## **PL97 Decisions**

### **97.1 Decisions by Epping Forest District Council**

No Planning Decisions had been received from Epping Forest District Council.

**PL98 Enforcement and Compliance**  
The Committee NOTED the reports.

**Signed:.....**  
**Date: 29 October 2012**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 29 October 2012 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
 J Bostock  
 C Davies (from Min no PL102) M Chalk  
 T Downing S Weston

**Also in attendance:**

**Councillors:** L Girling (until Min no PL103)

**Officer:** Vivienne Messenger (Planning Committee Clerk)

1 member of the public

**PL99 Apologies for Absence**

Apologies for absence had been received from Cllr J Angold-Stephens.

**PL100 Confirmation of Minutes**

The Minutes of the meeting held on 15 October 2012 were CONFIRMED as a correct record and signed by the Chairman.

**PL101 Declarations of Interest**

Cllr Downing declared a pecuniary and prejudicial interest in EPF/1731/12 and EPF/1755/12 as he lived close by and was a ward councillor.

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/1731/12 and EPF/1755/12 as members of the public had raised their concerns on this application with him, and EPF/1854/12 as he was slightly acquainted with the owner.

The Committee AGREED to bring forward the next two items, as a member of the public was interested in these applications.

Cllr Davies joined the meeting during the next item.

**PL102 Planning applications**

The following applications for planning permission were considered and the plans inspected.

<b>EPF/1731/12</b>	<b>Lioncare Ltd 186 Forest Road IG10 1EG</b> Miss Rebecca Dadoun	Proposed conversion from office building and garages to new day care nursery and erection of new link building
<b>EPF/1755/12</b>	<b>Lioncare Ltd 186 Forest Road IG10 1EG</b> Miss Rebecca	Proposed conversion of storage garages to new Yoga and Pilates Studio and demolition of outbuilding

Dadoun

The Committee NOTED the contents of 15 letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee strongly OBJECTED to these applications and raised the following concerns on both proposals, which would create:

- An unacceptable commercial overdevelopment of the site in a residential area that bordered Forest SSSI land. This increased use would have a detrimental effect on residents in Forest Road, to the rear in Smarts Lane and would have an unpleasant effect on Epping Forest.
- Overlooking of adjacent dwellings from the proposed studio building.
- Noise nuisance from the dropping off and picking up of children to the nursery, and associated noise from over 40 children using the nursery throughout the day.
- Additional concerns for child safety from the location of the proposed play area.
- Road safety concerns from traffic entering/exiting the single track driveway, which was on a blind bend.
- Reduced safety for pedestrians using the single track entrance.
- A worsening of existing parking problems, which were already at breaking point in this area.
- Compounding problems for emergency vehicle access.
- Additional parking on kerbs causing a narrowing of the pavements restricting the passage of buggies and wheelchairs.
- Further highway safety concerns owing to the lack of a pavement in the north part of Forest Road that led towards Smarts Lane, Shaftesbury and Earls Path where a width restriction had been installed to reduce traffic speeds.

Furthermore, members strongly disagreed with what they considered a preposterous suggestion in the Design and Access statement that there was “*ample parking for the non-staff on nearby Shaftesbury. Smarts Lane would be another good place for drop-off parking*” and that both roads provided “*easy access nearby parking.*” The Committee requested that the District Council Planning Officer carry out a site visit during peak times (particularly 08.30-09.00 and 15.00-15.30) to appreciate the dire existing parking situation. Shaftesbury in particular was jammed with parking during the day.

The application did not justify the need for additional day care nurseries or yoga/pilates fitness facilities in Loughton.

However, if the Local Planning Authority was minded to grant this application, then the Committee believed a sizeable S106 contribution was required to deal with the traffic congestion and a resident only parking zone.

The Committee AGREED to bring forward the following item as a councillor in attendance at the meeting was interested in this application.

<b>EPF/1020/12</b>	<b>Land between M11 and commercial premises on east side of Langston Road</b>	Outline application for the erection of warehouse distribution and storage with associated offices and parking (including retention of raised ground levels)
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**IG10 3TS**

Mr R Maskwell

The Committee had NO OBJECTION to this application and reiterated its previous comments for EPF/1138/11 which were:

*The Committee had NO OBJECTION to this application but requested a condition that would require the planting of trees and hedges to screen the proposed industrial use of the site from the adjoining green belt land and M11 motorway.*

Cllr Girling left the meeting.

**PL103 Matters for Report****103.1 EPF/0842/12 – 31 Traps Hill, IG10 1SZ – Demolition and removal of existing dwelling house and erection of replacement – Min no PL35.3**

The Committee requested that no 31 Traps Hill and no 29 be added to Epping Forest District Council's Local List of Buildings in Loughton with immediate effect. Until this had been achieved and merit given to the historical association between the architect and the town, members asked that the Planning Officer delay any decision on this planning application.

**103.2 Notice of Appeal – EPF/0919/12CA – 91 York Hill, IG10 1HZ – Demolition of existing single storey rear extension and erection of two storey rear extension (Previously approved in 1998) – Min no PL17.1**

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

**103.3 Epping Forest District Council Directorate of Planning and Economic Development – Min no PL94.4**

The Committee CONFIRMED that Monday 3 December 2012 was the preferred date for the morning tour of the Directorate. The Planning Committee Clerk was asked to organise this and advise members accordingly.

**103.4 EPF/0746/12CA – 50 York Hill, IG10 1JA – Two storey side extension, demolition and replacement of garage into habitable room (Revised application) – Min no PL6.1**

The Committee NOTED that an appeal had been made to the Secretary of State in respect of the District Council's refusal to grant planning permission and would be determined on the basis of written representations. The Committee was advised that as the appeal was proceeding under the Householder Appeals Service there was no opportunity to submit further comments, and that the Planning Inspectorate aimed to deal with the appeal within 4 weeks of the appeal start date, 24 October 2012.

**103.5 Notice of application for a new premises licence under the Licensing Act 2003 in respect of K & T Loughton Limited (T/A Papa Johns Pizza), 268 High Road, Loughton IG10 1RB – Min no PL89.1**

The Committee NOTED the licensing application at the Epping Forest District Council Licensing Sub-Committee meeting on Tuesday 6 November 2012 at 10.30am in the Civic Offices, Epping, and AGREED to stay with the written representation already sent.

**103.6 Local Government (Miscellaneous Provisions) Act 1982 Street Trading, Oakwood Hill Industrial Estate – Denko Terziev – selling of food at Oakwood Hill Industrial Estate, IG10 3TZ – Min. no. PL683.3**

The Committee NOTED that the District Council Licensing Section had received a renewal form from the applicant for another year. As there was no change sought to the existing operating arrangements, members had NO OBJECTION, but asked for the condition to be retained that the “*consent holder was not to position any advertisement A-board outside 20 metres of the van.*”

#### PL104 Planning Applications

104.1 The following applications for planning permission were considered and the plans inspected.

<b>EPF/1783/12</b>	<b>52 Spareleaze Hill IG10 1BT</b> Mr & Mrs Sales	Proposed two storey side extension (in connection with previously approved two rear dormer windows)
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The Committee had NO OBJECTION to this application.

The Committee AGREED to bring forward EPF/1857/12 and dealt with the next four applications together as they were for the same site.

<b>EPF/1784/12</b>	<b>Unit 1 199 High Road/ 2 Station Road IG10 4NZ</b> Nando's Chickenland Ltd	Installation of new shopfront, four external fixed tables and sixteen fixed chairs
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The Committee had NO OBJECTION to this application provided this was the maximum number of tables and chairs to be accommodated. Members would like the tables and chairs to be of natural oak and asked that the applicant be conditioned to retain and maintain the Christmas lights on the prominent and protected Cedar tree on the forecourt, as this was an important feature of the festive season.

<b>EPF/1800/12</b>	<b>Unit 1 199 High Road/ 2 Station Road IG10 4NZ</b> Nando's Chickenland Ltd	Infilling of existing rooflights and installation of a plant enclosure on flat roof. (In connection with approved restaurant use)
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The Committee saw no reason why the three rooflights nearest the High Road could not be retained, as they were an attractive period feature of the building.

<b>EPF/1806/12</b>	<b>Unit 1 199 High Road/ 2 Station Road IG10 4NZ</b> Nando's Chickenland Ltd	One internally illuminated fascia sign and one internally illuminated freestanding menu box sign
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The Committee had NO OBJECTION to this application.

<b>EPF/1857/12</b>	<b>Unit 1 199 High Road/ 2 Station Road IG10 4NZ</b> Nandos Chickenland Ltd	Installation of fixed external elements: 5 tables; seating for 16 covers; 4 olive tree planters; balustrade; and 5 public benches, in connection with proposed restaurant use
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## LOUGHTON TOWN COUNCIL

### PLANNING AND LICENSING COMMITTEE

**MINUTES of the Meeting held on Monday 12 November 2012 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
 J Angold-Stephens J Bostock M Chalk  
 C Davies T Downing

**Officer:** Vivienne Messenger (Planning Committee Clerk)

**PL107 Apologies for Absence**

Apologies for absence had been received from Cllr Weston.

**PL108 Confirmation of Minutes**

The Minutes of the meeting held on 29 October 2012 were amended at Min no PL102 – EPF/1731/12 and EPF/1755/12, fourth paragraph – to read:

“The Committee requested that the District Council Planning Officer carry out a site visit during peak times during school term (particularly 08.30-09.00 and 15.00-15.30) to appreciate the dire existing parking situation”.

The Minutes of the meeting held on 29 October 2012 were then CONFIRMED as a correct record and signed by the Chairman.

**PL109 Declarations of Interest**

No declarations of interest were made.

**PL110 Matters for Report**

**110.1 EPF/0842/12 – 31 Traps Hill, IG10 1SZ – Demolition and removal of existing dwelling house and erection of replacement – Min no PL103.1**

With regard to the Committee’s request to Epping Forest District Council that no 31 Traps Hill and no 29 be added to the District Council’s Local List of Buildings in Loughton with immediate effect, it appeared approval of this may need to be ratified by District Development Control and possibly full Council, which could set a precedent.

The application had since been referred to the District Area Planning Subcommittee South meeting on 21 November 2012 with the Planning Officer’s recommendation to grant permission (with conditions), but with a dissenting view from the Conservation Officer. In view of this development, the Committee instructed the Planning Committee Clerk to write to the Subcommittee South’s Committee Clerk with its concerns to distribute to members.

Loughton Town Council recognised the decision would be difficult as this appeared to be one of the first cases under the Government’s National Planning Policy Framework 2012 legislation. It urged the Subcommittee South members to err on the side of caution, by refusing permission, or by withholding determination and subsequently request the Planning Inspector to determine. The Committee NOTED that the applicant could appeal against the District Council’s non-determination if further delays arose.

**110.2 Loughton Building Design Award – Min no PL16**

The Committee NOTED the criteria of the annual award to recognise and reward individual examples of good design and construction, and discussed potential contenders. The Chairman reminded members to submit nominations to the Planning Committee Clerk by 31 January 2013.

**110.3 Section 106 Agreements – Min no PL717**

The Committee NOTED the list of items identified by other committees as deserving of a Section 106 contribution should the opportunity arise, which were as follows:

Recreation Committee:

- Skate Park facility
- Play areas (new works/upgrading)
- Major improvements to the Roding Valley Recreation Ground changing rooms and car park area
- Outdoor gym facilities

Environment Committee:

- Public toilets

Resources and General Services Committee:

- Noticeboards

**110.4 Notice of Appeal – EPF/0931/12 – 182 Roding Road, IG10 3BS – Demolition of the existing house and garage. Construction of a block of five one-bedroom flats; new vehicle access cross-overs and external landscaping – Min no PL17.1**

The Committee NOTED that an appeal had been made to the Secretary of State in respect of the District Council's refusal to grant planning permission, which would be determined on the basis of written representations and a site visit by an Inspector.

As representations were required by 18 December 2012, the Committee AGREED to reiterate its previous response, which was:

*The Committee considered the plans had not overcome the reasons for the refusal of EPF/1633/11 at this sensitive site on the edge of the Green Belt, and reiterated its previous objections which were:*

*The Committee OBJECTED to this application and considered this latest proposal additionally contrary to Government recommendations given on Planning Policy Statement PPS3 on the issue of garden development also known as 'garden grabbing'. Members viewed the proposal as an unwarranted intensification and overdevelopment of the site that was out of keeping with the streetscene and contrary to Policies DBE 1 and DBE 2 of Epping Forest District Council's adopted Local Plan & Alterations.*

*The scheme, with its uncharacteristic design, was deemed to be intrusive into the Green Belt, contrary to policy GB7A of the District Council's adopted Local Plan & Alterations and that it would have a detrimental effect on the neighbours.*

Concern was also raised over the extra traffic the block of flats would create at this prominent corner location.

In addition, the proposed development was considered to be situated on a dangerous sharp bend, which would pose an additional highway risk from increased traffic movements to the development.

**110.5 Local Government (Miscellaneous Provisions) Act 1982 Street Trading, Oakwood Hill Industrial Estate – Denko Terziev – selling of food at Oakwood Hill Industrial Estate, IG10 3TZ – Min. no. PL683.3**

The Committee NOTED the information received from the District Council Licensing Section that all current conditions for this consent would remain in place, and that, as long as there were no other representations, this application would not have to be considered by the Licensing Sub-committee.

**PL111 Northern Gateway Access Package Consultation**

The Committee CONFIRMED the response to the consultation made by the Town Clerk (under delegated powers because of time constraints), that was as follows:

*On behalf of Loughton Town Council, I write to express serious concerns regarding the Northern Gateway Access Package (NGAP/NGAR), which proposes a new link between the A1055 and the A121 to connect to junction 26 of the M25, as we consider the proposal likely to have deleterious effects on Loughton and the Forest.*

*We support the responses made by Epping Forest District Council and Waltham Abbey Town Council and furthermore submit our own objection on the following grounds:*

*With particular regard to Loughton, the NGAR is likely to:*

- 1. increase traffic on the A121, which is the main road serving Loughton;*
- 2. result in an increase in pollutants on roads through some of the best parts of Epping Forest, an SSSI and European Special Area of Conservation, particularly NOx and particulates, to the detriment of natural habitats;*
- 3. lead to further danger to deer and other wildlife crossing the A121, A104, and B172 in Loughton;*
- 4. cause extra traffic to use the A1168 and then A121 in order to reach the NGAR so as to avoid the lengthy and often slow-moving M11 and M25. This will adversely affect residents living in densely developed residential areas adjacent to the A1168; and;*
- 5. when either of these motorways is blocked, the NGAR would be used instinctively as a diversionary route, thus exacerbating the normal usage of the Forest roads in Loughton.*

**PL112 Estimates 2013/14**

The Committee CONFIRMED the Estimates for 2013/14 as follows:

	£
Total budget expenditure (excluding committee recharge)	
Income	0
Net expenditure	15,500
Less income from earmarked reserves*	<u>--15,000</u>
<b>Total net expenditure</b>	<b>£500</b>

\*Details of transfers from earmarked reserves:

*Neighbourhood planning* 15,000

The Committee NOTED that the service re-charge for the next financial year would be confirmed once all the Committee's budgets had been agreed.

### PL113 Planning Applications

113.1 The following applications for planning permission were considered and the plans inspected.

**EPF/1741/12**      **9 Roding Gardens**      Certificate of lawful development for a  
**IG10 3NH**      single storey extension and rear dormer  
Miss Anna Maxim      window in a loft extension  
The Committee NOTED this application and drew the Planning Officer's attention to the combined cubic capacity of the existing and proposed extension works.

**EPF/1913/12**      **14 Kenilworth**      Certificate of lawful development for a  
**Gardens**      proposed hip to gable roof alteration and  
**IG10 3AG**      rear dormer window in a loft conversion  
Mr & Mrs Keith White  
The Committee NOTED this application and drew the Planning Officer's attention to the combined cubic capacity of the existing and proposed extension works.

**EPF/1918/12**      **38 Rookwood**      Single storey wrap around front and side  
**Gardens**      extension with rear canopy  
**IG10 2DQ**  
Mr Tomas Gričius  
The Committee had NO OBJECTION to this application.

