

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 May 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

Also in attendance:

Councillors: H Mann (until Min no PL230.1)

Officer: Enid Walsh (Town Clerk)

4 members of the public

PL224 Apologies for Absence

No apologies for absence had been received.

PL225 Confirmation of Minutes

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

PL226 Declarations of Interest

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/0747/13 as he was acquainted with a number of nearby residents. Cllr Pond also declared a non-pecuniary and non-prejudicial interest in EPF/0901/13 as residents had spoken to him about this application and he had a brief discussion with the applicant.

Cllr Davies declared a non-pecuniary and non-prejudicial interest in EPF/0576/13 as she was acquainted with the residents at no 14 Albion Hill.

PL227 Planning Applications

The Committee AGREED to bring forward the following items, as members of the public were interested in these applications.

Application No: EPF/0856/13

Officer: David Baker

Applicant Name: Mr Clive Jacobs

Location: Rear of 71 & 71A Stonards Hill, Loughton IG10 3EH

Proposal: Proposed two bedroom detached house.

Cllrs J Angold-Stephens, Chalk, 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 a letter of objection.

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

The Committee OBJECTED to this application which it considered remained an overdevelopment of this small plot. It reiterated its previous comments which were:

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.

The Committee divided, there being an equal number of votes for and against a motion that no objection be offered. The Chairman stated he had exercised his casting vote so as

- i. not to make a decision in favour of the application without an actual majority of members supporting it; and
- ii. to secure a further chance for its merits to be considered by elected members at Area Planning Subcommittee South.

Application No: EPF/0747/13

Officer: James Rogers

Applicant Name: Ms Tracey Edwards

Location: 8 Ashley Grove, Staples Road, Loughton IG10 1HS

Proposal: Loft conversion and gable end with rear dormer.

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 OBJECTED to this application owing to the detrimental effect on the amenities and privacy of residents in nos 2 – 8 Forest Way, contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations. The Committee had previously suggested Ashley Grove for inclusion in the Staples Road Conservation Area during the Heritage Asset Review in 2012. The proposed gable end with a rear dormer would ruin the symmetry of this pair of semi-detached units within a connected terrace, and would have an adverse effect on the adjacent conservation areas.

Application No: EPF/0901/13

Officer: Nigel Richardson

Applicant Name: Peter Dowling

Location: Sainsbury's Waltham Point Distribution Centre, Fleming Road, Waltham Abbey EN9 3BZ

Proposal: Variation of Section 106 Legal Agreement to planning permission EPF/0620/00 in respect of HGV delivery vehicles movement routing restrictions associated with Waltham Point Distribution Centre: Proposed variation to allow daily HGV movements along the A121 (Honey Lane, Goldings Hill) and the A1168 (Rectory Lane and Chigwell Lane) when delivering to and from the Sainsbury's Debden store at Torrington Drive, Loughton.

As it was reported that Sainsbury's used only fixed wheelbase delivery vehicles to service the Debden Store and not larger articulated lorries, the Committee had NO OBJECTION to the variation of the existing Section 106 agreement that would allow up to eight vehicle movements a day along local roads, provided that the applicant undertook that such movements be of rigid wheelbase vehicles only.

PL228 Matters for Report

228.1 Withdrawn application – EPF/2409/12CA – 58 York Hill, IG10 1JA – Formation of car access and a brick driveway to York Hill, involving removal of 0.8m length of hedge adjoining existing front gate – Min no PL175

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

228.2 Extending Permitted Development rights for homeowners and businesses – Min no PL130.2

The Committee NOTED the report and that further information on how this legislation will be operated in the District would be provided by the Local Planning Authority in due course.

228.3 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 PL177.2

The Committee NOTED that this appeal had been dismissed.

228.4 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 PL218.3

The Town Clerk reported that an Environment and Neighbourhood Officer had raised the litter issue with the Estates Department with a request that they carry out a litter pick of the site. The situation will be reviewed in fourteen days.

PL229 Epping Forest District Council – Hackney Carriage and Private Hire Licensing Policy – Consultation

The Committee AGREED to defer this item for consideration at the next meeting as the consultation did not close until 24 April 2014.

PL230 Planning Applications

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

Application No: EPF/0576/13

Officer: Marie-Claire Tovey

Applicant Name: Mr Phillip Leigh

Location: 20 Albion Hill, Loughton IG10 4RA

Proposal: Three new detached dwellings, part single, part two storey including new private access road off Albion Hill.

Cllrs J Angold-Stephens, Chalk, 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 four letters of objection.

The Committee OBJECTED to the proposal which it considered to be a notable example of garden grabbing. The development provided insufficient private amenity space and was likely to involve a loss of amenity to adjacent properties. The

creation of an additional access road in a road with existing parking and congestion problems also raised highway safety concerns.
This road was also one of several promoted by the Town Council as suitable for Conservation Area status.

Application No: EPF/0719/13
Officer: James Rogers
Applicant Name: Mr Karunakaran
Location: 6 Fairmeadside, Loughton IG10 4RH
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0732/13
Officer: James Rogers
Applicant Name: Mrs Valbona Kola
Location: 12 Crossfields, Loughton IG10 3PY
Proposal: Single storey rear and side extension and porch.

The Committee disliked the proposed design but otherwise had NO OBJECTION to this application.

Application No: EPF/0740/13
Officer: Marie-Claire Tovey
Applicant Name: Mr Kapadia
Location: 146 High Road, Loughton IG10 4BH
Proposal: Three storey rear extension to provide 4 no. self-contained flats and mansard roof conversion to existing building. (Revised application)

Cllrs J Angold-Stephens, Chalk, 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 two letters of objection.

The Committee OBJECTED to this revised application as it provided no appreciable improvement on the previous proposal for this site.

Application No: EPF/0755/13
Officer: James Rogers
Applicant Name: Mr Tomas Gričius
Location: 38 Rookwood Gardens, Loughton IG10 2DQ
Proposal: Single storey outbuilding in the rear of the garden with pitched roof.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which it considered caused gross interference with the amenities of neighbouring properties, particularly owing to the massing and height of the pitched roof.

Application No: EPF/0767/13
Officer: James Rogers
Applicant Name: Ms T Witchell
Location: 87 Lushes Road, Loughton IG10 3QD
Proposal: Loft conversion and rear single storey extension.

The Committee disliked the rear dormer roof extension and questioned the negative effect of the proposal on the neighbouring property at 85 Lushes Road.

Application No: EPF/0771/13
Officer: James Rogers
Applicant Name: Mr B Moseley
Location: 73 Church Lane, Loughton IG10 1NP
Proposal: Proposed single storey garage.

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.

Application No: EPF/0783/13
Officer: Marie-Claire Tovey
Applicant Name: Mr David Pamplin
Location: 16 Station Road, Loughton IG10 4NX
Proposal: Rebuild garage with first floor above, two storey side extension, single storey rear extension and first floor window widened, repositioned with part-dormer to front, chimney removed. (Revised application)

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

The Committee COMMENTED that these plans represented an improvement on EPF/2413/12 but remained unacceptable because of the width of the redeveloped property and the impact on the neighbours. The loss of the chimney was also regrettable as this was such a distinctive feature of Arts and Crafts houses such as this locally listed building, mentioned in The Buildings of England: Essex by J Bettley and N Pevsner.

Application No: EPF/0793/13CA
Officer: Marie-Claire Tovey
Applicant Name: Mr Ian Mangham
Location: 18 Baldwins Hill, Loughton IG10 1SD
Proposal: Two storey rear extension with single storey rear and side extension and front bay.

The Committee had NO OBJECTION to this application.

Application No: EPF/0794/13
Officer: Jennifer Cordell
Applicant Name: Mr Kevin O'Connor
Location: 15 Carroll Hill, Loughton IG10 1NL
Proposal: Amendment to EPF/0513/08 (two new dwellings) to omit the garage to the lower ground floor level and replace with a gymnasium.

The Committee had NO OBJECTION to this application.

Application No: EPF/0801/13
Officer: James Rogers
Applicant Name: Mr Michael Davenport
Location: 84 Spring Grove, Loughton IG10 4QE

Proposal: Two storey side/rear extension and front dormer window in a loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/0802/13

Officer: Mavis Bird

Applicant Name: Mr & Mrs Mully

Location: 50 The Lindens, Loughton IG10 3HS

Proposal: Certificate of lawful development for a proposed single storey extension.

The Committee NOTED the application.

The Committee dealt with the next three applications together.

Application No: EPF/0810/13

Officer: James Rogers

Applicant Name: Mr Azhar Shaida

Location: 64 Wellfields, Loughton IG10 1NY

Proposal: Erection of rear outbuilding to accommodate gym and swimming pool.

The Committee had NO OBJECTION to this proposal but requested that a tree preservation order be made for the trees at the rear of the garden to protect the privacy of neighbours in Whitehills Road.

Application No: EPF/0843/13

Officer: James Rogers

Applicant Name: Mr Azhar Shaida

Location: 64 Wellfields, Loughton IG10 1NY

Proposal: Certificate of lawful development for proposed loft conversion with rear dormer.

The Committee NOTED the application.

Application No: EPF/0844/13

Officer: James Rogers

Applicant Name: Mr Azhar Shaida

Location: 64 Wellfields, Loughton IG10 1NY

Proposal: Two storey side and rear extensions and erection of front dormers.

The Committee regretted the loss of the chimneys which gave character to the property but otherwise had NO OBJECTION to this application.

Cllr Mann left the meeting.

Application No: EPF/0817/13

Officer: James Rogers

Applicant Name: Mr Peter Thorn

Location: 30 Lawton Road, Loughton IG10 2AE

Proposal: Certificate of lawful development for proposed loft conversion with hip to gable roof, rear dormer and one roof light to front.

The Committee NOTED the application.

Application No: EPF/0826/13

Officer: James Rogers

Applicant Name: Mr John Dexter

Location: Mercedes-Benz Loughton, 3 Langston Road, Loughton IG10 3SD

Proposal: 2x internally illuminated pylon signs and 1x internally illuminated gateway sign.

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 had NO OBJECTION to this proposal, but would prefer a lower luminance level.

Application No: EPF/0828/13

Officer: James Rogers

Applicant Name: Mr Paul Poulten

Location: 28 Roding Road, Loughton IG10 3ED

Proposal: Single storey side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0838/13

Officer: James Rogers

Applicant Name: Mr & Mrs James and Sylvia Lambden

Location: 5 Priory Road, Loughton IG10 1AF

Proposal: Proposed hip to gable roof conversion and rear dormer window.

The Committee had NO OBJECTION to this application.

Application No: EPF/0850/13

Officer: James Rogers

Applicant Name: Mr Soopramanien Ramasawmy

Location: 110 Pyrles Lane, Loughton IG10 2NW

Proposal: Single storey side and rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/0853/13

Officer: Mavis Bird

Applicant Name: Mrs Alison Temperley

Location: 160 Englands Lane, Loughton IG10 2NS

Proposal: Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion. (Existing side dormer removed).

The Committee NOTED the application.

Application No: EPF/0855/13

Officer: James Rogers

Applicant Name: Mr Nigel Conway

Location: 12 The Summit, Loughton IG10 1SW

Proposal: Two storey side extension with side dormer to first floor.

The Committee had NO OBJECTION to this application.

Application No: EPF/0858/13
Officer: Marie-Claire Tovey
Applicant Name: Mr & Mrs Michael Rolfe
Location: Land adj 2 Malvern Gardens, Loughton IG10 3AD
Proposal: Pair of 3 bed semi-detached houses.

The Committee OBJECTED to this application which members considered an overdevelopment of the site, and garden grabbing, despite the garden space having been used for parking. The proposed buildings did not enhance the streetscene and would have a detrimental effect on the amenities of the neighbouring properties.

230.2 Determinations and Works to Trees in Conservation Areas.

Application No: EPF/0832/13CA
Officer: Melinda Barham
Applicant Name: Veronica Wallace
Location: Staples Road Primary School, Staples Road, Loughton IG10 1HR
Proposal: T1 - Cypress - Selectively prune to clear roof by 1 metre
T2 & T3 - Eucalyptus - Fell
T6 - Crab apple - Reduce crown by up to 0.75 metres
T7 - Oak - Crown reduce by 1.5 metres over play area
G1 - Pines - Remove low hanging branch over footpath

The Committee NOTED this application and drew the attention of the District Council arboricultural officers to T6, the crab apple tree laden with mistletoe, as it was a noted feature of the Conservation Area.

Application No: EPF/0884/13CA
Officer: Robin Hellier
Applicant Name: Vanessa
Location: 5 Kings Green, Loughton IG10 1RJ
Proposal: T1 - Hornbeam - Crown reduce by up to 4 metres to previous pruning points

The Committee NOTED this application.

230.3 Others – provided for information only – EPF/0726/13, EPF/0765/13 and EPF/0781/13

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

PL231 Decisions

231.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL232 Licensing Applications

No licensing applications had come to officers' attentions.

PL233 Enforcement and Compliance

No reports had been received.

Signed:.....
Date: 3 June 2013

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 June 2013 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C C Pond (in the Chair)
J Angold-Stephens
C Davies (from Min no PL235)
J Bostock (from Min no PL237)
S Weston

Officer: Vivienne Messenger (Planning Committee Clerk)

6 members of the public

PL234 Apologies for Absence

Apologies for absence had been received from Cllr Chalk.

Cllr Davies joined the meeting.

PL235 Confirmation of Minutes

The Minutes of the meeting held on 20 May 2013 were CONFIRMED as a correct record and signed by the Chairman.

PL236 Declarations of Interest

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in item 6, Essex County Council application – CC/EPF/22/13, by virtue of being a County Councillor as Essex County Council had submitted this application for The White Bridge County Infant and Junior School.

PL237 Planning Applications

The Committee AGREED to bring forward the following items, as members of the public were interested in these applications.

Cllr Bostock joined the meeting.

Application No: EPF/0708/13

Officer: Jennifer Cordell

Applicant Name: Mr Peter Ballard

Location: 22 Broadstrood, Loughton IG10 2SB

Proposal: Part double storey front and full double storey extension to rear with loft conversion.

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

The Committee OBJECTED to this application owing to the double storey rear extension that would cause increased overlooking and loss of privacy, in addition to substantially reducing the sunlight to the neighbouring property at no 24 Broadstrood.

Application No: EPF/0886/13

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Chris Desyllas

Location: 36 Albion Hill, Loughton IG10 4RD

Proposal: Replacement of existing dwelling with new four bedroom dwelling.

The Committee NOTED the contents of a letter of support.

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

The Committee had NO OBJECTION to this application despite the novel appearance of the proposed house. However, members disliked the proposed treatment of the boundary, and drew the District Council Planning Officer's attention to its impact on the streetscene. The Committee would prefer an improved scheme of landscaping and planting to soften the impact of the rather stark lines of the new house.

Application No: EPF/0899/13

Officer: James Rogers

Applicant Name: Miss D Alexandrou

Location: 22 Valley Hill, Loughton IG10 3AE

Proposal: Single storey rear extension.

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 OBJECTED to this application owing to the proposed steep sloping roof of the rear extension, which members considered would have a detrimental effect on the amenities of, and cause loss of daylight to the owners of the adjoining property at no 24 Valley Hill.

Application No: EPF/0845/13

Officer: David Baker

Applicant Name: Mrs Kate Hersey

Location: Loughton Cricket Club, High Road, Loughton IG10 1NQ

Proposal: Use of Cricket Club pavilion as a pre-school nursery facility on Mondays to Fridays 7.30am to 6.30pm.

Cllrs J Angold-Stephens, 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 support.

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

The Committee had NO OBJECTION to this application

PL238 Matters for Report

238.1 Evening training session on Gypsy and Traveller Issues – Monday 1 May 2013 at 5.30pm at Epping Town Council, St Johns Road, Epping CM16 5JU – Min no PL219

The Committee NOTED the report on gypsy and traveller provision under the local plan that outlined the broad issues that were discussed at this training session. Members thanked Cllr K Angold-Stephens for the report and attending the meeting on behalf of the Town Council.

238.2 EPF/0810/13 – 64 Wellfields, Loughton IG10 1NY – Erection of rear outbuilding to accommodate gym and swimming pool – Min no PL230.1

In light of information received from a resident in Whitehills Road to the rear of this property, the Committee AGREED to revisit this application. It was NOTED that the trees the Town Council (at the previous meeting) asked to be protected by a tree preservation order (TPO) had already been removed, thus rendering the Committee's comments irrelevant.

Accordingly, the Committee now made an OBJECTION to this application unless adequate and substantial coverage of suitable vegetation was provided, as a replacement for the lost trees and herbaceous border. Members asked the District Council Planning Officer for a planning condition for this screening and its continued maintenance, to reduce the loss of privacy to neighbouring properties. The Committee also requested the Arboricultural Officer to look into issuing TPOs on the trees between Wellfields and Whitehills Road, which were a notable feature of London County Council planning for the Debden Estate.

PL239 Epping Forest District Council – Hackney Carriage and Private Hire Licensing Policy – Consultation

The Committee AGREED to defer discussions on this item until the next meeting.