**EPF/1925/12**      **49 Lower Park Road**      Removal of condition 2 of planning  
**IG10 4NB**      permission EPF/0206/12 (Ground floor  
Mr John and      rear side infill extension to both 49 and  
Mrs Joanna Johnson      51 Lower Park Road) to allow works to  
commence independently  
The Committee had NO OBJECTION to this application but expressed concern for the amenities of the neighbours at no 51 Lower Park Road should no 49 proceed alone, because of the large flank wall of the proposed extension.

**EPF/1935/12**      **63 The Crescent**      Certificate of lawful development for a  
**IG10 4PU**      proposed hip to gable roof alterations and  
Mr Michael Cain      rear dormer window in connection with a  
loft conversion  
The Committee NOTED this application.

**EPF/1939/12**      **Clinton Cards**      1 x internally illuminated fascia sign and  
**204 High Road**      1 x internally illuminated projecting sign  
**IG10 1ET**  
Mr Ian Lineham  
The Committee deplored this retrospective application but had NO OBJECTION to the proposed signage.

**EPF/1943/12**      **66 Sedley Rise**      Removal of existing rear conservatory,  
**IG10 1LT**      erection of a single storey side extension  
Mr Nick Siegle      and two storey rear extension  
The Committee had NO OBJECTION to this application.

**EPF/1950/12**      **9 Fairmeadside**  
**IG10 4RH**  
Miss Lisa Konrad  
Proposed single storey rear and side additions with balcony at first floor rear and side, roof change to garage at ground floor front

The Committee had NO OBJECTION to this application.

**EPF/1986/12**      **Rear of 71 & 71A**  
**Stonards Hill**  
**IG10 3EH**  
Mr Clive Jacobs  
Proposed three bedroom, detached chalet bungalow with vehicular access (Revised application)

Cllrs J Angold-Stephens, Chalk, Davies, Downing and C C Pond declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee NOTED the revised design but reiterated its previous comments on application EPF/1596/12 which were:

*The Committee OBJECTED to this application, which it considered was an overdevelopment of a small plot. Relatively little private amenity space would be allocated to the proposed new dwelling in this garden grabbing proposal that members considered was out of character with the streetscene, and which would impact on the neighbouring properties at 71A Stonards Hill and in Alderton Way giving rise to loss of amenity.*

Furthermore, if for any reason the District Council was minded to grant this application, the Committee requested the withdrawal of all permitted development rights and asked for the inclusion of conditions on working hours during the construction period.

**EPF/1990/12**      **31 Tycehurst Hill**  
**IG10 1BX**  
Mr John Bonning  
Demolition of existing ground floor rear extensions and construction of new ground floor and basement rear extensions, together with first floor side extension with hipped roof and raised existing chimney height. Roof terrace at ground floor level over new basement extension including new flank screen wall (Revised application)

The Committee had NO OBJECTION to this application but expressed concern for the structural stability of neighbouring properties owing to the excavations required for the new basement extension. The Committee asked for a restriction on construction working hours.

**EPF/2009/12**      **10 The Summit**  
**IG10 1SW**  
Mrs Pauline Kempley  
TPO/EPF/05/93  
T1 - Pine - 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.

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.



**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 26 November 2012 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
 J Bostock M Chalk (until Min no PL122.1)  
 C Davies (from Min no PL122.1) T Downing S Weston

**Officer:** Vivienne Messenger (Planning Committee Clerk)

1 member of the public

**PL117 Apologies for Absence**

Apologies for absence had been received from Cllr J Angold-Stephens. Apologies for lateness had been received from Cllr Davies.

**PL118 Confirmation of Minutes**

The Minutes of the meeting held on 12 November 2012 were CONFIRMED as a correct record and signed by the Chairman.

**PL119 Declarations of Interest**

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/2076/12CA as he lived in the same street and was slightly acquainted with the applicant.

**PL120 Matters for Report**

**120.1 Notice of Appeal – EPF/1431/12 – 61 Tycehurst Hill, IG10 1BZ – Loft conversion, including change of hipped roof to hipped gable and rear dormer – Min no PL66.1**

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

**120.2 Heritage Asset Review – Min no PL52.3**

The Committee expressed disappointment that its previous suggestions for extension of the Staples Road, York Hill and Baldwins Hill Conservation Areas were not taken up by the District Council's consultants. However, members approved of the extension of the boundary of the York Hill Conservation Area to include no 10 Pump Hill, but were displeased with the non-inclusion of 81–105 Staples Road and Ashley Grove, which were regarded as similar gateway features to the conservation area. The Committee also brought to the District Council's attention that the York Hill Conservation Area map as submitted with this consultation was in error, as the garden of Fifteen Public House, the former Wheatsheaf Pub, had been omitted, whereas it had previously and properly been included.

The Committee could see good reason for not removing much of Wroths Path from the Baldwins Hill Conservation Area because excluding this area might give rise to inappropriate development. Members therefore urged the



adoption of Article 4 Directions on the remainder of the Baldwins Hill and York Hill Conservation Areas.

The Committee regretted that Loughton Potato Ground had not been included in the Baldwins Hill Conservation Area.

### **120.3 Northern Gateway Access Package Consultation – Min no PL111**

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

### **120.4 Planning Application EPF/1755/12 – Lioncare Ltd, 186 Forest Road, IG10 1EG – Proposed conversion of storage garages to new Yoga and Pilates Studio and demolition of outbuilding – Min no PL102**

It was reported that when this application was discussed at the Area Planning Subcommittee South meeting on 21 November 2012, Planning Officers appear to have advised the District Councillors present that they could object to this latest application only on design grounds, under which the previous application EPF/0332/12 had been refused planning permission under officer delegated powers, and not on over-intensification of the site or the development's effect on amenities.

The Committee asked the Town Clerk to write to Mr John Preston, Epping Forest District Council's Director of Planning and Economic Development regarding the advice given to the Area Planning Subcommittee South members, to express concern that there may have been a procedural irregularity.

Members NOTED that the Highway Authority had objected to another application for the same site for a day care nursery.

### **PL121 Extending Permitted Development rights for homeowners and businesses – Technical consultation**

The Committee AGREED to respond to the consultation and for the Chairman to draft a response to be circulated with the agenda for the Committee's next meeting on 10 December 2012, for consideration.

### **PL122 Planning Applications**

**122.1** The following applications for planning permission were considered and the plans inspected.

<b>EPF/2021/12</b>	<b>Coffee Shop &amp; Patisserie 40 The Broadway IG10 3ST Mr Abbas Balta</b>	Variation of condition 2 'opening hours' of EPF/0820/07 to increase the opening hours to 8am to 11pm Monday to Sunday (Revised application)
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The Committee OBJECTED to the revised opening hours to 11pm daily and reiterated its comments made for the initial application EPF/1505/12, as members wished *"to avoid disturbance to residents in the flats above the premises, but had no objection to the restaurant remaining open until 10.30pm every evening"*.

<b>EPF/2035/12</b>	<b>2 Newnham Close IG10 4JG Mr Ross Blair</b>	Ground floor rear extension
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The Committee had NO OBJECTION to this application.

Cllr Davies joined the meeting during the next item.

- EPF/2043/12**      **37 Lower Road**  
**IG10 2RX**  
Jabhill Properties Ltd  
& Richard Johns      Demolition of existing dwelling. Erection of 2 detached dwellings, new vehicular access, landscaping and all associated works
- The Committee expressed concern for the amenities of the neighbours from the overlooking of no 37A Lower Road and no 10 Seymours.
- EPF/2076/12CA**   **21 Staples Road**  
**IG10 1HP**  
Mr Steven Thompson      Loft conversion with two rear dormer windows and three conservation rooflights to front
- The Committee regretted the proposed loss of the chimney, as that was considered a valuable original feature in the streetscene. Members would prefer two separate pitched roof rear dormers, which would be more appropriate in a conservation area, instead of one flat dormer.
- EPF/2079/12**      **148 River Way**  
**IG10 3LL**  
Mrs Lesley Hester      Certificate of lawful development for a proposed pitched roof with rooflights in place of existing flat roof
- The Committee NOTED this application.
- EPF/2080/12**      **38 Alderton Hill**  
**IG10 3JB**  
Mr A M Telling &  
Ms S M Wiggins      Two storey side extension, alterations to existing garage to create loft room including two dormer windows and raising of garage roof and first floor extension to connect garage to stables. New first floor 'bridge-link' from garage to existing stable block
- The Committee had NO OBJECTION to this application.
- EPF/2081/12**      **Lawlors Property**  
**Services**  
**165 High Road**  
**IG10 4LF**  
Mr & Mrs Lawlor      Minor material amendment to EPF/0708/12 to remove the rear parking spaces and replace them with office space. Bin store access will be moved to rear facade. (Refurbishment and enlargement of existing building by way of basement storage area, construction of additional storey, and erection of a four storey rear extension incorporating 5 parking spaces, extension to ground floor commercial units (12 additional flats) comprising 6 studio flats, 8 one bedroom flats and 2 three bedroom flats)
- The Committee regretted the loss of the parking spaces in this congested scheme but had no objection.
- EPF/2084/12**      **3 Woodcote Mews**  
**IG10 4QS**  
Miss Rebecca Mann      TPO/EPF/04/98  
T1 - Poplar - 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.
- 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.

**EPF/2085/12**      **3 Ashfields**      Two storey and single storey side  
**IG10 1SB**      extension  
Rob Jacobs

The Committee had NO OBJECTION to this application.

**EPF/2092/12**      **12 The Beacons**      Certificate of lawful development for a  
**IG10 2SQ**      proposed garage to rear garden  
Mr A Mittal

The Committee NOTED this application.

**EPF/2106/12**      **23 Spareleaze Hill**      Replace existing conservatory with new  
**IG10 1BS**      single storey rear extension  
Mr Shahid Allibhai

The Committee had NO OBJECTION to this application.

Cllr Chalk left the meeting.

**EPF/2119/12**      **247 High Road**      Display of 1 non-illuminated fascia sign  
**IG10 1AD**      and 1 illuminated projecting sign  
County Contractors

The Committee had NO OBJECTION to this application.

**EPF/2122/12**      **43 Traps Hill**      New front boundary wall with a gated  
**IG10 1TB**      entry (Revised application)  
Mr Paolo Ingraio

The Committee OBJECTED to the revised application as it considered a boundary enclosure of 2.1 metres was still too high, despite the reduction in the number and height of the piers. Furthermore, members considered the proposed plastic chain link-type fencing to be inappropriate in the streetscene, but were glad to see the scheme included planting.

**EPF/2178/12**      **25 Tycehurst Hill**      TPO/CHI/02/70  
**IG10 1BX**      Hornbeam - Crown reduce by 2 - 3  
Mr Michael Taylor      metres to cut back new growth from  
previous pruning

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.

**EPF/2188/12**      **2 Northfield**      TPO/EPF/08/85  
**IG10 4ED**      T1 - Beech - Crown reduce by reducing  
Mrs S G Jobson      branch lengths by up to 2.5 metres where  
branches are under 75 millimetres in  
diameter

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.

**122.2 Determinations and Works to Trees in Conservation Areas:**

<b>EPF/2090/12CA</b>	<b>Coach House</b> <b>25 Woodbury Hill</b> <b>IG10 1JF</b> Mr Brian Ceconi	T3 & T4 - Leyland Cypress - Reduce height to 4 - 5 metres T6 - Laurel - Reduce height by approximately 2 metres and spread by 1 metre
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The Committee NOTED this application.

**122.3 Applications – provided for information only – EPF/2027/12, EPF/2051/12 and EPF/2152/12**

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

**PL123 Decisions**

**123.1 Decisions by Epping Forest District Council**

The Planning Decisions from Epping Forest District Council were NOTED.

**PL124 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL125 Enforcement and Compliance**

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 5 – 9 November 2012.

Signed:.....  
Date: 10 December 2012

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 10 December 2012 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
 J Angold-Stephens J Bostock M Chalk (from Min no PL129)  
 C Davies T Downing S Weston

**Also in attendance:**

**Councillors:** K Angold-Stephens (from Min no PL131.1)

**Officer:** Vivienne Messenger (Planning Committee Clerk)

Cllr A Patel, Chairman, Planning and Environment Committee, Buckhurst Hill Parish Council  
 Nigel Moore, Clerk to Buckhurst Hill Parish Council

2 members of the public

**PL126 Apologies for Absence**

No apologies for absence had been received.

**PL127 Confirmation of Minutes**

The Minutes of the meeting held on 26 November 2012 were CONFIRMED as a correct record and signed by the Chairman.

**PL128 Declarations of Interest**

The Committee declared a non-pecuniary and non-prejudicial interest in EPF/2031/12 as the Town Council was a neighbour of the premises.

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/2333/12 by virtue of being a County Councillor as Essex County Council had submitted the application for Hereward Primary School.

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in EPF/2077/12 as she had three grandchildren who attended the school, and EPF/2158/12 as she knew the wife of the applicant.

The Committee AGREED to bring forward the next item, as members of the public were interested in this application.

Cllr Chalk joined the meeting during the next item.

**PL129 Planning Applications**

The following application for planning permission was considered and the plans inspected.

<b>EPF/2109/12</b>	<b>95 High Road IG10 4JD</b> Mr H S Lakhan	Three storey rear extension including basement and loft conversion with front and rear dormer windows
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Cllrs J Angold-Stephens, Chalk, Davies, Downing, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of two letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application. The proposed scheme was considered overbearing and monolithic in the context of a pair of handsome Victorian semis. It would visually impact on the surrounding properties and the streetscape. The proposal was considered an over-development of the site that would give rise to a terracing effect.

Members expressed concern the works would cause substantial loss of amenity from overlooking and loss of light to the neighbouring properties at nos 93 and 97 High Road, as well as potentially to the dwellings to the rear in Alghers Mead.

The Committee was concerned the development would lead to the parking of more cars than could be accommodated on the forecourt. Members also asked whether the District Council Tree Officer could place tree preservation orders (TPOs) on the trees in the rear garden to safeguard private amenity.

#### **PL130 Matters for Report**

##### **130.1 Withdrawn application – EPF/1541/12 – 21 Upper Park, IG10 4EY – Demolition of existing house and erection of new two storey dwelling with loft accommodation – Min no PL66.1**

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

##### **130.2 Extending Permitted Development rights for homeowners and businesses – Technical consultation – Min no PL121**

Subject to any additional comments from members that the Planning Committee Clerk required by 14 December 2012, the Committee AGREED with the draft response circulated to members prior to the meeting.

The Committee supported the retention of existing permitted development (PD) rights for homeowners, business and installers of broadband infrastructure, rather than the Government's proposals to relax PD rights for a temporary three-year period to allow:

1. Single storey rear extensions to be increased to 8 metres for detached houses and 6 metres for any other type of house.
2. Conversion of garages for the use of family members.
3. Shops and professional/financial services establishments (in non-protected areas) to extend their premises by up to 100 square metres provided the gross floor space of the original building was not increased by more than 50%.
4. Shops and professional/financial services establishments (in non-protected areas) to be able to build up to the boundary of the premises, except where the boundary is with a residential property, where a 2-metre gap should be left.
5. Offices (in non-protected areas) should be able to extend their premises by up to 100 square metres provided that the gross floor space of the original building was not increased by more than 50%.

The Committee supported the Government's proposal that there should be a requirement to complete the development by the end of the 3-year period and notify the local planning authority on completion. Members also supported the proposal that article 1(5) land and Sites of Special Scientific Interest should be excluded from the changes to PD rights, in addition to land in or adjacent to heritage assets (including conservation areas).

### **130.3 Epping Forest District Council Directorate of Planning and Economic Development – Min no PL103.3**

The Chairman reported that members of the Committee had received an interesting visit to the Planning Directorate. He commented that District Council Officers would welcome local background knowledge on certificate of lawful development (CLD) applications and those for tree works, while Conservation Officers would be interested in heritage asset proposals. Members were also made aware that the District Council had a specialised officer to deal with contaminated land matters.

The Committee asked for this additional information to be included in the Planning Precedents document.

The Chairman had also asked the District Council if the Decision Notices could be despatched more regularly to town/parish councils, preferably on a fortnightly basis.

### **130.4 Planning and Licensing Committee meetings break over Christmas – Min no PL724.5**

The Chairman advised members that as the next meeting would not be until 7 January 2013, the Planning Committee Clerk would ask the District Council if the representation deadlines on applications given in its Weekly List would take into account the District Council shutdown over the Christmas and New Year period.

### **130.5 Loughton Building Design Award – Min no PL110.2**

The Chairman reminded members to submit nominations for the award to the Planning Committee Clerk by 31 January 2013.

### **130.6 Withdrawn application – EPF/1811/12 – 33 Broadstrod, IG10 2SB – Single storey rear extension; extension of front bay upwards into roof; addition of roof dormer to front roof; and addition of roof dormer to rear roof – Min no PL104.1**

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

## **PL131 Planning Applications**

**131.1** The following applications for planning permission were considered and the plans inspected.

<b>EPF/1747/12</b>	<b>34 Sedley Rise IG10 1LT</b> Mr P Silvio	Demolish existing conservatory and erect single storey extension incorporating a glazed lantern and increased kitchen facility area
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The Committee had NO OBJECTION to this application.

**EPF/1945/12**    **136 Church Hill**                      Change of use of part of ground floor  
**IG10 1LJ**                      front office from use for purposes within  
Mr & Mrs Peter &                      Use Class B1(a) for use for purposes  
Amanda Stevenette                      within Use Class A2 (Financial and  
Professional Services)

The Committee had NO OBJECTION to this application.

**EPF/2077/12**    **Davenant Foundation**                      Proposed new pedestrian entrance to  
**School**    school site boundary  
**Chester Road**  
**IG10 2LD**  
Mr Chris Morris

Cllrs J Angold-Stephens, Chalk, Davies, Downing, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of concern.

The Committee expressed concerns on highway safety grounds, in that vehicles might attempt to stop and set down near the new entrance in Debden Lane, and that Essex County Council Highways should mitigate this potential hazard.

Cllr K Angold-Stephens joined the meeting during the next item.

**EPF/2116/12**    **Adjacent to**                                      Proposed new four bed house  
**24 Albion Park**  
**IG10 4RB**  
Mrs Narinder Hare

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in this item as she knew the objector.

The Committee NOTED the contents of a letter of objection.

The Committee expressed concern on the bulk of the infill development.

**EPF/2125/12**    **9 Eleven Acre Rise**                      Retention of front boundary wall, gate  
**IG10 1AN**                                      and railings adjacent to pavement  
Mr Stuart Crooks

The Committee had NO OBJECTION to this application but asked the District Council to impose a condition for suitable planting behind the boundary treatment to obviate undue urbanisation.

**EPF/2129/12**    **90 Roding Road**                              Single storey rear extension  
**IG10 3EF**  
Mr Gerry Scanlon

The Committee had NO OBJECTION to this application.

**EPF/2158/12**    **27 Roundmead Close**                      Proposed hip to gable loft extension with  
**IG10 1QD**                                      rear dormer window and front solar  
Mr Ian Brede                                      panels, erection of extension above front  
garage, conversion of garage to habitable  
accommodation with basement  
underneath, alterations to front porch



area and first floor side extension to the rear

The Committee had NO OBJECTION to this application.

**EPF/2163/12 16 Avondale Drive  
IG10 3BZ**

Ms Susan Monaghan

Certificate of lawful development for a proposed single storey rear extension

The Committee NOTED this application but was concerned the security of the property could be compromised by the proposed flat roof.

**EPF/2165/12 43 Spring Grove  
IG10 4QD**

Mr Ash Arora

Amendment to EPF/0637/12 (Rear single storey extension, first floor balcony infilling, work to rear of existing roof and re-modelling and refurbishment works) proposing an increase in depth of the single storey rear extension of 1.1m (6.2m in total depth)

The Committee had NO OBJECTION to this application.

**EPF/2179/12 6 Woodland Road  
IG10 1HJ**

Mr & Mrs Seymour

Part two storey rear extension and a part first floor rear addition as well as a ground floor front porch extension (Revised Application)

The Committee had NO OBJECTION to this application.

**EPF/2182/12 45 Fallow Fields  
IG10 4QP**

Mr Stanley Perry

Loft conversion with front roof light windows and rear dormer windows

The Committee asked if the proposed scheme would provide any benefits over the previous 2006 planning application refused permission by the District Council, and whether the Planning Inspector's objections had been overcome.

**EPF/2235/12 4 Woodcote Mews  
IG10 4QS**

Mrs Lynda Oram

TPO/EPF/04/98  
Poplar - 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.

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.

**EPF/2281/12 18 Albion Park  
IG10 4RB**

Mr McCarthy

TPO/EPF/02/89  
T2 - Pine - Fell  
T3 - Sycamore - 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.

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.

### 131.2 Determinations and Works to Trees in Conservation Areas:

<b>EPF/2217/12</b>	<b>27 Pump Hill IG10 1RU</b> Mr Chris Turner	Cherry tree - Fell
The Committee NOTED this application.		
<b>EPF/2275/12</b>	<b>Killindini Steeds Way IG10 1HX</b> Mrs Esme Hammond	T1 - Bay - Fell T2 - Holly - Retrim T3 - Leylandii - Cut back overhang T4 - Pear - Cut back overhang
The Committee NOTED this application.		

**131.3 Applications – provided for information only – EPF/2238/12**

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

**131.4 Planning Applications**

The following applications for planning permission were considered and the plans inspected owing to time constraints on these applications with the Christmas closure of Epping Forest District Council.

<b>EPF/2031/12</b>	<b>10 Rectory Lane IG10 1NZ</b> JEDCO Logistics t/a Loughton Metals	Change of use of premises from use for light industrial purposes (Use Class B1(c) to use as a scrap yard for the purpose of recycling metals (Sui Generis)
The Committee NOTED the contents of a letter of objection.		

The Committee deplored the retrospective application and OBJECTED to the proposal, which was in contravention of the established use. Members were concerned the change of use to a scrap yard, along with vehicular movements of deliveries and collections of scrap metal, would cause noise nuisance and disturbance to adjacent properties in Goldings Hill, Lower Road and Buckingham Court.

<b>EPF/2333/12</b>	<b>The Hereward County Primary School Colebrook Lane IG10 2HR</b> Essex County Council Matthew Wood	Erection and use of two single storey extensions, relocation and extension of existing car parking area, new vehicular access into site from Colebrook Lane relocation of existing hard play area, new hardstanding areas and associated works
The Committee had NO OBJECTION to this application.		

**PL132 Decisions****132.1 Decisions by Epping Forest District Council**

No Planning Decisions had been received from Epping Forest District Council.

**PL133 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL134 Enforcement and Compliance**

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 12 – 23 November 2012.

Signed:.....

Date: 7 January 2013

**LOUGHTON TOWN COUNCIL****PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 7 January 2013 at 7.45pm at 1 Buckingham Court.**

**Present:****Councillors:**

C C Pond (in the Chair)		
J Angold-Stephens	J Bostock	M Chalk
C Davies (from Min no PL136)		S Weston
I Lawrence (as substitute for T Downing)		

**Officer:**

Vivienne Messenger (Planning Committee Clerk)

1 member of the public

**PL135 Apologies for Absence**

Apologies for absence had been received from Cllr Downing. The Planning Committee Clerk reported that Cllr Lawrence had been nominated as his substitute for this meeting.

Cllr Davies joined the meeting.

**PL136 Confirmation of Minutes**

The Minutes of the meeting held on 10 December 2012 were CONFIRMED as a correct record and signed by the Chairman.

**PL137 Declarations of Interest**

Cllr Lawrence declared a non-pecuniary and non-prejudicial interest in EPF/2387/12 as she knew the member of public registered to speak at the meeting on this application.

The Committee AGREED to bring forward the next item, as a member of the public was interested in this application.

**PL138 Planning Applications**

<b>EPF/2387/12</b>	<b>William Hill</b>	Retrospective application for retention of
	<b>Bookmakers</b>	replacement heat pump units on roof of
	<b>187 High Road</b>	ground floor rear addition.
	<b>IG10 4LF</b>	
	Mr David Jarman	

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in this item as he chaired the Lopping Endowment, which had responsibility for Lopping Hall, the property adjacent to this site.

The Committee NOTED the contents of a letter of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee deplored the retrospective application and OBJECTED to the unsightliness, bulk and noise pollution of the replacement heat pump units, installed

on this landmark building to the detriment of neighbouring occupiers. Members also considered there was a possible health and safety concern as there appeared to be no direct access to the heat pump units.

#### **PL139 Matters for Report**

##### **139.1 Planning Application EPF/1755/12 – Lioncare Ltd, 186 Forest Road, IG10 1EG – Proposed conversion of storage garages to new Yoga and Pilates Studio and demolition of outbuilding – Min no PL120.4**

The Committee NOTED the response received from Nigel Richardson, Assistant Director (Development), Epping Forest District Council Planning Directorate, to the Committee's concern regarding a procedural irregularity on this application at the District Council's Subcommittee South meeting on 21 November 2012, which his explanation dispelled.

#### **PL140 Epping Forest District Council – Member workshops on the Local Plan**

The Committee would confirm which member would represent the Town Council at these workshops at the next meeting.

#### **PL141 Planning Applications**

**141.1** The following applications for planning permission were considered and the plans inspected.

<b>EPF/2093/12</b>	<b>19 Church Lane IG10 1PD</b> Mr Michael Claydon	Retention of existing retaining wall and timber decking to rear garden and wooden fencing at boundary
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The Committee deplored this retrospective application and expressed concern for the amenities of the neighbours at no 2 Carroll Hill.

<b>EPF/2132/12</b>	<b>Greggs Bakery 45 The Broadway IG10 3SP</b> Mrs Diane Mclellan	Change of use of section of pavement at the front for placing of two tables, six chairs, enclosing banners and refuse bin, to be used during opening hours of bakery
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The Committee had NO OBJECTION to this application, subject to proper licensing with Epping Forest District Council, the landowner, and Essex County Council, the Highway Authority.

<b>EPF/2175/12</b>	<b>Land to rear of 33 - 35 Spring Grove IG10 4QD</b> Miss Daphne McKinley	Amendment to proposed detached house fronting Summerfield Road, approved under planning permission EPF/1409/08 allowed on appeal. Amendments relate to rear patio doors and replacement of integral garage with habitable room
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The Committee had NO OBJECTION to this application.

<b>EPF/2207/12</b>	<b>52 The Uplands IG10 1NH</b> Mr William Lambert-Smith	Internal and external alterations; loft extension with front and rear dormers and single storey extension
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The Committee disliked the design of the front and rear dormers, which were considered unsuitable for the streetscene of The Uplands – an area submitted to the District Council for consideration as an additional conservation area by the Town Council.



- EPF/2349/12**    **16 Avondale Drive**    Single storey rear extension  
**IG10 3BZ**  
Ms Susan Monaghan  
The Committee had NO OBJECTION to this application but was concerned the security of the property could be compromised by the proposed flat roof.
- EPF/2357/12**    **36 Queens Road**    Single storey rear extension and rebuild  
**IG10 1RS**    of existing front porch  
Mr & Mrs J & K  
Brunger  
The Committee had NO OBJECTION to this application.
- EPF/2358/12**    **36 Queens Road**    Certificate of lawful development for rear  
**IG10 1RS**    dormer in loft conversion with hip to gable  
Mr & Mrs J & K    roof extension  
Brunger  
The Committee NOTED this application.
- EPF/2372/12**    **101 Swans Hope**    Front extension to existing garage, rear  
**IG10 2NB**    conservatory extension, together with  
Mr Jiri Pechan    alteration to elevations and permitted  
development rear garden wall  
The Committee had NO OBJECTION to this application.
- EPF/2375/12**    **130 Forest Road**    Rear extension to replace existing  
**IG10 1EG**  
Mr & Mrs P Howe  
The Committee expressed concern for the amenities of the neighbours at no 132 Forest Road.
- EPF/2376/12**    **Loughton Clinic**    Conversion of vacant first and second  
**115 High Road**    floors to 2 maisonettes, with 3 car  
**IG10 4JA**    spaces, with ground floor medical  
Dr David Dighton    practice, and rear beauty salon/clinic, to  
remain as existing. Erection of side facing  
dormer window at second floor level  
The Committee questioned the adequacy of the proposed parking spaces, which appeared very narrow at the front of the property and exited directly on to the A121. Members were concerned whether the access road leading to the rear parking spaces was of sufficient width and safe for vehicles and pedestrians to use concurrently.
- EPF/2388/12**    **14 Park Hill**    TPO/EPF/14/85  
**IG10 4ES**    T7 - Cedar - Remove deadwood and  
Mr Billy Bassi    1 limb encroaching on property  
T18 - Cedar - Remove deadwood and  
3 limbs encroaching on property  
T20 & T21 - Limes - Pollard as specified  
T16 & T17 - Maples - Crown lift to  
4 metres and crown reduce by 30%  
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.

**EPF/2394/12**    **4 Nafferton Rise**    TPO/EPF/16/87  
**IG10 1U**    T1 - Oak - Crown reduce by up to 5  
 Mr Liam Donnellan    metres

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.

**141.2 Applications – provided for information only – EPF/2300/12**

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

**PL142 Decisions**

**142.1 Decisions by Epping Forest District Council**

The Planning Decisions from Epping Forest District Council were NOTED.

**PL143 Licensing Applications**

**143.1 Notice of application for a premises licence under the Licensing Act 2003 in respect of Nandos, 2 Station Road, Loughton IG10 4NZ.**

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in this item as he knew the author of one of the letters of objection received.

The Committee NOTED the contents of four letters of objection.

The Committee had NO OBJECTION to the establishment continuing the service of alcohol and late night refreshment inside the premises, but objected to any late night use of the forecourt after 11pm on the grounds of the prevention of crime and disorder and prevention of public nuisance. The restaurant was located in an area well known for disturbance and public disorder, and noise nuisance to residents in the adjoining streets should be minimised as much as possible.

**PL144 Enforcement and Compliance**

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly lists for 26 November – 7 December and 10 – 31 December 2012.

**Signed:.....**  
**Date: 21 January 2013**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 21 January 2013 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
 J Angold-Stephens T Downing S Weston (from Min no PL148)  
 M Owen (as substitute for J Bostock)

**Also in attendance:**

**Councillors:** D Wixley

**Officer:** Vivienne Messenger (Planning Committee Clerk)

7 members of the public

**PL145 Apologies for Absence**

Apologies for absence had been received from Cllrs Bostock and Chalk. The Planning Committee Clerk reported that Cllr Owen had been nominated as Cllr Bostock's substitute for this meeting. Apologies for lateness and possible absence had been received from Cllr Davies.

**PL146 Confirmation of Minutes**

The Minutes of the meeting held on 7 January 2013 were CONFIRMED as a correct record and signed by the Chairman.

**PL147 Declarations of Interest**

No declarations of interest were made.

Cllr Weston joined the meeting.

**PL148 Matters for Report**

**148.1 Amended application – EPF/1622/12 – Epping Forest District Council Parks Nursery, Pyrles Lane, IG10 2NL – Outline application for the demolition of tree/plant nursery and erection of up to 36 dwellings (flats and houses), landscaping, parking and associated infrastructure – Min no PL84.3**

Cllr Wixley declared a non-pecuniary interest in this item as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. He stated that any view he gave at this meeting would be considered afresh if the application came before a District Council committee, in the light of all the evidence available at the time.

Cllrs J Angold-Stephens, Downing, C C Pond, Weston and Wixley declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of three letters of objection.



A member of the public with an interest in this application addressed the meeting.