PL240 Essex County Council application – CC/EPF/22/13 – The White Bridge County Infant and Junior School, Greensted Road, IG10 3DR – The continued use of a classbase for a temporary period until 31 August 2016 without compliance with condition 2 (approved application details) attached to planning permission CC/EPF/44/10)

The Committee had NO OBJECTION to this application but would like to see a permanent building in place before the expiry of the extended period in August 2016.

PL241 Planning Applications

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

Application No: EPF/0676/13

Officer: David Baker

Applicant Name: Mr R Hollingsworth

Location: 21 Upper Park, Loughton IG10 4EY

Proposal: Revisions to planning approval EPF/2462/10 (for extensions to existing house including new two storey wing with loft) comprising changes to window style and external materials to be used.

The Committee had NO OBJECTION to this application.

Application No: EPF/0823/13

Officer: Marie-Claire Tovey

Applicant Name: Mr Gohir Rashid

Location: 30 Albion Hill, Loughton IG10 4RD

Proposal: Loft conversion incorporating a hip to gable extension and rear dormer, two storey front projection and alterations to existing materials (Revised application).

The Committee had NO OBJECTION to this application.

Application No: EPF/0847/13
Officer: Jennifer Cordell
Applicant Name: Mr Darryl Reed
Location: 12 Eleven Acre Rise, Loughton IG10 1AN
Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0887/13
Officer: David Baker
Applicant Name: Mr Peter McQuaid
Location: Grass area 2m to rear of pavement on east side of Pyrles Lane 15m from its junction with Rectory Lane, Loughton IG10 2NH
Proposal: Prior approval determination for the replacement of the existing telecommunications 12.5m high Jupiter street column with a new 12.5m high Elara streetworks column supporting 3 no antennas, 2 new additional radio equipment cabinets and all associated ancillary development works.

The Committee reiterated its previous comment made for the pre-consultation on this application, which was:

The Committee was concerned the proliferation of cabinets at this locality would give rise to clutter in an otherwise open space.

Application No: EPF/0894/13
Officer: James Rogers
Applicant Name: Mr Adam Wheelwright
Location: 25 Ollards Grove, Loughton IG10 4DW
Proposal: Certificate of lawful development for a proposed single storey rear extension and alterations to windows.

Cllr J Angold-Stephens declared a non-pecuniary interest in this application as she knew the owner.

The Committee NOTED this application.

Application No: EPF/0896/13
Officer: James Rogers
Applicant Name: Mr Adam Wheelwright
Location: 25 Ollards Grove, Loughton IG10 4DW
Proposal: New gable roof feature and roof window, change in external finishes. New ground floor bay window.

Cllr J Angold-Stephens declared a non-pecuniary interest in this application as she knew the owner.

The Committee had NO OBJECTION to this application.

Application No: EPF/0902/13
Officer: James Rogers
Applicant Name: Mrs Joelle Haines
Location: 1 Tycehurst Hill, Loughton IG10 1BX
Proposal: First floor side and rear extensions and internal alterations.

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in this application as he knew the architect.

The Committee had NO OBJECTION to this application.

Application No: EPF/0908/13
Officer: James Rogers
Applicant Name: Mr Mark Morrell
Location: 61 Queens Road, Loughton IG10 1RR
Proposal: First floor extension to rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/0929/13
Officer: Mavis Bird
Applicant Name: Mr & Mrs L Hill
Location: 1 Castell Road, Loughton IG10 2LT
Proposal: Certificate of lawful development for a proposed single storey side extension.

The Committee NOTED this application.

Application No: EPF/0931/13
Officer: James Rogers
Applicant Name: Mr & Mrs H McAllen
Location: 4 Habgood Road, Loughton IG10 1HF
Proposal: Part one and part two storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0935/13
Officer: David Baker
Applicant Name: CTIL & Telefonica UK Ltd - Mr Peter McQuaid
Location: Highways Land, Oakwood Hill, Loughton IG10 3NB
Proposal: Telecommunications installation comprising the replacement of the existing 15m high Jupiter street column with a new 15m high Elara streetworks column supporting 3 no. antennas, 2 new additional ground level radio equipment cabinets and all associated ancillary development works.

The Committee had NO OBJECTION to this application.

Application No: EPF/0936/13
Officer: Stephan Solon
Applicant Name: British Heart Foundation
Location: 2 Centric Parade, 200 High Road, Loughton IG10 1DN
Proposal: Internally illuminated fascia and projecting signs.

The Committee had NO OBJECTION to this application.

Application No: EPF/0937/13
Officer: Stephan Solon
Applicant Name: British Heart Foundation
Location: 2 Centric Parade, 200 High Road, Loughton IG10 1DN
Proposal: Installation of new aluminium frame shop front.

The Committee had NO OBJECTION to this application.

Application No: EPF/0946/13

Officer: Stephan Solon

Applicant Name: Mr Ahmed Ali

Location: 111 Church Hill, Loughton IG10 1QR

Proposal: Proposed erection of first floor rear extension incorporating dormer window to roof slope.

The Committee had NO OBJECTION to this application.

Application No: EPF/0972/13

Officer: James Rogers

Applicant Name: Mr Christopher Batt

Location: 59 The Lindens, Loughton IG10 3HT

Proposal: Ground floor rear/side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1013/13

Officer: Robin Hellier

Applicant Name: Mr Mark Taylor

Location: 20 Church Hill, Loughton IG10 1LA

Proposal: TPO/EPF/19/03

T1 - Ash - Remove right-hand limb. Reduce lateral growth on remaining 2 limbs by up to 5 metres over car park.

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.

However, members asked that the arboricultural officers gave due weight to the effect on privacy to the inhabitants of Queens Road from the proposed tree works.

Application No: EPF/1017/13

Officer: Christopher Neilan

Applicant Name: Mrs Jean Brooker

Location: Connaught Place, 124 High Road, Loughton IG10 4HH

Proposal: TPO/EPF/19/97

T1 - Horse chestnut - Selective crown reduction 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.

241.2 To NOTE the following Determination – provided for information only:

Application No: EPF/0925/13

Officer: David Baker

Applicant Name: Mr Peter McQuaid

Location: Pavement outside Homebase, Church Hill, Loughton IG10 1LJ

Proposal: Telecommunications installation comprising replacement of the existing 12.5m high Saturn street column with a new 12.5m high Elara streetworks column supporting 3 no. antennas, 1 new additional radio equipment cabinets and all associated ancillary development works.

The Committee NOTED this application.

241.3 Others – provided for information only – EPF/0918/13 and EPF/0962/13

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

PL242 Decisions

242.1 Decisions by Epping Forest District Council

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

PL243 Licensing Applications

No licensing applications had come to officers' attentions.

PL244 Enforcement and Compliance

No reports had been received.

Signed:.....

Date: 17 June 2013

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 17 June 2013 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C C Pond (in the Chair)
J Bostock C Davies S Weston
T Downing (as substitute for Cllr Chalk)

Officer: Vivienne Messenger (Planning Committee Clerk)

1 member of the public

PL245 Apologies for Absence

Apologies for absence had been received from Cllrs J Angold-Stephens and Chalk. The Planning Committee Clerk reported that Cllrs Beales and Downing had been nominated as their respective substitutes for this meeting. However, the Chairman advised the Committee that prior to the meeting he had received apologies from Cllr Beales, who was unwell.

PL246 Confirmation of Minutes

The Minutes of the meeting held on 3 June 2013 were CONFIRMED as a correct record and signed by the Chairman.

PL247 Declarations of Interest

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/1012/13, EPF/1014/13 and EPF/1042/13 as members of the public had spoken to him about these applications, but he had expressed no opinion.

PL248 Planning Applications

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

Application No: EPF/1042/13

Officer: Marie-Claire Tovey

Applicant Name: Rev Wayne Dulson

Location: Loughton Baptist Church, High Road, Loughton IG10 4QU

Proposal: Change of use of part of site from D1 to C3 (a) and proposed two storey detached dwelling in connection with the use of the site as a church and four car parking spaces to front of premises.

Cllrs 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.

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

The Committee had NO OBJECTION to this application. However, members drew the District Council Arboricultural Officer's attention to the existing positions of the

trees, as they were concerned that adequate screening to the rear of the proposed development be retained to protect the amenities of the adjacent dwelling in Park Hill. The Committee also asked for the withdrawal of permitted development rights, as this was the maximum that could properly be accommodated on such a small plot – there was little private amenity space. Members further asked for a condition for the dwelling to be used only in connection with the church. They also enquired whether it was necessary for the proposed perimeter fence to be 2 metres in height. If the District Council was minded to grant permission, the Committee also asked for conditions on working hours to avoid disturbance to neighbouring residents.