The Committee considered the amendments to this application that included a revised Design and Access Statement, revised Transport Statement and a Phase 1 Ecological Assessment, and reiterated its previous comments, which were:

*The Committee strongly OBJECTED to this application as five-eighths of the site was classed as Urban Open Space in the District Council's 1998 Local Plan, and had only ever had temporary buildings located there with an open aspect protected by conditions since 1982. Members stated this was not a brownfield site, there was no evidence its statutory allotment status had ever been removed and the proposal was contrary to planning policy.*

*The Committee considered the site to be unsuitable to accommodate 18 no. 3-bedroom units and 18 no. 2-bedroom units because of:*

- 1. Overdevelopment of the plot with too much housing on a back land site, and that there were known soil instability, flooding and drainage problems in the vicinity.*
- 2. Concern at the lack of distance to neighbouring properties from the proposed flats, which were too high and would cause substantial overlooking, loss of light and noise nuisance, especially to residents in Raphael Drive, Pyrles Lane and Hillyfields.*
- 3. Road safety problems, owing to the extreme narrowness of the access lane, which was not wide enough for vehicles to pass, nor would there be room to provide a pedestrian path.*
- 4. The access lane exited onto Pyrles Lane, a bus route, at a blind bend. This would create a dangerous staggered junction with Fairmeads. Furthermore, members pointed out that the traffic survey accompanying the planning application had been carried out in the summer break when traffic was reduced from the schools being closed and people being away over the holiday period.*
- 5. Concern that the proposed parking of five visitor spaces would not be sufficient for the scheme and would result in parking being transferred to Pyrles Lane and the Fairmead estate that was already congested. Members considered that any additional onstreet parking would create more difficulties for the elderly and parents with pushchairs trying to negotiate parked vehicles narrowing the pavement.*
- 6. Increased pressure on the existing and burdened infrastructure in place.  
If the District Council granted permission for its scheme, members considered that a sizeable S106 contribution would be necessary to relieve overburdening of local facilities.*
- 7. The indicative plan showed the proposed footpath would cross land owned by Loughton Town Council, which had not been consulted on this.*

8. *The proposal was possibly contrary to nature conservation policies from the loss of a valuable natural fauna and flora habitat.*
9. *Members expressed uncertainty over the number of trees and hedges that would be lost by the development and whether any would remain.*

In addition: The highway safety issues on Pyles Lane were already recognised by the installation of a concealed entrance sign near the access lane. The Committee considered the highway safety of the access lane would not be satisfactorily improved by the proposed visibility splays, which were dependent on the suitable and constant management of the growth of the hedgerows. These were not under the applicant's control or direction, but those of the owners of the adjacent properties.

The Committee also asked the District Council to require an additional traffic survey on existing traffic flows and speeds to be carried out, as the information to hand was from monitoring during the schools' summer break in August 2011, and so did not reflect the traffic movements or congested parking situation encountered during term time.

**148.2 Withdrawn application – EPF/2116/12 – Adjacent to 24 Albion Park, IG10 4RB – Proposed new four bed house – Min no PL131.1**

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

**148.3 Epping Forest District Council – Member workshops on the Local Plan – Min no PL140**

The Committee approved Cllr Weston as its representative to attend the following three Saturday workshops and to claim travelling expenses for meetings on:

1. 26 January 2013 at Waltham Abbey Town Hall
2. 9 February 2013 at Roding Valley Hall, Buckhurst Hill
3. 9 March 2013 at Epping Town Hall, St John's Road

**148.4 Loughton Building Design Award – Min no PL130.5**

The Committee NOTED the closing date for nominations of the award and their receipt by the Planning Committee Clerk was 31 January 2013.

**148.5 Notice of application for a premises licence under the Licensing Act 2003 in respect of Nandos, 2 Station Road, Loughton IG10 4NZ – Min no PL143.1**

Cllr Wixley declared a non-pecuniary interest in this item as a dual-hatted councillor and member of the Epping Forest District Council Licensing Sub-Committee. He stated that any view he gave at this meeting would be considered afresh if the application came before a District Council committee, in the light of all the evidence available at the time.

The Committee NOTED the licensing application at the District Council Licensing Sub-Committee meeting on 5 February 2013 in the Civic Offices at Epping, and AGREED to stay with the written representation already sent.

**PL149 Planning Applications**

**149.1** The following applications for planning permission were considered and the plans inspected.

The Committee AGREED to deal with the applications in the following order, in case the meeting had to close early owing to the inclement weather conditions.

<b>EPF/2265/12</b>	<b>Former Loughton Sports Centre Borders Lane IG10 3RU</b> Mr Danny Sharpe	Construction of temporary access road to service construction of new 72 bed care home (approved under planning permission EPF/2439/10)
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Cllrs J Angold-Stephens, Downing, C C Pond, Weston and Wixley declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the loss of habitat and damage to a group of protected trees affected by this proposal. If, however, the District Council was minded to grant permission, the Committee asked the Local Planning Authority to impose the following planning conditions:

1. vehicular access to cease after the first occupation of the building;
2. restitution of the pedestrian path and its dedication as a public highway;

and requested a financial contribution to cover the cost of the reinstatement of the path.

<b>EPF/2381/12CA</b>	<b>Fifteen (formerly The Wheatsheaf PH) 15 York Hill IG10 1RL</b> Mr James Smith	Retrospective application for retention of existing terrace and picket fence and wall, to the front of the pub
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Cllrs J Angold-Stephens, Downing, C C Pond, Weston and Wixley declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of three letters of objection.

The Committee OBJECTED to the retrospective application that would increase the congested parking and blocking of York Hill from loss of parking at the premises, in addition to the noise nuisance created by the patrons using the outdoor seating area that would disturb the adjacent residents.

<b>EPF/2401/12</b>	<b>146 High Road IG10 4BH</b> Mr Kapadia	Three storey rear extension to provide 4 no. self-contained flats and mansard roof conversion to existing building
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The Committee NOTED the contents of a letter of objection.

The Committee considered the plans provided appeared to be misleading, and expressed concern for the amenities of the neighbours nearby and at no 148 High Road.



**EPF/2337/12**      **Littlecroft**  
**9-11 High Beech**  
**Road**  
**IG10 4BN**  
Mr M Winston

Change of use of second floor from B1 Offices to 2 residential flats, including extension to roof area with mansard roof, and provision of rear staircase

The Committee had NO OBJECTION to this application.

**EPF/2412/12**      **9 The Beacons**  
**IG10 2SQ**  
Mr David Jerrard

Two storey side and rear extension. Lobby to front removed and re-built with new roof over. Chimneys removed and internal alterations

The Committee declared a non-pecuniary interest in this item as the architect was known to the Council.

The Committee had NO OBJECTION to this application but would prefer the retention of the existing chimney, suitably capped, which it considered an interesting feature on the streetscene.

**EPF/2413/12**      **16 Station Road**  
**IG10 4NX**  
Mr David Pamplin

Rebuild garage with first floor above, part two storey, part single storey side and rear extension and front bay and porch addition

The Committee declared a non-pecuniary interest in this item as the architect was known to the Council.

The Committee expressed concern for the amenities of the neighbouring property and also that the proposed development would significantly alter a dwelling detailed as an unrecognised heritage asset in The Buildings of England: Essex by J Bettley and N Pevsner. Members also acknowledged that the approximately 100 year-old house had been designed and built by local architect Rex C Foster.

**EPF/2424/12**      **7 The Uplands**  
**IG10 1NQ**  
Mr Peter Croll

Two storey rear extension and loft conversion with a dormer to the rear and side

The Committee had NO OBJECTION to this application.

## **PL150 Decisions**

### **150.1 Decisions by Epping Forest District Council**

The Planning Decisions from Epping Forest District Council were NOTED.

### **150.2 Decisions by Essex County Council**

The Planning Decision from Essex County Council was NOTED.

## **PL151 Licensing Applications**

No licensing applications had come to officers' attentions.

## **PL152 Enforcement and Compliance**

The Committee NOTED the reports.

Signed:.....  
Date:            4 February 2013

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 4 February 2013 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
 J Angold-Stephens J Bostock M Chalk  
 C Davies S Weston  
 I Lawrence (as substitute for T Downing)

**Officer:** Vivienne Messenger (Planning Committee Clerk)

1 member of the public

**PL153 Apologies for Absence**

Apologies for absence had been received from Cllr Downing. The Planning Committee Clerk reported that Cllr Lawrence had been nominated as Cllr Downing's substitute for this meeting.

**PL154 Confirmation of Minutes**

The Minutes of the meeting held on 21 January 2013 amended from those circulated at Min no PL148.5 – Notice of application for a premises licence under the Licensing Act 2003 in respect of Nandos, 2 Station Road, Loughton IG10 4NZ – to read in the first paragraph: "...member of the Epping Forest District Council Licensing Sub-Committee." were CONFIRMED as a correct record and signed by the Chairman.

**PL155 Declarations of Interest**

Cllr Lawrence declared a non-pecuniary and non-prejudicial interest in EPF/0003/13 as she knew the member of public registered to speak at the meeting on this application.

The Committee AGREED to bring forward the next item, as a member of the public was interested in this application.

**PL156 Planning Applications**

<b>EPF/0003/13</b>	<b>Unit 2 &amp; 3 ( part of Browns of Loughton) Station Road IG10 1AA</b> Topps Tiles	Provision of a) one non-illuminated double sided pole or post sign at front of forecourt and b) an internally illuminated individual letter sign at fascia level (Revised application)
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Cllrs J Angold-Stephens, Chalk, Davies, Lawrence, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of two letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to the proposed pole sign, which was considered overbearing, ugly and inappropriate to the streetscene, as well as being visually detrimental to the neighbouring properties. Members considered the sign more suited to an out-of-town shopping centre than a predominantly residential road.

The Committee had NO OBJECTION to the blue fascia lettering but asked that the lighting be turned off at 11.30pm with no overnight illumination.

#### **PL157 Matters for Report**

##### **157.1 Withdrawn application – EPF/2109/12 – 95 High Road, IG10 4JD – Three storey rear extension including basement and loft conversion with front and rear dormer windows – Min no PL129**

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

##### **157.2 EPF/2031/12 – 10 Rectory Lane IG10 1NZ – Change of use of premises from use for light industrial purposes (Use Class B1(c) to use as a scrap yard for the purpose of recycling metals (Sui Generis) – Min no PL131.4**

The Planning Committee Clerk advised the Committee that the application was on the Area Planning Subcommittee South Agenda for the meeting on 13 February 2013. Members were asked if they wished to nominate a representative to speak against the application, and AGREED the Town Clerk should represent the Town Council on this occasion.

##### **157.3 Notice of application for a premises licence under the Licensing Act 2003 in respect of Nandos, 2 Station Road, Loughton IG10 4NZ – Min no PL148.5**

The Committee was informed by the Planning Committee Clerk that the licensing application would be heard at the District Council Licensing Subcommittee meeting on 5 March 2013 in the Civic Offices at Epping, at the applicant's request. Members AGREED to stay with the written representation already sent.

##### **157.4 Loughton Building Design Award – Min no PL148.4**

The Planning Committee Clerk advised that the judging of the nominations would follow shortly.

#### **PL158 Planning Applications**

**158.1** The following applications for planning permission were considered and the plans inspected.

<b>EPF/2354/12</b>	<b>27 Upper Park IG10 4EY</b> Mr & Mrs Way	Certificate of lawful development for a proposed side dormer
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The Committee NOTED this application.

<b>EPF/2419/12</b>	<b>38 Sedley Rise IG10 1LT</b> Mr Ben Fowler	Single storey rear extension
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The Committee had NO OBJECTION to this application.





**EPF/0060/13**      **4 Seymours**                      Single storey rear extension with terrace  
**IG10 2RU**  
Mrs N Van Eck

The Committee expressed concern for the amenities of the adjoining neighbours and additional concern for the security of the property, which could be compromised by the proposed flat roof.

**EPF/0061/13**      **Barfields Gardens**                      Provision of new off street parking.  
**IG10 3JG**                                      9 x parking bays and 1 x disabled  
Epping Forest District                      parking bay  
Council – Mr Hayden  
Thorpe

The Committee had NO OBJECTION to this application but asked for additional planting to soften the hard landscaping.

**EPF/0086/13**      **Maple Gate**                                      TPO/EPF/03/88  
**IG10 1PR**                                      G2 - Limes - Crown reduce by 2 metres  
PMMS    and clean out 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.

**EPF/0095/13**      **7 Albion Hill**                                      Change of use of an existing care home  
**IG10 4RA**                                      (consisting of 22 rooms) to 7 private  
Mr Mark Bowman                              residential flats, consisting of 2 x 1-Bed,  
4 x 2-Bed and 1 x 3-Bed Flats with  
associated amenity space, on-site car  
parking, cycle and refuse store. The  
proposal includes the demolition of the  
original house dating back to the 1870's  
and its re-construction, 'like-for-like'

The Committee had NO OBJECTION to this application but asked for a planning condition to re-use as many of the existing materials and features as possible.

**EPF/0104/13**      **33 Broadstrood**                                      Addition of pitched roof first floor dormer  
**IG10 2SB**                                      window to existing front roof slope, and  
Mrs Jacqui Ward                              single storey rear extension

The Committee had NO OBJECTION to this application.

**EPF/0165/13**      **Adjacent to**                                      TPO/EPF/26/11  
**9 Hazelwood**                                      T1 - Redwood - Crown lift up to 2.5  
**IG10 4ET**                                      metres, where branch diameter is less  
Parks DSO, Epping                              than 15 centimetres. Selective crown  
Forest District Council                      reduction of spread by up to 2 metres  
– Mr George Haley

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.

**158.2 Determinations and Works to Trees in Conservation Areas:**

**EPF/0083/13CA 94 York Hill** T1 - Apple tree - Reduce by a third  
**IG10 1JA** T2 - Apple tree – Fell  
Bob Jennings

The Committee declared a non-pecuniary and non-prejudicial interest as the applicant's wife was a member of the Town Council.

The Committee NOTED the application.

**EPF/0129/13CA 93 York Hill** T1 - Plum tree - Prune  
**IG10 1HZ** T2 - Elderberry tree - Prune  
Mrs Karen Westfall

The Committee NOTED the application.

**158.3 Others – provided for information only – EPF/2411/12:**

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

**PL159 Decisions**

**159.1 Decisions by Epping Forest District Council**

No Planning Decisions had been received from Epping Forest District Council.

**PL160 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL161 Enforcement and Compliance**

The Committee NOTED the reports.

Signed:.....  
Date: 18 February 2013



for signage permission, unless it was within permitted development.

**PL166 Matters for Report**

**166.1 Notice of Appeal – EPF/0978/12 – 2 Nevill Way, IG10 3BG – Erection of new two storey dwelling adjoining no. 2 Nevill Way, including widening of existing vehicular crossover at the front – Min no PL17.1**

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

**166.2 Withdrawn application – EPF/2412/12 – 9 The Beacons, IG10 2SQ – Two storey side and rear extension. Lobby to front removed and re-built with new roof over. Chimneys removed and internal alterations – Min no PL149.1**

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

**166.3 Epping Forest District Council Local Plan Evidence Base – Heritage Asset Review – Min no PL120.2**

The Committee asked for Epping Forest District Council Forward Planning to confirm the timetable for the implementation of the additions to the Local List of Buildings, as recommended by the consultants in the Heritage Asset Review.

**PL167 Committee Rubric for Members and Speakers**

The Committee AGREED to defer this item until the next meeting for further consideration.

**PL168 Epping Forest District Council's Licensing Policy**

Members of the Committee AGREED to inform the Planning Committee Clerk of their opinions on this draft Licensing Policy by Friday 22 February 2013, and AGREED to defer this item to the next meeting, as the consultation closed on 20 March 2013.

**PL169 Planning Applications**

**169.1** The following applications for planning permission were considered and the plans inspected.

<b>EPF/2377/12</b>	<b>3 Brancaster Place Church Hill IG10 1QN</b>	Conversion of part of car garage into an additional habitable room (office)
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Mr Peter Macallan

The Committee had NO OBJECTION to this application provided the District Council Planning Officer was satisfied the truncated garage met with parking standards.

Cllr Davies joined the meeting during the following item.

<b>EPF/0063/13</b>	<b>Land adj to 22 and 28 Oakwood Hill Industrial Estate IG10 3TZ</b> Epping Forest District Council – Mr Chris Pasterfield	Erection of a new MOT workshop, grounds maintenance workshop with office facilities, glasshouses and associated parking, storage areas and fencing
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Cllrs J Angold-Stephens, Chalk, Downing, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. It was concerned by the proposed loss of an attractive broadleaf woodland with at least 50 years growth that comprised some 113 trees with an average height of around 50 feet, providing an excellent habitat for birds, invertebrates and bats. Members considered the proposed removal of this natural habitat was contrary to policy NC4 of the District Council's adopted Local Plan & Alterations. The Committee commented that the asbestos residue probably on the site was best left undisturbed.