PL249 Matters for Report

249.1 Withdrawn applications:

EPF/0576/13 – 20 Albion Hill, Loughton IG10 4RA – Three new detached dwellings, part single, part two storey including new private access road off Albion Hill – Min no PL230.1

EPF/0747/13 – 8 Ashley Grove, Staples Road, Loughton IG10 1HS – Loft conversion and gable end with rear dormer – Min no PL227

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

249.2 Extending Permitted Development rights for homeowners and businesses – Min no PL228.2

The Committee NOTED the information received from Epping Forest District Council, and that the Committee would be precluded from commenting on these types of applications submitted for determination to the Local Planning Authority.

249.3 North London (Electricity Line) Reinforcement Project (EN020009) – Min no PL218.5

The Committee NOTED the information received from the Planning Inspectorate that the applicant, National Grid Electricity Transmission plc, had proposed changes to its application, for a project to uprate overhead electric line and related infrastructure between Waltham Cross Substation and Hackney Substation in London.

249.4 Land near Debden Lane – Min no 209.3

The Planning Committee Clerk reported that the agent had enquired about holding a pre-meeting presentation on Ripley Grange, as part of pre-application discussions, for members at a forthcoming Committee meeting in July.

PL250 Epping Forest District Council – Hackney Carriage and Private Hire Licensing Policy – Consultation

Members were doubtful about the costs and benefits of meters to taxi customers and drivers, as there was no indication in the consultation on how meter fares would compare to the existing fare tariffs. The Chairman offered to draft a response to this consultation on this basis, which would be circulated to those present for comment, prior to its closure on 26 July 2013.

PL251 Planning Applications

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

Application No: EPF/0770/13

Officer: James Rogers

Applicant Name: Mr Peter Macallan
Location: 3 Brancaster Place, Church Hill, Loughton IG10 1QN
Proposal: Proposed outbuilding in rear garden.

The Committee had NO OBJECTION to this application.

Application No: EPF/0956/13
Officer: David Baker
Applicant Name: Mr Khalid Bokhari
Location: 268 High Road, Loughton IG10 1RB
Proposal: Variation of condition 5 'Opening times' of planning consent EPF/1136/93 to allow premises to stay open until 1am.

Cllrs 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 OBJECTED to this application. The planning condition had been imposed to protect the amenity of the occupiers of nearby properties, which members considered was still required.

The Committee also drew the Planning Officer's attention to the recent application EPF/0577/13 – Land rear of Diggens Court and Vanryne House, High Road, Loughton IG10 4BG – 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)), that would only increase the number of nearby residents likely to be detrimentally affected by extending these opening times to 1am.

Application No: EPF/0990/13/CA
Officer: Marie-Claire Tovey
Applicant Name: Ms Linda Cannell
Location: Tree Tops, 7 Baldwins Hill, Loughton IG10 1SE
Proposal: Side extension over existing garage, front extension to garage and proposed first floor infill extension. (Revised application to approved scheme EPF/0949/11).

The Committee considered the design and proportions of the existing building's style were typical of their time, and asked the District Council Conservation Officer if this proposal preserved or enhanced the conservation area as required by statute.

Application No: EPF/1007/13
Officer: James Rogers
Applicant Name: St John Fisher Catholic Primary School
Location: St John Fisher RC Junior School, Burney Drive, Loughton IG10 2DY
Proposal: Certificate of lawful development for a proposed single storey extension.

The Committee NOTED this application.

Application No: EPF/1012/13
Officer: James Rogers
Applicant Name: Mr John Waites
Location: 56 Hill Top, Loughton IG10 1PX
Proposal: Replacement garden wall.

Cllrs 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.

The Committee strongly OBJECTED to the obtrusive and overbearing replacement garden wall, which owing to its prominent corner location was detrimental to the streetscene and the amenities of the neighbouring properties.

Application No: EPF/1014/13

Officer: Marie-Claire Tovey

Applicant Name: Mr Michael Minkin

Location: 7 Fielding Court, 1A The Uplands, Loughton IG10 1DS

Proposal: Installation of temporary summer retractable safety netting system across the back patio of No 7 Fielding Court.

Cllrs 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 support.

The Committee AGREED to bring forward EPF/1034/13, the adjacent property, which had submitted the same proposal.

Application No: EPF/1034/13

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Sweeney

Location: 8 Fielding Court, 1A The Uplands, Loughton IG10 1DS

Proposal: Installation of temporary summer retractable safety netting system across the back patio of no. 8 Fielding Court.

The Committee had NO OBJECTION to these applications.

Application No: EPF/1018/13

Officer: James Rogers

Applicant Name: Mr Matthew Hagger

Location: 4 Albion Hill, Loughton IG10 4RA

Proposal: Two storey front extension.

The Committee had NO OBJECTION to this application but asked the District Council Planning Officer to maintain an existing condition covered in the Section 106 Agreement connected with application EPF/1097/09, which restricted the number of pupils allowed on the site to 243 associated with the school travel plan.

Application No: EPF/1026/13

Officer: Mavis Bird

Applicant Name: Mr Craig Elliott

Location: 33 Priory Road, Loughton IG10 1AF

Proposal: Certificate of lawful development for proposed loft conversion with rear dormer.

The Committee NOTED this application.

Application No: EPF/1036/13

Officer: Marie-Claire Tovey

Applicant Name: Mr Elliot Lawlor

Location: 1A Eleven Acre Rise, Loughton IG10 1AN

Proposal: Extensions and remodelling, including first floor front extension, part single, part two storey rear extension, raising of roof, loft conversion and basement (Revised application).

The Committee had NO OBJECTION to this application.

Application No: EPF/1052/13

Officer: James Rogers

Applicant Name: Ms Adalgisa Bernal

Location: 109 Burney Drive, Loughton IG10 2DY

Proposal: Single storey rear extension with overhead roof light.

The Committee would prefer a pitched roof to the extension over its concerns for the security of the property, which could be compromised by the proposed design.

Application No: EPF/1061/13

Officer: James Rogers

Applicant Name: Mr Mitchell Gipson

Location: 16 Newnham Close, Loughton IG10 4JG

Proposal: Extension to rear and side of existing dwelling, including use of attic as habitable space.

The Committee had NO OBJECTION to this application.

251.2 Determinations and Works to Trees in Conservation Areas.

Application No: EPF/1094/13

Officer: Melinda Barham

Applicant Name: Mr John Martin

Location: 58 Baldwins Hill, Loughton IG10 1SF

Proposal: T1 - Conifer - Fell

The Committee NOTED this application.

Application No: EPF/1156/13

Officer: Melinda Barham

Applicant Name: Mr Malcolm Jones

Location: 42 York Hill, Loughton IG10 1HU

Proposal: T1 - Apple tree – Fell.

T2 - Hornbeam – Fell.

The Committee NOTED this application.

251.3 Others – provided for information only – EPF/1130/13

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

PL252 Decisions

252.1 Decisions by Epping Forest District Council

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

PL253 Licensing Applications

253.1 Notice of application for a premises licence under the Licensing Act 2003 in respect of 295 High Road, Loughton IG10 1AL

The Committee, as an interested party, had NO OBJECTION to this licensing application provided the revised times for the sale of alcohol were from Monday to Sunday between the hours of 08.00 to 23.00 only. Curtailing the sale of alcohol to 11pm would be more likely to meet the four licensing objectives – the prevention of crime and disorder, public safety, the prevention of public nuisance, and protection of children from harm.

PL254 Financial Position

The end of year report for 2012/13 was NOTED.

PL255 Enforcement and Compliance

The Committee NOTED the reports.

Signed:.....

Date: 1 July 2013

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 1 July 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 PL260.1)

C Davies

S Weston

Officer: Vivienne Messenger (Planning Committee Clerk)

PL256 Apologies for Absence

No apologies for absence had been received.

PL257 Confirmation of Minutes

The Minutes of the meeting held on 17 June 2013 were CONFIRMED as a correct record and signed by the Chairman.

PL258 Declarations of Interest

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/0941/13, EPF/1084/13 and EPF/1135/13 as members of the public had spoken to him about these applications, but he had expressed no opinion.

PL259 Matters for Report

259.1 Notice of Appeal – EPF/1986/12 – Rear of 71 & 71A Stonards Hill, IG10 3EH – Proposed three bedroom, detached chalet bungalow with vehicular access (Revised application) – Min no PL113.1

The Committee NOTED the information received from Epping Forest District Council and restated its comments, as detailed below:

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.

The Committee AGREED to defer Agenda item 4.2, Epping Forest District Council – Hackney Carriage and Private Hire Licensing Policy – Consultation, until later in the meeting.

259.2 Land near Debden Lane – Min no 249.4

The Chairman reported that the next meeting of the Committee would be preceded by a pre-application presentation on a proposed Ripley Grange development by the agents at 7.30pm.