Members also considered the proposed works would have a detrimental visual impact and cause loss of amenity to residents on the neighbouring Oakwood Hill Estate, especially those living opposite in the flats in Longcroft Rise and Marlescroft Way.

The Committee had further concerns regarding highway safety, from the proposed entrance and exit arrangements sited on a dangerous bend.

<b>EPF/0158/13</b>	<b>87 Southern Drive IG10 3BX</b> Mr Joe Syed- Mohammed	Amendment to approved scheme EPF/1147/12 (two storey and single storey side and rear extension) Widening of first floor rear extension
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The Committee had NO OBJECTION to this application.

<b>EPF/0166/13</b>	<b>New Look 216 High Road IG10 1ET</b> Mr Jason Chadwick	Proposed 1 no internally illuminated fascia sign and 1 no internally illuminating projecting sign to replace existing signs on shop premises
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The Committee had NO OBJECTION to this application.

<b>EPF/0181/13</b>	<b>48 Station Road IG10 4NX</b> Mr Nicholas North	Single storey front extension and two storey side and rear extensions
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The Committee had NO OBJECTION to this application.

<b>EPF/0188/13</b>	<b>Rectory Lane Health Centre Rectory Lane IG10 3RU</b> NHS North East Essex	New 18 space car park and new single storey porch to existing north entrance
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The Committee had NO OBJECTION to this application but asked for a condition to request an archaeological investigation, as this was the entrance to the pre-1836 Loughton Hall, and where the estate lodge and main gates had been situated.

The Committee asked for some flowering shrubs around the perimeter of the parking area to soften the impact of the proposed car park.

<b>EPF/0218/13</b>	<b>4 Cloverleys Park Hill IG10 4EH</b> Mr S Dhir	Certificate of lawful development for proposed loft conversion, hip to gable and rear dormers
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The Committee NOTED this application.

The Committee AGREED to consider the following two applications together, as they were for the same site.

<b>EPF/0221/13</b>	<b>Roding Valley High School</b> <b>Alderton Hill</b> <b>IG10 3JA</b> Mr Simon Hearn	TPO/CHI/02/70 T1 - Field Maple - Fell T2 - Ash - Fell T4 - Ash x 2 - Fell T5 - Field Maple - Fell T6 - Ash - Fell T7 - Ash - Fell T8 - Ash - Fell T11 - Grey Poplar - Fell
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<b>EPF/0222/13</b>	<b>Roding Valley High School</b> <b>Alderton Hill</b> <b>IG10 3JA</b> Mr Simon Hearn	TPO/CHI/02/70 T9 - Hornbeam - Trim back to 2 metres clearance where possible T10 - Hornbeam - Trim back to 2 metres clearance where possible
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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, but regretted the loss of so many ash trees, unless they had been diseased.

#### **169.2 Determinations and Works to Trees in Conservation Areas:**

<b>EPF/0209/13</b>	<b>Noakes Cottage</b> <b>Steeds Way</b> <b>IG10 1HX</b> Mr Keith Bacon	Trees in front and rear including Holly, Blackthorn, Leylandii, Pear & Mountain Ash - Prune Damson trees x 3 - Remove
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The Committee NOTED this application.

#### **PL170 Decisions**

##### **170.1 Decisions by Epping Forest District Council**

No Planning Decisions had been received from Epping Forest District Council.

##### **PL171 Licensing Applications**

No licensing applications had come to officers' attentions.

##### **PL172 Enforcement and Compliance**

The Committee NOTED the reports.

Signed:.....  
Date: 4 March 2013

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 4 March 2013 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
 J Bostock  
 T Downing  
 M Chalk  
 S Weston  
 C Davies

**Officers:** Shirley Haynes (Deputy Town Clerk)  
 Vivienne Messenger (Planning Committee Clerk)

4 members of the public

**PL173 Apologies for Absence**

Apologies for absence had been received from Cllr J Angold-Stephens.

**PL174 Confirmation of Minutes**

The Minutes of the meeting held on 18 February 2013, amended at Min no PL165 for planning application EPF/0168/13 – 243 High Road, IG10 1AD to read: “namely that the retail unit had been unlet for some years”, were CONFIRMED as a correct record and signed by the Chairman.

**PL175 Declarations of Interest**

With regard to EPF/2409/12 – 58 York Hill, IG10 1JA, as the applicant was a Town Councillor and member of this Committee, members AGREED not to consider this application.

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/0216/13 as he knew people living in the vicinity.

Cllr Downing declared a non-pecuniary and non-prejudicial interest in agenda item 4.2, Notice of Appeal Planning Application – EPF/1755/12 – Lioncare Ltd, 186 Forest Road, IG10 1EG, as he lived close by and was a ward councillor.

Cllr Bostock declared a non-pecuniary and non-prejudicial interest in EPF/0157/13 as she knew the next door neighbour.

The Committee AGREED to bring forward the next items, as members of the public were interested in these applications.

**PL176 Planning Applications**

<b>EPF/0233/13</b>	<b>44 Kenilworth Gardens IG10 3AF</b>	Proposed replacement of redundant former garages with one single storey, 1 bed bungalow
	Miss Mine Remzi	

Cllrs Chalk, Davies, Downing, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of three letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application as the proposal was considered an inappropriate infilling and overdevelopment of the site that would allow almost no private amenity space. The proposed bungalow, situated halfway down a residential rear garden, would have a detrimental visual impact and cause loss of amenity to neighbouring residents from loss of light, noise and disturbance, much more so than from the existing garages. The proposal would also set a precedent.

<b>EPF/0023/13</b>	<b>2 Southernhay IG10 4EN</b>	Certificate of lawful development for existing works to raise part of rear garden to level of remainder of rear garden
	Mr Ian Smith	

The Committee NOTED the contents of two letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee NOTED this application. It drew the Local Planning Authority's attention to the restrictions of the Permitted Development Order and suggested that the obvious conclusion was that this development was not lawful. Members considered that the height of the combined alterations and fencing of nearly 3 metres above neighbouring land was gravely detrimental to the amenities of the neighbour at no 1 Southernhay.

#### **PL177 Matters for Report**

**177.1 Notice of Appeal – Planning Application EPF/1737/12 – 17 Station Road, IG10 4NZ – Addition of electric front gate across existing parking space, in connection with alterations to front area to create two more parking spaces – Min no PL96.1**

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

**177.2 Notice of Appeal – Planning Application EPF/1755/12 – Lioncare Ltd, 186 Forest Road, IG10 1EG – Proposed conversion of storage garages to new Yoga and Pilates Studio and demolition of outbuilding – Min no PL139.1**

The Committee NOTED the information received from Epping Forest District Council and reiterated its comments previously made on this application which were:

*The Committee strongly OBJECTED to these applications and raised the following concerns on both proposals, which would create:*

- *An unacceptable commercial overdevelopment of the site in a residential area that bordered Forest SSSI land. This increased use would have a detrimental effect on residents in Forest Road, to the rear in Smarts Lane and would have an unpleasant effect on Epping Forest.*
- *Overlooking of adjacent dwellings from the proposed studio building.*
- *Noise nuisance from the dropping off and picking up of children to the nursery, and associated noise from over 40 children using the nursery throughout the day.*



- *Additional concerns for child safety from the location of the proposed play area.*
- *Road safety concerns from traffic entering/exiting the single track driveway, which was on a blind bend.*
- *Reduced safety for pedestrians using the single track entrance.*
- *A worsening of existing parking problems, which were already at breaking point in this area.*
- *Compounding problems for emergency vehicle access.*
- *Additional parking on kerbs causing a narrowing of the pavements restricting the passage of buggies and wheelchairs.*
- *Further highway safety concerns owing to the lack of a pavement in the north part of Forest Road that led towards Smarts Lane, Shaftesbury and Earls Path where a width restriction had been installed to reduce traffic speeds.*

*Furthermore, members strongly disagreed with what they considered a preposterous suggestion in the Design and Access statement that there was “ample parking for the non-staff on nearby Shaftesbury. Smarts Lane would be another good place for drop-off parking” and that both roads provided “easy access nearby parking.” The Committee requested that the District Council Planning Officer carry out a site visit during peak times during school term (particularly 08.30-09.00 and 15.00-15.30) to appreciate the dire existing parking situation. Shaftesbury in particular was jammed with parking during the day.*

*The application did not justify the need for additional day care nurseries or yoga/pilates fitness facilities in Loughton.*

*However, if the Local Planning Authority was minded to grant this application, then the Committee believed a sizeable S106 contribution was required to deal with the traffic congestion and a resident only parking zone.*

The Committee also asked that the correspondence between the Town Council and the District Council on a possible procedural irregularity at the Area Planning Subcommittee South meeting on 21 November 2012 when this application had been discussed, be included in the Town Council's response to the Planning Inspectorate.

**177.3 Withdrawn application – EPF/2429/12 – 56 Alderton Hill, IG10 3JB – Additional vehicle access at front of site, and new front boundary railings and gates – Min no PL149.1**

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

**177.4 Planning Application – EPF/2265/12 – Former Loughton Sports Centre, Borders Lane, IG10 3RU – Min no PL149.1**

The Chairman reported that the District Council had received a proposal for a lorry route into the former Sports Centre from Borders Lane, and that he had accompanied the District Council Tree Officer on a site survey. The Tree Officer appeared to consider that trimming back the trees bordering the route would be sufficient. The Committee AGREED to amend its objection, by removal of the phrase “and damage to a group of protected trees”, to read:

The Committee **OBJECTED** to the loss of habitat affected by this proposal. If, however, the District Council was minded to grant permission, the Committee asked the Local Planning Authority to impose the following planning conditions:

1. vehicular access to cease after the first occupation of the building;
2. restitution of the pedestrian path and its dedication as a public highway;

and requested a financial contribution to cover the cost of the reinstatement of the path.

The Committee also asked for the District Council to require the developer to restore the path to its original form as a thoroughfare, immediately on completion and before occupation of the development.

**177.5 EPF/0063/13 – Land adj to 22 and 28 Oakwood Hill Industrial Estate, IG10 3TZ – Erection of a new MOT workshop, grounds maintenance workshop with office facilities, glasshouses and associated parking, storage areas and fencing – Min no PL169.1**

The Chairman reported to members that though the Town Council had objected to this application, clearance work had begun on the site prior to the District Council (also the landowner) making a decision on whether to grant or refuse planning permission, and even before the closure of the representation period.

The Committee asked the Town Clerk to contact The District Council Chief Executive, Mr Glen Chipp, to apprise him of the situation regarding the loss of an attractive broadleaf woodland and concerns that the bird nesting season had begun.

**PL178 Committee Rubric for Members and Speakers**

The Committee **AGREED** to defer this item until the next meeting for further consideration.

**PL179 Epping Forest District Council's Licensing Policy**

The Committee **AGREED** to respond to the consultation, recommending the following additional changes be made to the Statement of Licensing Policy draft document:

Section no:

- 1.1 Add the words "as amended" so that it reads:

Epping Forest District Council ('the Council') is the licensing authority under the Licensing Act 2003 *as amended* ('the Act').

- 1.11 Delete the word "race" as all equalities are now equal with sex, age, disability, etc., just as important as race, so it reads:

The Council will have regard to, and consult with those involved with, local crime prevention, planning, transport, tourism, equality and cultural strategies.

- 1.12 Add the following sentence at the end of this section:

*The Development Committee will conversely provide to the Licensing Committee relevant information as to the compliance of applicants with planning permissions, etc.*

- 1.16 In the fourth line, delete “the” and replace with “any”, and delete the final sentence beginning “When attaching conditions .....” so to read:

If representations are made concerning the potential for disturbance in a particular neighbourhood, the Council’s consideration where disturbance is likely to be of limited extent, will be balanced against *any* wider benefits to the community.

Enter a new section no 1.22A as follows:

- 1.22A *The Council will publish a list, available to applicants, of newspapers circulating in the District or parts thereof which it considers meet the requirements of Regulation 25 of the Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005, a dated page from any of which containing the advertisement shall be deemed to be sufficient advertisement for the purposes of the above instrument.*

- 1.23 To the list of Responsible Authorities consider adding:

- The Health and Wellbeing Board

- 1.24 Insert “which” in line 3 so it reads:

**The Act permits other persons to make representations. This includes** ~~Local residents~~ **any individual, body or business, in the vicinity of the premises subject to the application, or their representatives, which** are known as ‘interested parties’ and are free to raise relevant representations **regardless of their geographical proximity to the premises.**

- 1.25 Insert “county or a parish” in line 1 so it reads:

A Councillor for the District, County, or a parish may also make representations.

- 1.25 Insert “unless there are reasons to believe the advertising requirements of the Instrument quoted in para 1.22A above have not been carried out.” At the end of this paragraph so it read:

In the absence of any representations the licence must be granted and any representations must be heard at a hearing of the Licensing Sub-committee, *unless there are reasons to believe the advertising requirements of the Instrument quoted in para 1.22A above have not been carried out.*”

Delete section 1.38 in its entirety.

- 7.1 Delete the word “longer” and replace with “staggered” and insert a new sentence “This factor will be considered in setting conditions relating to hours.” so it reads:

The Council recognises that *staggered* licensing hours may be in the interests of the community by avoiding concentrations of disturbance from customers leaving

premises whilst ensuring that nuisance is minimised to local residents. *This factor will be considered in setting conditions relating to hours.* Premises will generally be able to sell alcohol during the hours they are permitted to open. Entertainment providers may provide a range of entertainment during their operating hours. When issuing a licence, however, stricter conditions are likely to be imposed with regard to noise control in the case of premises situated in largely residential areas.

## **PL180 Planning Applications**

**180.1** The following applications for planning permission were considered and the plans inspected.

**EPF/1884/12**      **1 Oakwood Parade**      Retrospective application for change of  
**Oakwood Hill**      use of premises from financial/property  
**IG10 3EL**      services (Moneywise PLC) to Coffee  
Mr Runbir Johal      Shop (Mixed A3/A5)  
Cllrs Chalk, Davies, Downing, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application but was concerned there would be insufficient parking owing to the difficult location of the site by a busy crossroads. Members expressed concern for the amenities of the neighbours from food smells and asked the District Council Planning Officer to ensure that adequate removal of cooking odours would be provided. The Committee also sought a condition to prevent the sale of cooked meals and asked for the provision of a bin to contain potential litter from the A5 use.

**EPF/0084/13CA**      **18 Baldwins Hill**      Two storey rear and part side extension  
**IG10 1SD**      with single storey rear extension  
Mr Ian Mangham

The Committee had NO OBJECTION to this application.

**EPF/0140/13**      **3 Church Hill**      Erection of front extension to existing  
**IG10 1QP**      teaching space in former garage to align  
Mrs K Hersey      with existing raised timber deck area

The Committee had NO OBJECTION to this application but asked for a planting condition to soften the impact of the unattractive building on the streetscene.

**EPF/0143/13**      **108 Smarts Lane**      Certificate of lawful development for  
**IG10 4BS**      proposed side dormer in a loft  
Mr Allan Zoula      conversion

The Committee NOTED this application but asked if permitted development rights had been withdrawn when the building was erected.

**EPF/0157/13**      **14 Queens Road**      Provision of front bay window at ground  
**IG10 1RS**      floor, first floor front extension, single  
Mr Brian Ceconi      storey rear extension and new roof pitch

The Committee had NO OBJECTION to this application.

**EPF/0182/13**      **75 Queens Road**      Conversion of integral garage to  
**IG10 1RR**      habitable room, with existing off street  
Mr Peter Arnold      parking to be retained

The Committee had NO OBJECTION to this application.