PL260 Planning Applications

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

Application No: EPF/0941/13

Officer: Jennifer Cordell

Applicant Name: L & C Design

Location: Land adjacent to 20 Ollards Grove, Loughton IG10 4DW

Proposal: New semi-detached house.

Cllrs J Angold-Stephens, 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 two letters of objection.

Cllr Chalk joined the meeting during this item.

The Committee expressed concern for the amenities of the adjacent neighbour at no 16 Ollards Grove as the proposed works were sited in the grounds of the existing property and would extend to within 1.5 metres of the boundary. Members commented that this garden grabbing development was located within a part that the Town Council had proposed to the District Council for consideration as an additional conservation area.

The Committee regretted the loss of the side gable feature from the existing dwelling as this was an interesting feature of the streetscene. Members were additionally concerned over the loss of trees from the garden and commented that it appeared no tree survey had been submitted with this application.

PL261 Matters for Report

261.1 Epping Forest District Council – Hackney Carriage and Private Hire Licensing Policy – Consultation

The Committee RATIFIED the following response to this consultation prepared by members present at the meeting on 17 June 2013.

The Town Council's Planning and Licensing Committee objected to the proposal to require cabs to be fitted with meters on the following grounds:

1. The proposal to fit meters calibrated by distance and time transferred the risk and cost of traffic congestion, endemic in Loughton, from cab proprietor to customer. These customers were often elderly and/or infirm and should not be disadvantaged.
2. The proposal would involve owner-drivers in unnecessary expense and trouble in fitting meters and advantaged large firms rather than small concerns.
3. The time and trouble for checking and recalibrating meters was an unnecessary burden on enterprise and on public officials.

The Committee believed the objectives of fitting meters could be met by requiring drivers to exhibit a table of maximum fares in each licensed vehicle and to publish the same on Epping Forest District Council's website.

PL262 Planning Applications

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

Application No: EPF/1084/13

Officer: Marie-Claire Tovey

Applicant Name: Mr D Simpson

Location: 24 Albion Hill, Loughton IG10 4RD

Proposal: Demolition of existing dwelling and erection of new two storey (three to the rear) single family dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee expressed concern for the loss of privacy to the occupiers of Thurlestone in Pollards Close at the back of this site, from overlooking from the proposed rear balconies and extensive terrace.

Members considered the proposed replacement dwelling was markedly less attractive than the existing building.

The Committee AGREED to bring forward the next item as this was for the same property.

Application No: EPF/1143/13

Officer: Marie-Claire Tovey

Applicant Name: Mr D Simpson

Location: 24 Albion Hill, Loughton IG10 4RD

Proposal: Grade II listed building consent for demolition of existing dwelling and erection of new two storey (three to the rear) single family dwelling.

The Committee had NO OBJECTION to this application.

Application No: EPF/1085/13

Officer: James Rogers

Applicant Name: Mr Grant Tufton

Location: 70 Deepdene Road, Loughton IG10 3PW

Proposal: Proposed ground floor front/side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1101/13

Officer: Mavis Bird

Applicant Name: Mr William Keel

Location: 11 Malvern Gardens, Loughton IG10 3AD

Proposal: Certificate of lawful development for proposed rear dormer window in a loft conversion and one rooflight to front.

The Committee NOTED this application.

Application No: EPF/1106/13
Officer: James Rogers
Applicant Name: Mr Hervin Marshall
Location: 175 Englands Lane, Loughton IG10 2NS
Proposal: Second storey side extension.

The Committee was concerned the proposal would create a terracing effect on the streetscene.

Application No: EPF/1108/13
Officer: Marie-Claire Tovey
Applicant Name: Mr Gary Kilbey
Location: 1 Eleven Acre Rise, Loughton IG10 1AN
Proposal: Front elevation fenestration alteration and render finish to brickwork and new lower ground floor.

The Committee had NO OBJECTION to this application but asked for a planning condition to impose wheel washing facilities at the site during development as the road exited onto a steep hill, Traps Hill.

Application No: EPF/1110/13
Officer: James Rogers
Applicant Name: Mr Steven Child
Location: 2 Cherston Road, Loughton IG10 3PJ
Proposal: Removal of detached garage and erection of two storey side and single storey front extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/1112/13
Officer: James Rogers
Applicant Name: Mr Clive Jeal
Location: 120 Swanshope, Loughton IG10 2NB
Proposal: Proposed single storey rear extension with rear rooflights.

The Committee had NO OBJECTION to this application.

Application No: EPF/1125/13
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. (Revised application omitting cooking facility).

The Committee had NO OBJECTION to this application.

Application No: EPF/1133/13
Officer: James Rogers
Applicant Name: Ms Wendy Snellgrove
Location: 76 Sedley Rise, Loughton, IG10 1LT
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1135/13/CA

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs J & S Bell

Location: Mulberry, Woodbury Hill, Loughton IG10 1JB

Proposal: Demolition of existing detached house and car port and construction of replacement dwelling on two levels with an attached car port, terracing and balconies, together with a storage basement below ground at the northern end of the property.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the basis that the proposed design did not improve the ambience of this most sensitive part of the conservation area, which the Local Planning Authority had a duty to enhance and conserve. Members considered that a more traditional design would be more appropriate in this location rather than the proposal for a post-modern house.

The Committee also drew the Planning Officer's attention to the detrimental effect on the amenities of the neighbour at Woodbury House.

Application No: EPF/1140/13

Officer: James Rogers

Applicant Name: Mr Matthew Hagger

Location: 4 Albion Hill, Loughton IG10 4RA

Proposal: Proposed amendment to front wall and new drop kerb position.

The Committee had NO OBJECTION to this application.

Application No: EPF/1145/13

Officer: James Rogers

Applicant Name: Mr Mody

Location: 68 Church Lane, Loughton IG10 1NT

Proposal: First floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1148/13

Officer: James Rogers

Applicant Name: Mr Chan Sau

Location: 28 Colson Road, Loughton IG10 3RJ

Proposal: Single storey side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1153/13

Officer: James Rogers

Applicant Name: Mr Bernard McParland

Location: 1 Foxley Close, Loughton IG10 2HU

Proposal: Two storey side extension, single storey rear extension and front porch.

The Committee was concerned by the overdevelopment of the plot and lack of private amenity space that would be retained.

Application No: EPF/1159/13
Officer: James Rogers
Applicant Name: Mr Michael Ruiz
Location: 61 Alderton Hill, Loughton IG10 3JD
Proposal: Proposed wrought iron gates and railings.

The Committee had NO OBJECTION to this application but, should the District Council grant approval, asked for a planting condition for suitable foliage behind the proposed gates and railings to soften their visual impact, and reduce the urbanisation effect on the streetscene.

Application No: EPF/1253/13
Officer: Robin Hellier
Applicant Name: Mrs P Coggle
Location: 7 Fairmeadside, Loughton IG10 4RH
Proposal: TPO/EPF/09/77

T1 - Silver Birch - Reduce height by up to 4 metres, where branches are less than 80 millimetres in diameter. Reduce spreading crown by up to 2.5 metres where branch diameter is less than 60 millimetres.

TPO/EPF/07/79

T2 - Cedar - Reduce lowest spreading branches under 60 millimetres in diameter to suitable branch unions.

T3 - Maple - Crown reduce by up to 5 metres to suitable branch forks.

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.

PL263 Decisions

263.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

263.2 Decisions by Essex County Council

The Planning Decision from Essex County Council was NOTED.

PL264 Licensing Applications

No licensing applications had come to officers' attentions.

PL265 Enforcement and Compliance

The Committee NOTED the reports.

Signed:.....

Date: 15 July 2013

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 15 July 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)

2 members of the public

PL266 Apologies for Absence

No apologies for absence had been received.

PL267 Confirmation of Minutes

The Minutes of the meeting held on 1 July 2013 were CONFIRMED as a correct record and signed by the Chairman.

PL268 Declarations of Interest

Cllr J Angold-Stephens declared a non-pecuniary interest in EPF/1167/13 as she knew the applicant.

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/1184/13 as members of the public had spoken to him about this application, but he had expressed no opinion.

PL269 Planning Applications

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

Application No: EPF/1184/13

Officer: Mavis Bird

Applicant Name: Ms Tracey Edwards

Location: 8 Ashley Grove, Staples Road, Loughton IG10 1HS

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

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

The Committee NOTED the application but asked the District Council Planning Officer to check the increase in volume applied for against the dimensions of those of the original 1930's dwelling, without any later additions. Members were concerned as this proposal appeared similar to that for the recent planning application EPF/0747/13, to which they had objected, owing to its detrimental effect on the amenities and privacy of residents in nos 2 – 8 Forest Way, and contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee realised the property was not in a conservation area but the development would overlook and have a deleterious effect on the York Hill

Conservation Area that it bordered, which the District Council had a duty to enhance and conserve.

PL270 Matters for Report

270.1 Notice of Appeal – EPF/1925/12 – 49 Lower Park Road, IG10 4NB – Removal of condition 2 of planning permission EPF/0206/12 (Ground floor rear side infill extension to both 49 and 51 Lower Park Road) to allow works to commence independently – Min no PL113.1

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

270.2 Pre-application Consultation – Proposed base station upgrades – O2 Mast (CTIL 136511 – O2 36878 – VF80230), Oakwood Hill, Loughton IG10 3QE (Pavement in front of numbers 1 and 2 Oakwood Parade) – Min nos PL190.1 and PL210.1

The Planning Committee Clerk reported that she had received a further pre-consultation request for this site from the agent acting on behalf of Cornerstone Telecommunications Infrastructure Ltd (CTIL), which is a joint venture company owned by Telefónica UK Limited and Vodafone Limited.

Planning application EPF/0546/13, for the 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, had sought prior approval from Epping Forest District Council but been refused.

The Committee preferred this latest proposal for a 12.5 metres Elana Monopole and the green colour proposed, which members considered was more appropriate than the existing grey monopole, as it was in a prominent position outside shops by a busy crossroads. However, the Committee still disliked the proliferation of cabinets.

PL271 Tree Strategy

The Committee RESOLVED to join with the Environment and Heritage Committee in taking forward the Loughton Community Tree Strategy, particularly in relation to trees of public amenity value.

PL272 Planning Applications

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

Application No: EPF/1046/13

Officer: James Rogers

Applicant Name: Mrs Cheryl Evans

Location: 81 Goldings Road, Loughton IG10 2QW

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1167/13

Officer: James Rogers

Applicant Name: Mr Colin Hay

Location: 19 Hillcrest Road, Loughton IG10 4QH

Proposal: Proposed single storey rear extension and replacement side garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/1176/13

Officer: Mavis Bird

Applicant Name: Mr Seth Morrison

Location: 30 Spring Grove, Loughton IG10 4QD

Proposal: Certificate of lawful development for a proposed garage conversion to habitable room.

The Committee NOTED this application.

Application No: EPF/1203/13

Officer: James Rogers

Applicant Name: Mr Gerry Morris

Location: 4 Rowans Way, Loughton IG10 1TZ

Proposal: Removal of existing conservatory and erection of single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1204/13

Officer: Mavis Bird

Applicant Name: Mr & Mrs W Nolan

Location: 34 St Nicholas Place, Loughton IG10 1BF

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

The Committee NOTED this application but had thought that permitted development rights had possibly been removed for this development site.

Application No: EPF/1286/13

Officer: James Rogers

Applicant Name: Mrs Valbona Kola

Location: 12 Crossfields, Loughton IG10 3PY

Proposal: Single storey rear and side extension and porch. (Revised application).

The Committee had NO OBJECTION to this application and still disliked the design, which members considered did not enhance the streetscene, but considered the revised proposal was an improvement on the earlier application EPF/0732/13.

Application No: EPF/1288/13

Officer: James Rogers

Applicant Name: Mrs Margo Glinska

Location: 49 Marlescroft Way, Loughton IG10 3NA

Proposal: Removal of porch and erection of front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1297/13

Officer: Jennifer Cordell

Applicant Name: Mr Bhavin Patel

Location: 11 Leycroft Close, Loughton IG10 3EZ

Proposal: Proposed single storey rear extension and replacement front porch

The Committee had NO OBJECTION to this application.

Application No: EPF/1302/13
Officer: Marie-Claire Tovey
Applicant Name: Mr Hardip Hundal
Location: 13 Pump Hill, Loughton IG10 1RU
Proposal: Single storey front porch extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1306/13
Officer: James Rogers
Applicant Name: Mr & Mrs L Hill
Location: 1 Castell Road, Loughton IG10 2LT
Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1323/13
Officer: Marie-Claire Tovey
Applicant Name: Ms Sheila Creswell
Location: 5 Shelley Grove, Loughton IG10 1BY
Proposal: Two storey front, side and rear extensions. (Revised application).

The Committee had NO OBJECTION to this application but considered the proposal was detrimental to the streetscene, as it continued a frontage into a wedge shaped plot rather than turning the quadrant. Members were concerned that the proposal brought the development much closer to the boundary of no 4 Shelley Grove.

Application No: EPF/1347/13/CA
Officer: Marie-Claire Tovey
Applicant Name: Mr & Mrs J & S Bell
Location: Mulberry, Woodbury Hill, Loughton IG10 1JB
Proposal: Conservation area consent for the demolition of existing detached house and car port and construction of replacement dwelling on two levels with an attached car port, terracing and balconies, together with a storage basement below ground at the northern end of the property.

The Committee NOTED its objection to application EPF/1135/13/CA for a replacement dwelling, but had NO OBJECTION to the removal of the existing house.

272.2 Determinations and Works to Trees in Conservation Areas.

Application No: EPF/1369/13
Officer: Melinda Barham
Applicant Name: Mr Martin Doolan
Location: 12 Forest Way, Loughton IG10 1JG
Proposal: T1 - Yew trees - Reduce height by approximately 3 metres and reduce overhang almost to boundary.

The Committee NOTED this application.

272.3 Others – provided for information only – EPF/1258/13, EPF/1273/13, EPF/1331/13, EPF/1394/13 and EPF/1398/13

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

PL273 Decisions

273.1 Decisions by Epping Forest District Council

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

PL274 Licensing Applications

No licensing applications had come to officers' attentions.

PL275 Enforcement and Compliance

The Committee NOTED the reports.

Signed:.....
Date: 29 July 2013

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 29 July 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 PL279.1)
S Weston

Officer: Vivienne Messenger (Planning Committee Clerk)

PL276 Apologies for Absence

Apologies for absence had been received from Cllr Davies.

PL277 Confirmation of Minutes

The Minutes of the meeting held on 15 July 2013 were CONFIRMED as a correct record and signed by the Chairman.

PL278 Declarations of Interest

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in EPF/1366/13 as her daughter lived next door.

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/1325/13 as he knew the applicant, and a non-pecuniary and non-prejudicial interest EPF/1382/13 because he was Chairman of the Lopping Endowment, which had responsibility for Lopping Hall, the property adjacent to this site. He stated he would, however, leave the meeting when the latter application was discussed.

PL279 Matters for Report

The Committee AGREED to defer Agenda item 4.1, Epping Forest District Council iPlan User Group, until later in the meeting.

Cllr Chalk joined the meeting during the next item.

279.1 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 PL199.3 (2012/13)

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

279.2 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 PL199.2 (2012/13)

The Planning Committee Clerk informed the Committee that this planning application was Agenda item 4 of the District Council Area Planning Subcommittee South meeting on 7 August 2013.

Since the Planning Officer's recommended decision was to grant permission subject to four conditions, members were concerned how the District Council

would enforce these conditions, which appeared to restrict operations currently carried out by Loughton Metals.

The Committee asked the District Council to impose a further condition to require all footage from CCTV cameras privately installed at this site, to be retained for a period of three months and available on request by Epping Forest District Council, should the need arise to enforce compliance of these conditions.

279.3 Epping Forest District Council iPlan User Group – Min no PL84.2 (2012/13)

The Chairman gave a brief report on the meeting he had attended on 16 July 2013 and provided the following updates:

1. Progress had been made on scanning in many of the microfiche plans into the “Information@Work” system.
2. The District Council was willing to allow the Town Council and some Town Councillors access to the Information@Work system to facilitate availability of the plans, rather than downloading these from iPlan for presentation at its Committee meetings. The Committee would follow this up, if access to this system had not been organised by the beginning of October 2013.
3. It was proposed that three of the larger Town/Parish Councils – Loughton, Ongar and North Weald – forego receiving paper copies of plans from the end of 2013. This pilot scheme would rely on electronic plans, preferably via the Information@Work system. The District Council proposed this be tried from 1 January 2014.
4. If members were unable to read an electronic plan or the plan was missing from iPlan, the Chairman had pointed out that a time extension would be required of two weeks. Otherwise, the Local Planning Authority’s representation deadlines would be missed.
5. Nigel Richardson, Assistant Director (Development), Epping Forest District Council Planning Directorate, was to speak with architects who regularly submitted plans that were unclear and difficult to read, especially when projected at meetings.
6. The Committee AGREED to participate in the experiment subject to the above for a trial period of 6 months from 1 January 2014.