<b>EPF/0202/13</b>	<b>52 The Uplands IG10 1NH</b> Mr William Lambert-Smith	Internal and external alterations and single storey extension
The Committee had NO OBJECTION to this application.		
<b>EPF/0207/13</b>	<b>78 Pyrles Lane IG10 2NW</b> Mr C Denton	Erection of single-storey rear extension and front bay, and canopy roof
The Committee had NO OBJECTION to this application.		
<b>EPF/0216/13</b>	<b>95 Staples Road IG10 1HR</b> Mr P Carter	Retrospective application for retention of parking space at front of house
The Committee expressed concern for the neighbour's access at no 93 Staples Road and the dispersal of rainwater from the works.		
<b>EPF/0231/13</b>	<b>Harts Cottage Debden Road IG10 2NY</b> Mr S Denne	Proposed conversion of outbuildings to two dwellings
The Committee declared a non-pecuniary interest in this item as the architect was known to the Council.		
The Committee liked the idea of reusing the existing buildings and noted that this scheme improved the outbuildings. However, as this site was on Green Belt land, members were concerned the applicant had not established sufficient justifications under GB policies, especially Policies GB8A and GB9A for their development.		
The Committee also asked, if the Local Planning Authority was minded to grant planning permission:		
<ol style="list-style-type: none"> <li>1. For the gardens to be maintained as open plan with no division by internal fences, so as to better protect the open green belt aspect; and</li> <li>2. For the withdrawal of all permitted development rights.</li> </ol>		
<b>EPF/0242/13</b>	<b>24 Cherston Road IG10 3PL</b> Miss Malanie Collvill	Double storey side extension
The Committee would have preferred the two storey extension to be stepped back, so as not to detract from the streetscene.		
<b>EPF/0245/13</b>	<b>10 Southernhay IG10 4EN</b> Mr Chris Hill	Single storey front extension including pitch roof replacing existing flat roof over garage projection
The Committee had NO OBJECTION to this application.		
<b>EPF/0252/13</b>	<b>Linens Direct Goldtone House Langston Road IG10 3TQ</b> Linens Direct	Three storey front/side extension to warehouse and office, to include new loading bay, together with landscaping and planting and additional car parking spaces to be provided
The Committee had NO OBJECTION to this application.		



<b>EPF/0345/13</b>	<b>St Marys Church High Road IG10 1BB</b> Mr Colin Westbrook	TPO/EPF/09/99 T14 - Silver Maple - Crown reduce to previous points, de-sucker and crown clean T9 - London Plane - Crown lift to circa 4.5 metres over car park
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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.

### **180.2 Others – provided for information only – EPF/0321/13**

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

### **180.3 Determinations and Works to Trees in Conservation Areas:**

<b>EPF/0304/13</b>	<b>Foresters Arms 15 Baldwins Hill IG10 1SD</b> Miss Lucy Malcher	T1 - Pine - Lift crown by removal of branch growth below 4 metres, clean crown and reduce crown to south by up to 3 metres, reduce competing leader by up to 2 metres. Reduce remaining crown to balance form by no more than 1 metre. T2 - False Cypress - Fell T3 - False Cypress - Fell T4 - Apple - Reduce growth over road and footpath by up to 1.5 metres, reduce growth towards sign by up to 1 metre
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The Committee NOTED the information received from Epping Forest District Council and drew the District Council Tree Officer's attention to the reduction of the tree cover in this sensitive area.

## **PL181 Decisions**

### **181.1 Decisions by Epping Forest District Council**

The Planning Decisions received from Epping Forest District Council were NOTED.

## **PL182 Licensing Applications**

### **182.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of Sainsbury's Supermarkets Ltd, Sainsbury's, Old Station Road, Loughton IG10 4PE.**

The Committee had NO OBJECTION to this application provided the sale of alcohol was restricted to those times that the shop was permitted to open, as detailed in planning application EPF/0488/06, allowed on appeal. The Committee would otherwise OBJECT because of the likely threat to public order caused by patrons of nearby night venues purchasing alcohol in the shop late at night.

## **PL183 Local Government (Miscellaneous Provisions) Act 1982 Street Trading (Renewal), Chester Road – John Frances Martin Fitzpatrick – ice cream/burger van**

The Committee reiterated its comments made on a previous application in January 2010 that were:

*The Committee expressed concerns regarding road safety issues and the serving of hot food, but noted that the applicant had operated from this location for more than 10 years without incident. In preference, the Committee considered a better option would be for the van to be sited within Davenant Foundation School grounds.*

**PL184 Enforcement and Compliance**

The Committee NOTED the reports.

**Signed:.....**

**Date: 18 March 2013**





## PL188 Planning Applications

<b>EPF/0458/13</b>	<b>EFDC Parks Nursery Pyrles Lane IG10 2NL EFDC</b>	Outline application for the demolition of tree/plant nursery and erection of up to 36 dwellings (flats and houses, 15 affordable), landscaping, parking and associated infrastructure (Revised application)
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The Committee NOTED the contents of three letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee reiterated its strong objections on the previous amended application EPF/1622/12 as detailed below:

*The Committee considered the amendments to this application that included a revised Design and Access Statement, revised Transport Statement and a Phase 1 Ecological Assessment, and reiterated its previous comments, which were:*

*The Committee strongly OBJECTED to this application as five-eighths of the site was classed as Urban Open Space in the District Council's 1998 Local Plan, and had only ever had temporary buildings located there with an open aspect protected by conditions since 1982. Members stated this was not a brownfield site, there was no evidence its statutory allotment status had ever been removed and the proposal was contrary to planning policy.*

*The Committee considered the site to be unsuitable to accommodate 18 no. 3-bedroom units and 18 no. 2-bedroom units because of:*

- 1. Overdevelopment of the plot with too much housing on a back land site, and that there were known soil instability, flooding and drainage problems in the vicinity.*
- 2. Concern at the lack of distance to neighbouring properties from the proposed flats, which were too high and would cause substantial overlooking, loss of light and noise nuisance, especially to residents in Raphael Drive, Pyrles Lane and Hillyfields.*
- 3. Road safety problems, owing to the extreme narrowness of the access lane, which was not wide enough for vehicles to pass, nor would there be room to provide a pedestrian path.*
- 4. The access lane exited onto Pyrles Lane, a bus route, at a blind bend. This would create a dangerous staggered junction with Fairmeads. Furthermore, members pointed out that the traffic survey accompanying the planning application had been carried out in the summer break when traffic was reduced from the schools being closed and people being away over the holiday period.*
- 5. Concern that the proposed parking of five visitor spaces would not be sufficient for the scheme and would result in parking being transferred to Pyrles Lane and the Fairmead estate that was already congested. Members considered that any additional onstreet parking would create more difficulties for the elderly and parents with pushchairs trying to*

- negotiate parked vehicles narrowing the pavement.*
6. *Increased pressure on the existing and burdened infrastructure in place. If the District Council granted permission for its scheme, members considered that a sizeable S106 contribution would be necessary to relieve overburdening of local facilities.*
  7. *The indicative plan showed the proposed footpath would cross land owned by Loughton Town Council, which had not been consulted on this.*
  8. *The proposal was possibly contrary to nature conservation policies from the loss of a valuable natural fauna and flora habitat.*
  9. *Members expressed uncertainty over the number of trees and hedges that would be lost by the development and whether any would remain.*

*In addition: The highway safety issues on Pyrles Lane were already recognised by the installation of a concealed entrance sign near the access lane. The Committee considered the highway safety of the access lane would not be satisfactorily improved by the proposed visibility splays, which were dependent on the suitable and constant management of the growth of the hedgerows. These were not under the applicant's control or direction, but those of the owners of the adjacent properties.*

*The Committee also asked the District Council to require an additional traffic survey on existing traffic flows and speeds to be carried out, as the information to hand was from monitoring during the schools' summer break in August 2011, and so did not reflect the traffic movements or congested parking situation encountered during term time.*

The Committee raised additional concerns that the forthcoming expansion of the nearby Hereward Primary School would lead to an increase in traffic and impact further on the existing congestion. Members drew attention again to the traffic survey having been conducted in school holidays, and considered that a new one in term time peak hours was vital.

The Committee regretted the loss of an extra two parking spaces, which would result in the overall loss of three spaces to accommodate the revised visibility splays shown in Appendix H at the site access. The Committee did not believe sufficient land was under the direct control of the applicant to assure continued proper visibility, and the applicant would not be able to prevent parking of vehicles, which might further impair highway safety, even if conditions were imposed to prevent this. Neither could the cutting back of vegetation be assured. The Committee noted that one of the sight lines in Appendix H had even been drawn behind the boundary with the highway.

Furthermore, the Minutes of the Chigwell Urban District Council from its meeting on 1 October 1945 appeared to record the permanent designation of much of this land as statutory allotments. There was no evidence the Secretary of State had consented to the withdrawal of the Allotment Act provisions, and members considered the Town Council's Environment and Heritage Committee should reclaim the land for allotments, if it was disused as the applicant claimed.

**PL189 Matters for Report****189.1 Amended application – EPF/0060/13 – 4 Seymours IG10 2RU – Single storey rear extension with terrace – Min no PL158.1**

The Committee reiterated its previous comments which were:

*The Committee expressed concern for the amenities of the adjoining neighbours and additional concern for the security of the property, which could be compromised by the proposed flat roof.*

**189.2 EPF/0063/13 – Land adj to 22 and 28 Oakwood Hill Industrial Estate, IG10 3TZ – Erection of a new MOT workshop, grounds maintenance workshop with office facilities, glasshouses and associated parking, storage areas and fencing – Min no PL177.5**

The Committee NOTED the response from Epping Forest District Council Planning Enforcement. The Committee commented that the District Council's decision to commence clearance of the land was a discreditable action and disrespectful to the Town Council as a statutory consultee, which prevented proper consultation on the application. This was doubly inappropriate ahead of the imminent publication of the District's Loughton Community Tree Strategy.

However, if planning permission was granted, the Committee asked for additional planting to be as attractive as possible and front onto Oakwood Hill, so as to provide adequate screening of the development.

Section 14 of the application documentation showed the last use of the land as C3 – “*numerous residential dwellings and associated road infrastructure*”. Therefore in view of the felling of the trees, with the shortage of housing land in Loughton, members saw no reason a change of use should be permitted.

Should planning permission be refused, members asked if replanting of the land with suitable replacement trees could be provided. Should the application proceed members asked if the net loss of trees could be made up at sites elsewhere in Loughton.

**189.3 Epping Forest District Council Local Plan Evidence Base – Heritage Asset Review – Min no PL166.3**

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

**189.4 Committee Rubric for Members and Speakers**

The Committee AGREED to the amendment of the rubric as detailed below, subject to this being acceptable under new Standing Orders to be adopted soon by Council.

A member of the public registered to speak will be allowed 3 minutes to present their comments to the committee. They must not join the committee at the table and are not allowed to enter into any further discussions, or answer questions about the application under consideration.

**189.5 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of Sainsbury's Supermarkets Ltd, Sainsbury's, Old Station Road, Loughton IG10 4PE.**

The Planning Committee Clerk advised members that the District Council Licensing Section had informed the Town Council that the applicant had withdrawn this application.

**PL190 Pre-application Consultations – Proposed base station upgrades**

**190.1 Oakwood Hill, IG10 3QE (CTIL 136511 – O2 36878 – VF80230)**

The Committee regretted the increase in height of the monopole from the existing 12.5 metres to 15 metres and questioned whether this was necessary.

**190.2 Pyrles Lane, IG10 2AA (CTIL 136876 - O2 48821 – VF81762)**

The Committee was concerned the proliferation of cabinets at this locality would give rise to clutter in an otherwise open space.

**PL191 Planning Applications**

**191.1** The following applications for planning permission were considered and the plans inspected.

<b>EPF/0142/13</b>	<b>14 Audley Gardens IG10 2EL</b> Ms Susan Kent	Amendment to planning permission EPF/1571/11 (Conversion of existing dwelling to two dwellings) Single storey front extension
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The Committee had NO OBJECTION to this application.

<b>EPF/0277/13</b>	<b>86 The Lindens IG10 3HT</b> Mr & Mrs K Price	Demolition of existing conservatory. Construction of new single storey rear extension. Construction of glazed canopy joining to garage and new patio
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The Committee had NO OBJECTION to this application.

<b>EPF/0328/13</b>	<b>42 The Uplands IG10 1NH</b> Mr Bradley Micallef	Part two, part single storey rear extension, front bay window and conversion of garage to habitable room
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The Committee expressed concern for any potential loss of light by the proposed development, and its effect on the amenities of the adjacent neighbour at no 44 The Uplands.

<b>EPF/0334/13CA</b>	<b>21 Staples Road IG10 1HP</b> Mr Steven Thompson	Loft conversion with two rear dormer windows and three conservation rooflights to front
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Members considered this resubmitted application was an improvement on the previous plan, but the proposal did not overcome all their previous concerns and preference for pitched roof dormers. If the chimney was to be retained for ornamental reasons rather than use as a chimney, the Committee also asked for it to be capped for the protection of birds.

<b>EPF/0338/13</b>	<b>40 The Drive IG10 1HB</b> Mr Paul Hart	Certificate of lawful development for a proposed hip to gable roof extension and rear dormer in a loft conversion
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The Committee NOTED this application.

- EPF/0357/13**      **16 Fairmeads**      Single storey rear conservatory  
**IG10 2NE**  
Mr & Mrs Buckley  
The Committee questioned whether such a large conservatory was appropriate in a small garden.
- EPF/0381/13**      **1A Eleven Acre Rise**      Extensions and remodelling, including  
**IG10 1AN**      first floor front extension, two storey rear  
Mr Elliot Lawlor      extension, raising of roof, loft conversion  
and basement  
The Committee had NO OBJECTION to this application but was concerned for the amenities of the neighbour at no 1 Eleven Acre Rise.
- EPF/0387/13**      **7 Longfield**      Loft conversion involving raising existing  
**IG10 4EE**      roof ridge by 0.6m and addition of three  
Mr Nigel Edwards      dormer windows to the rear  
The Committee had NO OBJECTION to this application.
- EPF/0389/13**      **The Royal Oak PH**      New entrance lobby and toilet extension  
**148 Forest Road**      (infill)  
**IG10 1EG**  
Mr William Newman  
The Committee had NO OBJECTION to this application.
- EPF/0393/13**      **Fairview**      Certificate of lawful development for a  
**Pollards Close**      proposed outbuilding  
**IG10 4RF**  
Mr James Gibbins  
The Committee NOTED this application.

**191.2 Others – provided for information only – EPF/0331/13**

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

**PL192 Decisions**

**192.1 Decisions by Epping Forest District Council**

No Planning Decisions had been received from Epping Forest District Council.

**PL193 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL194 Enforcement and Compliance**

The Committee NOTED the reports.

Signed:.....  
Date: 8 April 2013

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 8 April 2013 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
 J Angold-Stephens                      M Chalk                                      T Downing  
 S Weston

**Officer:** Vivienne Messenger (Planning Committee Clerk)

3 members of the public

**PL195 Apologies for Absence**

Apologies for absence had been received from Cllr Davies. The Chairman reported that he had heard Cllr Bostock was unwell. He also reported that former Town Cllr Joan Ormston had died recently.

**PL196 Confirmation of Minutes**

The Minutes of the meeting held on 18 March 2013 were CONFIRMED as a correct record and signed by the Chairman.

**PL197 Declarations of Interest**

No declarations of interest were made.

The Committee AGREED to bring forward the next item, as members of the public were interested in this application.

**PL198 Planning Applications**

**Application No:** EPF/0468/13

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr H S Lakhan

**Location:** 95 High Road, Loughton IG10 4JD

**Proposal:** Proposed three storey rear extension including basement and loft conversion. (Revised application).

Cllrs J Angold-Stephens, Chalk, Downing, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of three letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee restated its previous objections made for planning application EPF/2109/12 which were:

*The Committee OBJECTED to this application. The proposed scheme was considered overbearing and monolithic in the context of a pair of handsome*

*Victorian semis. It would visually impact on the surrounding properties and the streetscape. The proposal was considered an over-development of the site that would give rise to a terracing effect.*

*Members expressed concern the works would cause substantial loss of amenity from overlooking and loss of light to the neighbouring properties at nos 93 and 97 High Road, as well as potentially to the dwellings to the rear in Alghers Mead.*

*The Committee was concerned the development would lead to the parking of more cars than could be accommodated on the forecourt. Members also asked whether the District Council Tree Officer could place tree preservation orders (TPOs) on the trees in the rear garden to safeguard private amenity.*

Furthermore, members considered the revised design was more intrusive and still not in keeping with this area.