PL280 Records of Licensing Applications

The Chairman reported on the traceability of licensing conditions, including permitted hours, which was also discussed at the above iPlan User Group meeting, and that the police had access to this database. Since interested parties, such as parish/town councils or the public, had no access to this database, the Committee asked the Town Clerk to write to the Chief Executive of Epping Forest District Council to suggest that a publicly-accessible archive of these be established.

PL281 Planning Applications

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

Application No: EPF/0590/13

Officer: Jennifer Cordell

Applicant Name: Mrs Sumeeta Dhir

Location: 4 Cloverleys, Park Hill, Loughton IG10 4EH

Proposal: Loft conversion with hip to gable and side and rear facing dormers.

Since permitted development rights had been withdrawn under planning approval EPF/0239/86 – Cloverley, Park Hill – the erection of six houses and construction of access road – the Committee considered this was likely the maximum development that could be accommodated on the site. Members questioned whether this proposal would have a deleterious effect on the streetscene and impact on the amenities of the neighbours from overlooking.

Application No: EPF/1192/13

Officer: James Rogers

Applicant Name: Mr Subhash Shah

Location: Tonys, 61 The Broadway, Loughton IG10 3SP

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1250/13

Officer: James Rogers

Applicant Name: Mr Steve Whittaker

Location: 11 Hill Top, Loughton IG10 1PX

Proposal: Garage conversion, front extension and internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/1280/13

Officer: David Baker

Applicant Name: Mrs Jacqui Ward

Location: 33 Broadstrood, Loughton IG10 2SB

Proposal: Proposed first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1325/13

Officer: Jennifer Cordell

Applicant Name: Mr Matthew Blundy

Location: The Book Shop, 150 High Road, Loughton IG10 4BE

Proposal: Proposed alterations and two storey rear extension providing two additional one-bed flats and new ground floor office.

The Committee expressed concern on the overlooking of properties in Smarts Lane from the proposed scheme.

Application No: EPF/1342/13

Officer: Marie-Claire Tovey

Applicant Name: Mr Arno de Wever

Location: 71 Whitehills Road, Loughton IG10 1TU

Proposal: Proposed two storey side extension. (Revised application).

The Committee would prefer the proposed side extension to be set back and reiterated its previous comments on EPF/0522/13, which were:

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/1344/13

Officer: James Rogers

Applicant Name: Mr & Mrs McMahon

Location: 3B Upper Park, Loughton IG10 4EY

Proposal: Loft conversion with rear dormer window and rooflights to front.

The Committee had NO OBJECTION to this application.

Application No: EPF/1352/13

Officer: Stephan Solon

Applicant Name: Mr & Mrs Ash & Vandna Arora

Location: 43 Spring Grove, Loughton IG10 4QD

Proposal: First floor rear extension and associated roof works.

The Committee had NO OBJECTION to this application.

Application No: EPF/1366/13

Officer: James Rogers

Applicant Name: Mr & Mrs N Hunt

Location: 13 Roundmead Close, Loughton IG10 1QD

Proposal: Room over garage to front of property.

The Committee had NO OBJECTION to this application.

Application No: EPF/1378/13

Officer: James Rogers

Applicant Name: Mr Steve Moran

Location: 43 The Crescent, Loughton IG10 4PY

Proposal: Single storey side extension.

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.

Cllr C C Pond left the meeting and in the absence of the Vice Chairman, members elected Cllr J Angold-Stephens to take the chair for this item only.

Application No: EPF/1382/13

Officer: David Baker

Applicant Name: Mr David Jarman

Location: William Hill Bookmakers, 187 High Road, Loughton IG10 4LF

Proposal: Relocation of larger heat pump unit to northern section of flat roof over William Hill premises (close to side wall of Lopping Hall) together with its enclosure within wooden frame.

The Committee had NO OBJECTION to this application.

Cllr C C Pond rejoined the meeting and retook the chair.

Application No: EPF/1384/13
Officer: James Rogers
Applicant Name: Mr & Mrs John Martin
Location: 44 Harwater Drive, Loughton IG10 1LW
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application

Application No: EPF/1385/13
Officer: Jennifer Cordell
Applicant Name: Mr Kevin O'Connor
Location: 15 Carroll Hill, Loughton IG10 1NL
Proposal: Proposed ground floor rear extension to two dwellings.

The Committee expressed concern for the privacy of the neighbour at no 9 Carroll Hill from the side windows of the proposed extension, which was downhill from the two new dwellings built on this plot.

Application No: EPF/1396/13
Officer: Jennifer Cordell
Applicant Name: Mr Stuart Brazill
Location: Land adjacent to 16 Grasmere Close, Loughton IG10 1SL
Proposal: New dwelling. (Amendment to planning permission EPF/1736/12).

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.

Application No: EPF/1403/13
Officer: Jennifer Cordell
Applicant Name: Mr Terry Sawyer
Location: 60 Tycehurst Hill, Loughton IG10 1DA
Proposal: Replacement dwelling and new vehicular crossover.

The Committee had NO OBJECTION to this application.

Application No: EPF/1404/13
Officer: James Rogers
Applicant Name: Mr Simon Hearn
Location: Roding Valley High School, Alderton Hill, Loughton IG10 3JA
Proposal: Replace existing 2m chain link fence, with 2m black palisade fence with alternative fence line.

The Committee had NO OBJECTION to this application.

Application No: EPF/1511/13
Officer: Robin Hellier
Applicant Name: Mrs Susan Blyde
Location: 99 Lower Park Road, Loughton IG10 4NE
Proposal: TPO/EPF/04/89
T3 - Oak - Selectively crown reduce by up to 1.5 metres, crown lift 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.

281.2 Others – provided for information only – EPF/1351/13, EPF/1406/13, EPF/1468/13 and EPF/1479/13

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

PL282 Decisions

282.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL283 Licensing Applications

283.1 Notice of application for a premises licence under the Licensing Act 2003 in respect of 112-120 High Road, Loughton IG10 4HJ

Owing to the number of late night premises in the immediate vicinity of 112-120 High Road, the Committee considered this application would have an adverse effect on three of the four licensing objectives, detailed below:

1. The prevention of crime and disorder.
2. Public safety.
3. The prevention of public nuisance.

The Committee would OBJECT to the granting of this licensing application, unless the following restrictions were imposed:

1. No consumption of alcohol outside the premises (including any forecourt).
2. Sale of alcohol with meals only.
3. On-sales of alcohol only.

PL284 Enforcement and Compliance

The Committee NOTED the reports.

Signed:.....
Date: 12 August 2013

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 12 August 2013 at 7.45pm at 1 Buckingham Court.

Present:

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

Also in attendance:

Councillors: C Davies
D Wixley

Officers: Shirley Haynes (Deputy Town Clerk)
Natalie Burns (Administrative Assistant)

2 members of the public

PL285 Apologies for Absence

Apologies for absence had been received from Cllrs J Angold-Stephens and Davies. The Deputy Town Clerk reported that Cllrs Downing and Mann had been nominated as their respective substitutes for this meeting.

PL286 Confirmation of Minutes

The Minutes of the meeting held on 29 July 2013 were CONFIRMED as a correct record and signed by the Chairman.

PL287 Declarations of Interest

Cllrs Mann and Wixley declared a non-pecuniary and non-prejudicial interest in these proceedings as dual-hatted councillors and members of Epping Forest District Council Area Planning Subcommittee South. They stated that any views they gave at this meeting would be considered afresh if the applications came before a District Council committee, in the light of all the evidence available at the time.

The Chairman drew the Committee's attention to plan number EPF/1598/13 which would be noted and not discussed as one of the properties was owned by Cllr Philip Beales, a member of Loughton Town Council.

PL288 Planning Applications

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

Application No: EPF/1401/13

Officer: Marie-Claire Tovey

Applicant Name: Miss Gemma Willis

Location: Unit 24, Oakwood Hill Industrial Estate, Loughton IG10 3TZ

Proposal: Change of use from Light Industrial Use Class (B1) to Assembly and Leisure Use Class (D2) as a children's dance, fitness and party studio.

The Committee NOTED the contents of a letter of objection.

Cllrs Chalk, Downing, 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.

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

The Committee had NO OBJECTION to this application but in view of the safety implications of children visiting an industrial estate, appropriate signage and a condition that children would not be released out of the establishment without a responsible adult was requested.

PL289 Matters for Report

289.1 Withdrawn Application – EPF/1061/13 – 16 Newnham Close, Loughton IG10 4JG – Extension to rear and side of existing dwelling, including use of attic as habitable space. – Min no PL251.1

The Committee NOTED that this application had been withdrawn.