## **PL199 Matters for Report**

### **199.1 Notice of Appeal – EPF/1889/12 – 63 The Lindens, IG10 3HT – First floor extension above garage – Min no PL104.1**

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

### **199.2 EPF/2031/12 – 10 Rectory Lane IG10 1NZ – Change of use of premises from use for light industrial purposes (Use Class B1(c) to use as a scrap yard for the purpose of recycling metals (Sui Generis) – Min no PL157.2**

The Committee NOTED that this planning application had been deferred by the District Council's Area Planning Subcommittee South at its meeting on 13 February 2013, to enable monitoring of the noise nuisance from the day to day operations of the recycling business at this site. As Loughton Metals had since removed the large roll-on, roll-off skip container, the source of the majority of the noise nuisance experienced by neighbouring businesses, this had meant that during this period, noise nuisance has been kept to a minimum.

The Committee requested that, should permission be granted by the Planning Authority, conditions be imposed to prevent the use of such skips and their associated loading and unloading operations on the vehicle access road at any time in the future. It was understood this request was supported by the other businesses on the Buckingham Court estate.

### **199.3 Planning Application – EPF/2265/12 – Former Loughton Sports Centre, Borders Lane, IG10 3RU – Construction of temporary access road to service construction of new 72 bed care home (approved under planning permission EPF/2439/10) – Min no PL177.4**

The Chairman provided an update to the site visits he had attended with the District Council Arboricultural Officer, the applicant and District Cllr Leonard regarding the developer's request for a lorry route into the former Sports Centre from Borders Lane. As the Planning Authority was minded to agree to this proposal, the Committee authorised the Town Clerk to withdraw its objection on receipt of assurances from the developer that before first occupation of the care home:

1. Any barrier to use of the footpath at the Borders Lane end will be removed.



2. No permanent barrier will be erected at the Rectory Lane end of the path.
3. Insofar as it lies within the applicant's power, the path will be restored to its original form as a thoroughfare.

**199.4 EPF/0055/13 – 78 Sedley Rise, IG10 1LT – Rear single storey extension, first floor rear and side extension, and erection of outbuilding at the foot of rear garden – Min no PL158.1**

The Chairman reported that he had spoken to the City of London, which was not objecting to the above proposal. In view of this information, the Committee AGREED to withdraw its previous objection – *“The Committee questioned the effect of the proposed extensions on the amenities of the neighbour at no 76 Sedley Rise. Members OBJECTED to the inappropriate size and siting of the proposed outbuilding next to Ash Green, part of Epping Forest, a Site of Special Scientific Interest (SSSI), which could set a precedent”*. The Planning Committee Clerk was asked to inform the District Planning Officer as this application was on the Area Planning Subcommittee South agenda for the meeting on 10 April 2013.

**PL200 North London (Electricity Line) Reinforcement Project (EN020009)**

The Committee NOTED the information received from the Planning Inspectorate that there would be a Preliminary Meeting on 24 April 2013 at the Tottenham Hotspur Football Club to discuss the examination procedure for this Project. The merits of the project would only be considered when the examination began. This project would be dealing with plans to uprate an existing 275kV overhead line to 400,000 volt (400kV) overhead electric line and related infrastructure between Waltham Cross Substation and Hackney Substation in London.

**PL201 Application in respect of relocation of an internet pharmacy, within a PCT area, with no significant change to pharmaceutical services provision – NHS Pharmaceutical Regulations (2012)**

**Applicant: Total Medcare Limited**

**From: Unit B8, Seedbed Centre, Langston Road, Loughton IG10 3TQ**

**To: Unit 1, Knight House, Lenthall Road, Loughton IG10 3UD**

The Committee NOTED the information received from NHS North Essex.

**PL202 Planning Applications**

**202.1** The following applications for planning permission were considered and the plans inspected.

**Application No:** EPF/0260/13

**Officer:** Jennifer Cordell

**Applicant Name:** Mr & Mrs Fabian

**Location:** 5 Foxley Close, Loughton IG10 2HU

**Proposal:** Retention of outbuilding.

The Committee deplored the retrospective application but had NO OBJECTION.

**Application No:** EPF/0343/13

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr & Mrs P Ingle

**Location:** 37 Fallow Fields, Loughton IG10 4QP

**Proposal:** Single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0385/13

**Officer:** David Baker

**Applicant Name:** Mr Adam Brooks

**Location:** 39 Tycehurst Hill, Loughton IG10 1BZ

**Proposal:** Erection of north facing side dormer window, and rear dormer window as part of a loft conversion.

The Committee considered the effect of the works on the streetscene to be detrimental, and regretted the proposed loss of the chimney.

**Application No:** EPF/0397/13

**Officer:** Jennifer Cordell

**Applicant Name:** Mr Kevin O'Connor

**Location:** 15 Carroll Hill, Loughton IG10 1NL

**Proposal:** Proposed rear dormer (extended roof) to two new dwellings.

The Committee had NO OBJECTION to this application but disliked the plain façade of the new dwellings adjacent to no 9 Carroll Hill.

**Application No:** EPF/0398/13

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Richard Higgins

**Location:** Waldas, Manor Road, Loughton IG10 4RP

**Proposal:** Demolition of house and garage and erection of replacement 4 bedroom house with attached garage.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0422/13

**Officer:** David Baker

**Applicant Name:** Mr J Toye

**Location:** 37 Valley Hill, Loughton IG10 3AQ

**Proposal:** First floor side extension to chalet house leading into part one and part two storey rear extension together with single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0424/13

**Officer:** David Baker

**Applicant Name:** Bank Machine Ltd

**Location:** McColls, 46 Pyrles Lane, Loughton IG10 1NN

**Proposal:** Retention of internally illuminated sign installed around ATM.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0445/13

**Officer:** David Baker

**Applicant Name:** Mr Michael McLaughlin

**Location:** 80 River Way, Loughton IG10 3LL

**Proposal:** Dormer window in rear roof pitch and roof light window and escape window in front roof pitch, as part of a proposed loft conversion.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0448/13

**Officer:** Jennifer Cordell

**Applicant Name:** Wm Morrison Supermarkets Plc

**Location:** Morrison Supermarkets Plc, 246-250 High Road, Loughton IG10 1RB

**Proposal:** Variation of condition 7 of EPF/0956/09 and condition 9 of planning consent EPF/0908/94 allowed on appeal, to allow store deliveries between the hours of 06:00 - 19:00 hours, Monday to Saturday and 08:00 - 18:00 hours on Sundays.

Cllrs J Angold-Stephens, Chalk, Downing, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application and could see no reason for the District Council to alter its decision for refusal made in 2007 on planning application EPF/2347/06 (Alteration of delivery curfew to between the hours 06.00 until 23.00).

**Application No:** EPF/0450/13

**Officer:** Jennifer Cordell

**Applicant Name:** Mrs Shirley Watson

**Location:** 38 Smarts Lane, Loughton IG10 4BX

**Proposal:** Erection of a two storey side extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the proposed works. The two storey side extension was considered an overdevelopment of the site and over-large in relation to the original size of the house contrary to Policy DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations.

Concern was expressed for the loss of amenity to the neighbour at no 40 Smarts Lane, and for the development's proximity to this dwelling, which was a fine unaltered mid-Victorian property on the District Council's Local List of Buildings in Loughton.

**Application No:** EPF/0453/13

**Officer:** Mavis Bird

**Applicant Name:** Mr Mark Horn

**Location:** Briar Patch, Park Hill, Loughton IG10 4ES

**Proposal:** Certificate of lawful development for a proposed extension to existing conservatory.

The Committee NOTED this application.

**Application No:** EPF/0460/13

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Nick Siegle

**Location:** 66 Sedley Rise, Loughton IG10 1LT

**Proposal:** Removal of existing rear conservatory, erection of a single storey side extension and two storey rear extension (Amendment to approved application EPF/1943/12).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0475/13  
**Officer:** Jennifer Cordell  
**Applicant Name:** Mr Paul Fleming  
**Location:** 1 Avondale Close, Loughton IG10 3DH  
**Proposal:** Two storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0476/13  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr Michael Claydon  
**Location:** 19 Church Lane, Loughton IG10 1PD  
**Proposal:** Retrospective application for existing decking and proposed lowering of fence to ground level, reduction in size of decking and new 2m fence from decking level.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0484/13  
**Officer:** David Baker  
**Applicant Name:** Mr Paul Relph  
**Location:** Gunmakers Arms, 133 Chester Road, Loughton IG10 2LJ  
**Proposal:** Erection of timber framed outbuilding on east side of public house for the sale of shellfish.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0497/13  
**Officer:** David Baker  
**Applicant Name:** J D Wetherspoon PLC  
**Location:** The Last Post, 227 High Road, Loughton IG10 1BB  
**Proposal:** Variation of condition 1 of planning permission EPF/0193/12. To extend a 12 month approval expiring on 31/05/13 for the change of use of a section of pavement to the front of pub to provide external seating and drinking area, to be open between 9am and 8pm Monday to Sunday.

The Committee had NO OBJECTION to the proposed time extension.

**Application No:** EPF/0504/13  
**Officer:** Stephan Solon  
**Applicant Name:** Mr Simon Pask  
**Location:** 46 Church Hill, Loughton IG10 1LA  
**Proposal:** Conversion of loft into bedroom accommodation. Rear extension at ground floor.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0508/13  
**Officer:** Stephan Solon  
**Applicant Name:** Mr Jonathan Moles  
**Location:** 125 Roding Road, Loughton IG10 3BS  
**Proposal:** Single storey rear extension.

Cllrs J Angold-Stephens and C C Pond declared a non-pecuniary interest in this item as they knew the applicant.

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The Committee had NO OBJECTION to this application.

**Application No:** EPF/0514/13  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr Alan Parish  
**Location:** 9 Goldings Road, Loughton IG10 2QR  
**Proposal:** Two storey rear extension and porch.

The Committee NOTED the revised address details and had NO OBJECTION to this application.

**Application No:** EPF/0537/13  
**Officer:** Robin Hellier  
**Applicant Name:** Mr Gaur  
**Location:** 37 Wellfields, Loughton IG10 1PA  
**Proposal:** TPO/EPF/26/01  
T1 - Oak Tree - Crown reduce by 2 metres (including height), raise crown by 4.5 metres.

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/0610/13  
**Officer:** Robin Hellier  
**Applicant Name:** Mr Simon Edwards  
**Location:** The Mount, Debden Road, Loughton IG10 2NY  
**Proposal:** TPO/EPF/12/02  
T9 - Holm Oak - Crown reduce spread by 2 to 3 metres 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/0611/13  
**Officer:** Robin Hellier  
**Applicant Name:** Mr Ian Hamson  
**Location:** Miraflores, Debden Road, Loughton IG10 2NY  
**Proposal:** TPO/EPF/12/02  
T7 - Holm Oak - Crown reduce spread by 2 to 3 metres 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.

**202.2 Others – provided for information only – EPF/0427/13**

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

**PL203 Decisions**

**203.1 Decisions by Epping Forest District Council**

The Decisions from Epping Forest District Council were NOTED.

**PL204 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL205 Enforcement and Compliance**

The Committee NOTED the reports.

Signed:.....

Date: 22 April 2013

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 22 April 2013 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)  
                   J Angold-Stephens                   J Bostock                                   M Chalk  
                   C Davies                                   S Weston

**Officer:** Vivienne Messenger (Planning Committee Clerk)

**PL206 Apologies for Absence**

Apologies for absence had been received from Cllr Downing.

**PL207 Confirmation of Minutes**

The Minutes of the meeting held on 8 April 2013 were CONFIRMED as a correct record and signed by the Chairman.

**PL208 Declarations of Interest**

Cllr J Angold-Stephens declared a non-pecuniary but prejudicial interest in EPF/0577/13 as she was Chairman of the Property Committee of Loughton Methodist Church, the adjoining owners, and would leave the meeting when the application was discussed.

**PL209 Matters for Report**

**209.1 Application for preliminary consent for inclusion in the West Essex PCT's Pharmaceutical List – 100 hour exemption – NHS Pharmaceutical Regulations 2005 (as amended)**

**Applicant: Loughton Healthcare Limited**

**Proposed premises: Loughton Healthcare Centre, The Drive, IG10 1HW – Min no PL95**

The Committee was informed that a reply had been received from NHS England which was:

*The North East Essex Pharmaceutical Services Committee agreed the same services were already provided from the same premises and had no option but to REFUSE the application under Regulation 17A. The Regulations did not confer any right of appeal by any other parties other than the applicant in this instance.*

**209.2 Pre-application Consultation – Proposed base station upgrades – The Warren: Epping Forest Project, Epping New Road, Warren Hill IG10 4AA (CTIL 137778 VF011239 – Min no PL27.4 (2004-05))**

The Planning Committee Clerk advised members of this pre-application consultation, which would be dealt with under delegated powers.

**209.3 Land near Debden Lane – Min no P432 (2002/03)**

The Chairman reported that the owners of land comprised in unexecuted landscaping application EPF/0020/03 were now considering the erection of a

house on the site; St John's ward councillors had been invited to a preliminary meeting.  
Cllr C C Pond notified the Committee that the applicants might wish to make a pre-application presentation to them in due course.

## **PL210 Planning Applications**

**210.1** The following applications for planning permission were considered and the plans inspected.

**Application No:** EPF/0105/13

**Officer:** Mavis Bird

**Applicant Name:** Mr Dean Calvert

**Location:** 5 Westall Road, Loughton IG10 2AF

**Proposal:** Certificate of lawful development for proposed loft conversion.

The Committee NOTED this application.

**Application No:** EPF/0172/13

**Officer:** Stephan Solon

**Applicant Name:** Mr Stewart Isaacs

**Location:** Samana, 172 High Road, Loughton IG10 1DN

**Proposal:** Application for a certificate of lawfulness in respect of the proposed conversion of first floor store rooms into a two bedroom flat.

The Committee NOTED and regarded this application as being commensurate with planning policy.

**Application No:** EPF/0295/13

**Officer:** Stephan Solon

**Applicant Name:** Mr Fethi Nam

**Location:** Charcoal Grill, 166 High Road, Loughton IG10 1DN

**Proposal:** Display of fascia sign with illuminated letters.

The Committee was concerned by the highly illuminated fascia and its deleterious effect on the listed building opposite.

Members also noted the presence of additional signage that appeared to have been erected without planning permission at first floor level for the shoe shop next door.

**Application No:** EPF/0510/13

**Officer:** David Baker

**Applicant Name:** Mr & Mrs Mark and Emma Spreadborough

**Location:** 98 The Drive, Loughton IG10 1HL

**Proposal:** Removal of existing rear addition and erection of ground floor rear addition.

The Committee expressed concern for the amenities of the neighbour at no 96 The Drive and the possible tunnel effect that would be caused by the proposal.

**Application No:** EPF/0517/13

**Officer:** James Rogers

**Applicant Name:** Mr David Simpson

**Location:** 21 Alderton Hill, Loughton IG10 3JD



**Proposal:** Installation of security gates and new fencing (railings) at front of property.

Cllrs J Angold-Stephens, Chalk, Davies, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to this application but asked for a planning condition for planting behind the railings to soften their impact on the streetscene, and requested that an exterior letterbox be provided.

**Application No:** EPF/0522/13

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Arno de Wever

**Location:** 71 Whitehills Road, Loughton IG10 1TU

**Proposal:** Proposed two storey side extension.

Cllrs J Angold-Stephens, Chalk, Davies, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee expressed concern about the two storey proposal and asked if this could be stepped back so the extension was subsidiary to the main house, and did not extend to the site boundary to cover the whole width of the plot, as this would create a terracing effect. Members considered its visual impact would be detrimental to the streetscene and contrary to Policies DBE 9 (i) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations.

**Application No:** EPF/0532/13

**Officer:** Jennifer Cordell

**Applicant Name:** Mr Terry Sawyer

**Location:** 60 Tycehurst Hill, Loughton IG10 1DA

**Proposal:** Proposed two storey with additional basement, side and rear extensions and roof extensions. Alterations to the elevations and new vehicular crossover and ground works.

Cllrs J Angold-Stephens, Chalk, Davies, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the removal of trees at the frontage of the site with Tycehurst Hill, but would withdraw the objection if the District Council arboricultural officer approved. Members had NO OBJECTION to the proposed extensions.

**Application No:** EPF/0543/13

**Officer:** Stephan Solon

**Applicant Name:** Lloyds Banking Group

**Location:** Lloyds TSB Bank Plc, 11 The Broadway, Loughton IG10 3SW

**Proposal:** New illuminated signage to include 3 fascia signs, 2 projecting signs and ATM signs.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0546/13

**Officer:** David Baker

**Applicant Name:** Telefonica

**Location:** O2 Mast, Oakwood Hill, Loughton IG10 3QE  
(Pavement in front of numbers 1 and 2 Oakwood Parade)

**Proposal:** Installation of a 15 metres high Elana Monopole to replace the existing 12.5 metres high monopole along with additional ground based cabinets and ancillary development.

The Committee NOTED this application but regretted the additional cabinets and increase in the height of the monopole.

**Application No:** EPF/0556/13

**Officer:** Jennifer Cordell

**Applicant Name:** Mr Daniel Messinger

**Location:** Moonfleet, Nursery Road, Loughton IG10 4EF

**Proposal:** Proposed garage conversion with basement.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0557/13

**Officer:** Stephan Solon

**Applicant Name:** Mrs Narinder Hare

**Location:** 24 Albion Park, Loughton IG10 4RB

**Proposal:** Proposed new four bed house.

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in this item as she knew the objector.

The Committee NOTED the contents of a letter of objection.

The Committee considered this was the maximum development that could be accommodated on this plot of land, and asked for all permitted development rights to be withdrawn.

Cllr J Angold-Stephens left the meeting.

**Application No:** EPF/0577/13

**Officer:** Jennifer Cordell

**Applicant Name:** Daws Developments Ltd

**Location:** Land rear of Diggins Court and Vanryne House, High Road, Loughton IG10 4BG

**Proposal:** Extension of time limit on planning permission EPF/1413/10 (Extension of time limit on Planning Permission EPF/0181/05 granted on appeal. (Erection of three storey block of 12 flats with parking at ground level).

Cllrs Chalk, Davies, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its comments made for the previous extension of time limit on application EPF/1413/10, which was:

*The Committee had NO OBJECTION to this application but was concerned that continuity of access should be maintained throughout the construction phase, to enable users of the Methodist Church and its hall, as well as residents of Diggins Court and Vanryne House, unimpeded right of use on the roadway.*

Moreover, members were concerned that the growth of takeaways in this section of the High Road had already generated additional supply deliveries, and that this development would only serve to increase the number of lorry deliveries to this locality putting further strain on this access road.

Cllr J Angold-Stephens rejoined the meeting.

**Application No:** EPF/0604/13

**Officer:** Jennifer Cordell

**Applicant Name:** C K Property Investments Ltd

**Location:** Rear car park of 184-186 High Road, Loughton IG10 1DN

**Proposal:** Extension of time limit on planning approval on EPF/1723/10. (Erection of three storey building to provide four 2 bed units and one 1 bed unit).

Cllrs J Angold-Stephens, Chalk, Davies, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in this item owing to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to this application but asked for conditions on working hours to avoid disturbance to neighbouring residents.

**Application No:** EPF/0618/13

**Officer:** James Rogers

**Applicant Name:** Mr & Mrs Darren Lee

**Location:** 88 Mannock Drive, Loughton IG10 2JD

**Proposal:** Single storey side and front extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0619/13

**Officer:** James Rogers

**Applicant Name:** Mr & Mrs Darren Lee

**Location:** 88 Mannock Drive, Loughton IG10 2JD

**Proposal:** Certificate of lawful development for a proposed hip to gable roof extension and rear dormer window in a loft conversion.

The Committee NOTED this application.

**Application No:** EPF/0620/13

**Officer:** James Rogers

**Applicant Name:** Mrs Alison Temperley

**Location:** 160 Englands Lane, Loughton IG10 2NS

**Proposal:** Erection of a single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0626/13  
**Officer:** James Rogers  
**Applicant Name:** Mr Robert Simmons  
**Location:** 62 Roding Road, Loughton IG10 3EF  
**Proposal:** Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0627/13  
**Officer:** Jennifer Cordell  
**Applicant Name:** Mr Anant Patel  
**Location:** 4 Wellfields, Loughton IG10 1NX  
**Proposal:** Two storey side extension with associated roof alterations and first floor extension/loft extension.

The Committee was concerned that as the proposed works extended to the site boundary with no 6 Wellfields, this could affect the amenities of this neighbour and impact on the streetscene.

**Application No:** EPF/0633/13  
**Officer:** Jennifer Cordell  
**Applicant Name:** Mr Graham Walker  
**Location:** 45 The Crescent Loughton IG10 4PU  
**Proposal:** Single/two storey rear and single storey side extensions.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0742/13  
**Officer:** Robin Hellier  
**Applicant Name:** Mr Dan Morris  
**Location:** Adjacent to Flats 13-18 The Heights, Loughton IG10 1RN  
**Proposal:** TPO/EPF/19/93  
 T1 - Ash - Reduce crown by approximately 2 metres to previous pruning points

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.

#### **210.2 Others – provided for information only – EPF/0437/13 and EPF0650/13**

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

#### **PL211 Decisions**

##### **211.1 Decisions by Epping Forest District Council**

The Decisions from Epping Forest District Council were NOTED.

#### **PL212 Local Government (Miscellaneous Provisions) Act 1982 Street Trading, Rectory Lane (slip road) – Mr Paul Taylor – catering trailer**

The Committee NOTED this application.

**PL213 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL214 Enforcement and Compliance**

The Committee NOTED the reports.

Signed:.....  
Date: 7 May 2013

THESE MINUTES NOT YET CONFIRMED

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Tuesday 7 May 2013 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C C Pond (in the Chair)

J Angold-Stephens

J Bostock

M Chalk (from Min no PL216)

C Davies (from Min no PL216)

S Weston

**Officer:** Vivienne Messenger (Planning Committee Clerk)

**PL215 Apologies for Absence**

Apologies for absence had been received from Cllr Downing. Cllr C C Pond gave his apologies for leaving early as he had to attend a meeting of the Lopping Endowment.

Cllrs Chalk and Davies joined the meeting.

**PL216 Confirmation of Minutes**

The Minutes of the meeting held on 22 April 2013 were CONFIRMED as a correct record and signed by the Chairman.

**PL217 Declarations of Interest**

No declarations of interest were made.

**PL218 Matters for Report**

**218.1 Pre-application Consultation – Proposed base station upgrades – The Warren: Epping Forest Project, Epping New Road, Warren Hill, IG10 4AA (CTIL 137778 VF011239 – Min no PL209.2**

The Committee CONFIRMED the response made by the Planning Committee Clerk under delegated powers owing to time constraints, which was as follows:

The Committee requested that any additional cabinets installed at this site were properly screened.

**218.2 Notice of Appeal – EPF/0003/13 – Unit 2 & 3 ( part of Browns of Loughton), Station Road, IG10 1AA – Provision of a) one non-illuminated double sided pole or post sign at front of forecourt and b) an internally illuminated individual letter sign at fascia level (Revised application) – Min no PL156**

The Committee NOTED the information received from Epping Forest District Council and reiterated its comments previously made on this application which were:

*The Committee OBJECTED to the proposed pole sign, which was considered overbearing, ugly and inappropriate to the streetscene, as well as being visually detrimental to the neighbouring properties. Members considered the sign more suited to an out-of-town shopping centre than a predominantly residential road.*

*The Committee had NO OBJECTION to the blue fascia lettering but asked that the lighting be turned off at 11.30pm with no overnight illumination.*

**218.3 EPF/0063/13 – Land adj to 22 and 28 Oakwood Hill Industrial Estate, IG10 3TZ – Erection of a new MOT workshop, grounds maintenance workshop with office facilities, glasshouses and associated parking, storage areas and fencing – Min no PL189.2**

The Committee NOTED the reply from the Chief Executive of Epping Forest District Council that he did not agree the clearance work at this site, prior to approval of planning permission, had prevented proper consultation on the application. Additionally, as the land was designated a development site, it was important that whatever future development was considered, the potential of the site was not compromised through inappropriate planting.

The Committee instructed the Planning Committee Clerk to write to the District Council as the site was currently visibly strewn with debris and fly tipping. Members asked for a Litter Abatement Notice to be issued by a District Council Environmental Health Officer.

**218.4 Withdrawn applications:**

**EPF/0063/13 – Land adj to 22 and 28 Oakwood Hill Industrial Estate, IG10 3TZ – Erection of a new MOT workshop, grounds maintenance workshop with office facilities, glasshouses and associated parking, storage areas and fencing – Min no PL189.2**

**EPF/0381/13 – 1A Eleven Acre Rise, IG10 1AN – Extensions and remodelling, including first floor front extension, two storey rear extension, raising of roof, loft conversion and basement – Min no PL191.1**

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

**218.5 North London (Electricity Line) Reinforcement Project (EN020009) – Min no PL200**

The Committee NOTED the information received from the Planning Inspectorate that the examination of the application had commenced, and also detailed how this would be conducted and set out the timetable. This project planned to uprate an existing 275kV overhead line to 400,000 volt (400kV) overhead electric line and related infrastructure between Waltham Cross Substation and Hackney Substation in London.

**PL219 Evening training session on Gypsy and Traveller Issues – Monday 13 May 2013 at 5.30pm at Epping Town Council, St Johns Road, Epping CM16 5JU**

The Committee nominated Cllr K Angold-Stephens as its representative to attend this training session.

**PL220 Planning Applications**

**220.1** The following applications for planning permission were considered and the plans inspected.

**Application No:** EPF/1955/12

**Officer:** Stephan Solon

**Applicant Name:** Mr Ivor Crandon

**Location:** 4 Ripley View, Loughton IG10 2PB

**Proposal:** Two storey and single storey rear and side extensions together with first floor extension and creation of basement to form two storey house.

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The Committee had NO OBJECTION to this application.

**Application No:** EPF/0566/13

**Officer:** Mavis Bird

**Applicant Name:** Mr Christopher Ancell

**Location:** 2 Albion Hill, Loughton IG10 4RA

**Proposal:** Certificate of lawful development for a proposed hip to gable roof extension and dormer window.

The Committee NOTED this application.

**Application No:** EPF/0595/13

**Officer:** David Baker

**Applicant Name:** Mr Malcolm Sare

**Location:** 188 The Broadway, Loughton IG10 3SS

**Proposal:** First floor rear extension.

The Committee expressed concern for the effect of the development on the amenities of the neighbours.

**Application No:** EPF/0596/13

**Officer:** David Baker

**Applicant Name:** Mr Malcolm Sare

**Location:** 188 The Broadway, Loughton IG10 3SS

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

The Committee NOTED this application.

Cllr C C Pond left the meeting during the next item and Cllr Davies took the chair for the remainder of the meeting.

**Application No:** EPF/0602/13

**Officer:** David Baker

**Applicant Name:** Mr & Mrs Mudge

**Location:** 59 Traps Hill, Loughton IG10 1TD

**Proposal:** Single storey rear extension with an extension to the first floor rear addition, together with a garage conversion, first floor front and side extension, porch extension and new rear patio.

The Committee had NO OBJECTION to this application but was concerned about the unattractive design at the rear.

**Application No:** EPF/0641/13

**Officer:** James Rogers

**Applicant Name:** Mrs Tracey O'Halloran

**Location:** 10 Shaftesbury, Loughton IG10 1HN

**Proposal:** Certificate of lawful development for a proposed conversion of garage to habitable room.

The Committee NOTED this application.

**Application No:** EPF/0656/13

**Officer:** Stephan Solon

**Applicant Name:** Mr Mark Bowman



**Location:** 7 Albion Hill, Loughton IG10 4RA

**Proposal:** Change of use of an existing care home (consisting of 22 rooms) to 7 residential flats, consisting of 2 x 1-Bed, 4 x 2-Bed and 1 x 3-Bed flats with associated amenity space, on site car parking, cycle and refuse store (approved under ref EPF/1657/12). The proposal includes the demolition of the original house dating back to the 1870's and its reconstruction 'like-for-like' (already approved under ref EPF/0095/13) and the demolition of the 1920's section of the house and its re-construction 'like-for-like' with some minor modifications.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0663/13

**Officer:** Jennifer Cordell

**Applicant Name:** Mr Matthew Looker

**Location:** 63 Southern Drive, Loughton IG10 3BX

**Proposal:** Construction of two storey side extension, single storey rear extension and single storey garage.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0690/13

**Officer:** James Rogers

**Applicant Name:** Mrs Sue Beaney

**Location:** 6 Fallow Fields, Loughton IG10 4QP

**Proposal:** Single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0702/13

**Officer:** Mavis Bird

**Applicant Name:** Mr Akcil Mehmet

**Location:** 3 Castell Road, Loughton IG10 2LT

**Proposal:** Certificate of lawful development for proposed single storey rear extension.

The Committee NOTED this application.

**Application No:** EPF/0706/13

**Officer:** James Rogers

**Applicant Name:** Select Enterprises (S.E.) Ltd

**Location:** 29 Old Station Road, Loughton IG10 4PE

**Proposal:** Extension of time limit of EPF/0359/10. (Erection of an entrance porch).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0721/13

**Officer:** Mavis Bird

**Applicant Name:** Mr Jason Prime

**Location:** 6 Oakwood Hill, Loughton IG10 3EW

**Proposal:** Certificate of lawful development for proposed loft conversion with hip to gable roof, rear dormer and 1 rooflight to front.

The Committee NOTED this application.

**Application No:** EPF/0728/13

**Officer:** Mavis Bird

**Applicant Name:** Mr Jason Franklin

**Location:** 12 Hillyfields, Loughton IG10 2JS

**Proposal:** Certificate of lawful development for proposed loft conversion with hip to gable roof, rear dormer and rooflight to front.

The Committee NOTED this application.

**Application No:** EPF/0761/13

**Officer:** James Rogers

**Applicant Name:** Mr Paolo Ingrao

**Location:** 43 Traps Hill, Loughton IG10 1TB

**Proposal:** New front security fence with piers and wrought iron automatic gates.

The Committee OBJECTED to this application as the piers appeared to have increased in size, and reiterated its previous objections for application EPF/2122/12, which were:

*The Committee OBJECTED to the revised application as it considered a boundary enclosure of 2.1 metres was still too high. Furthermore, members considered the proposed plastic chain link-type fencing to be inappropriate in the streetscene, but were glad to see the scheme included planting.*

**Application No:** EPF/0830/13

**Officer:** Robin Hellier

**Applicant Name:** Mr Rodney Petchey

**Location:** 11 & 15 Tycehurst Hill, Loughton IG10 1BX

**Proposal:** TPO/CHI/02/70

T1 (garden of no 15) - Oak - Reduce lower branches as specified.

T2 (boundary of nos 9 and 11) - Oak - Reduce lower branches 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/0834/13

**Officer:** Robin Hellier

**Applicant Name:** Mr Sajjad Shah

**Location:** 20 Alderton Hill, Loughton IG10 3JB

**Proposal:** TPO/EPF/19/06

T1, T2, T3 - Oaks - Crown thin 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/0842/13

**Officer:** Robin Hellier

**Applicant Name:** Mrs Williams

**Location:** 6 The Fountains, Loughton IG10 4RZ

**Proposal:** TPO/EPF/04/98

T1, T2 - Poplars - Reduce by approximately 2 metres to previous points.

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.

#### **220.2 Determinations and Works to Trees in Conservation Areas:**

**Application No:** EPF/0846/13

**Officer:** Robin Hellier

**Applicant Name:** Mrs S Wynn

**Location:** Woodpeckers, 37 Woodbury Hill, Loughton IG10 1JF

**Proposal:** T1 - Ilex – Fell.

The Committee NOTED this application.

#### **220.3 Others – provided for information only – EPF/0646/13 and EPF/0695/13**

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

#### **PL221 Decisions**

##### **221.1 Decisions by Epping Forest District Council**

No Planning Decisions had been received from Epping Forest District Council.

#### **PL222 Licensing Applications**

No licensing applications had come to officers' attentions.

#### **PL223 Enforcement and Compliance**

No reports had been received.

**Signed:**.....

**Date:** 20 May 2013