289.2 Notice of application for a premises licence under the Licensing Act 2003 in respect of 112-120 High Road, Loughton IG10 4HJ – Min no PL283.1

The Committee CONFIRMED the revised response to this application as detailed below:

The Committee considered this application would have an adverse effect on three of the four licensing objectives, detailed below:

1. The prevention of crime and disorder.
2. Public safety.
3. The prevention of public nuisance.

The Committee OBJECTS to the granting of this licensing application, in an area where there had been several instances of public disorder, to which the availability of alcohol late at night in various licensed premises was a contributory factor as identified by the Police, unless the following restrictions were imposed:

1. No consumption of alcohol outside the premises (including any forecourt).
2. Sale of alcohol with meals only.
3. On-sales of alcohol only.

PL290 North Essex Parking Partnership – on-street pay-and-display schemes

The Committee CONFIRMED its response as follows:

High Road, Loughton

The Town Council supports the proposals for a new pay-and-display scheme in Brooklyn Parade and the service road outside nos 268 – 284 High Road to match the on-street parking provided elsewhere in the High Road provided the same charging structure is maintained.

Pyrles Lane

Regarding proposals for a new pay-and-display scheme in Pyrles Lane outside the shopping parade, the Town Council did not support this without there being further consultation with local businesses and residents. There were concerns about the impact on the trade of the local businesses.

PL291 Planning Applications

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

Application No: EPF/1408/13

Officer: Steve Andrews

Applicant Name: Mr P Anderson

Location: 74 Greenfields, Loughton IG10 3HF

Proposal: Part two storey, part single storey, rear and side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1413/13

Officer: James Rogers

Applicant Name: Mr William Newman

Location: Royal Oak PH, 148 Forest Road, Loughton IG10 1EG

Proposal: Retrospective application for the installation of driveway gates to private car park.

The Committee NOTED the contents of a letter of objection.

Cllrs Chalk, Downing, 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 had NO OBJECTION to closing the access to vehicles but would prefer the gate to allow pedestrian access.

Application No: EPF/1427/13

Officer: James Rogers

Applicant Name: Mr Martin Ford

Location: 96 Swanshope, Loughton IG10 2NB

Proposal: Single storey side extension.

The Committee NOTED the contents of a letter of objection.

Cllrs Chalk, Downing, 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 had NO OBJECTION to this application other than the loss of the private amenity space and asked for a condition to be imposed requiring the planting of a replacement tree.

Application No: EPF/1428/13

Officer: James Rogers

Applicant Name: Mr Martin Ford

Location: 96 Swanshope, Loughton IG10 2NB

Proposal: Double storey side extension.

The Committee NOTED the contents of a letter of objection.

Cllrs Chalk, Downing, 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 OBJECTED to this application as it would have an adverse effect on neighbouring properties in Colebrook Lane. However, if permission was granted the Committee asked for a condition to be imposed requiring the planting of a replacement tree.

Application No: EPF/1432/13

Officer: Steve Andrews

Applicant Name: Mr G Barker

Location: Adjacent 240 The Broadway, Loughton IG10 3TF

Proposal: Extension of time limit on EPF/0909/10 (Erection of two storey detached dwelling house - revised application).

The Committee had NO OBJECTION to this application.

Application No: EPF/1448/13

Officer: Jennifer Cordell

Applicant Name: Mr David Lazenby

Location: Sainsbury's Supermarkets Ltd, Old Station Road, Loughton IG10 4PE

Proposal: Variation of condition 17 of EPF/0400/00 to revise delivery hours to 6.00am to 11.00pm Mondays to Saturdays and 8.00am to 10.00pm on Sundays.

The Committee NOTED the contents of a letter.

Cllrs Chalk, Downing, 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 had NO OBJECTION to this application but asked for conditions that the deliveries be limited to Sainsbury's own vehicles, and that a condition be imposed to carry out the practices as laid out in their noise assessment survey.

Application No: EPF/1455/13

Officer: Mavis Bird

Applicant Name: Mr Peter Jefcoate

Location: 38 Smarts Lane, Loughton IG10 4BX

Proposal: Certificate of lawful development for a proposed single storey side extension.

The Committee NOTED the application.

Application No: EPF/1462/13

Officer: Mavis Bird

Applicant Name: Mr Mark Hammond

Location: 54 Hill Top, Loughton IG10 1PX

Proposal: Certificate of lawful development for a proposed rear extension.

The Committee NOTED the application.

Application No: EPF/1466/13

Officer: David Baker

Applicant Name: Mr James Payne

Location: 8 Lower Park Road, Loughton IG10 4NA

Proposal: Erection of a part one and part two storey side extension.

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

The Committee expressed concern. They regretted the design, which did not subordinate the extension to the main house, and would have the effect of disproportioning this attractive pair of Victoria semis, thus adversely affecting the streetscene.

The Committee asked for a condition to be imposed requiring the planting of a replacement tree.

Application No: EPF/1481/13

Officer: Marie-Claire Tovey

Applicant Name: Mr Serdar Aparan

Location: 269 Willingale Road, Loughton IG10 2DH

Proposal: Single storey side and front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1483/13

Officer: David Baker

Applicant Name: Mr & Mrs R Wilson

Location: 2 Connaught Avenue, Loughton IG10 4DP

Proposal: Two, two storey side and rear extensions, single storey side garage extension, alterations to roof and elevations, including removal of garage and outbuilding at the rear, and new vehicular access on to Connaught Avenue.

The Committee had NO OBJECTION to this application but disliked the proposed balcony over the front door and asked for an approved scheme for planting in the garden and along the boundary as this was a key house in the streetscene.

Application No: EPF/1517/13

Officer: David Baker

Applicant Name: Mr & Mrs Jones

Location: 22 Fallow Fields, Loughton IG10 4QP

Proposal: First floor side extension and sideways extensions to roof in connection with loft conversion.

The Committee had NO OBJECTION to this application

Application No: EPF/1597/13

Officer: Robin Hellier

Applicant Name: Mr Stuart McCloud

Location: 42 Mowbrey Gardens, Loughton IG10 2EU

Proposal: TPO/EPF/05/79

T1 - Ash - Remove three major side limbs.

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/1598/13

Officer: Robin Hellier

Applicant Name: Mr Balbir Doal

Location: 5 Baldwins Hill & 65 Harwater Drive, Loughton IG10 1SE

Proposal: TPO/EPF/04/79

T25 - Ash - Crown reduce height and spread by circa 5 metres.

T32 - Ash - Reduce overhang by circa 2 metres spread and 3 metres of upper crown overhang.

The Committee NOTED this application.

Application No: EPF/1619/13

Officer: Christopher Neilan

Applicant Name: Crawford and Company

Location: 8 Connaught Avenue, Loughton IG10 4DP

Proposal: TPO/EPF/31/88

T1 - Pine – Fell.

The Committee NOTED the contents of a letter of objection.

Cllrs Chalk, Downing, 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 OBJECTED to this application which will result in inappropriate treatment being carried out to a significant tree, which had considerable public amenity value.

291.2 Determinations and Works to Trees in Conservation Areas

Application No: EPF/1553/13

Officer: Melinda Barham

Applicant Name: Mrs Antaki

Location: 8 Kings Green, Loughton IG10 1RJ

Proposal: T1 - Gleditsia - Crown reduce up to 4 metres, crown lift to 5 metres, crown thin by up to 15%.

The Committee NOTED this application.

Application No: EPF/1580/13

Officer: Melinda Barham

Applicant Name: Mr Anthony Tack

Location: The Oaks, Whitakers Way, Loughton IG10 1SQ

Proposal: T1 - Holly - Face back overhang to boundary.

T2 - Yew - Face back overhang to boundary.

The Committee NOTED this application.

Application No: EPF/1599/13

Officer: Robin Hellier

Applicant Name: Mr Balbir Doal

Location: White Cottage, 5 Baldwins Hill, Loughton IG10 1SE

Proposal: T1 - Pear - Crown reduce circa 2 metres spread and 3-4 metres height, to previous pruning points.

The Committee NOTED this application.

291.3 Others – provided for information only – EPF/1430/13, EPF/1514/13 and EPF/1617

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

PL292 Decisions

292.1 Decisions by Epping Forest District Council

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

PL293 Licensing Applications

293.1 Notice of application for a variation of a premises licence under the Licensing Act 2003 in respect of Nu Bar Public House, 153 High Road, Loughton IG10 4LF

The Committee NOTED the contents of six letters of objection.

Cllrs Chalk, Downing, 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 application to extend the sale of alcohol, late night refreshment and facilities for dancing, live music, recorded music, performance of dance and any similar activities on Sundays until 1am the following morning would have an adverse effect on three of the four licensing objectives, detailed below :

4. The prevention of crime and disorder.
5. Public safety.
6. The prevention of public nuisance.

The Committee OBJECTS to the granting of this variation of a premises licence, as local residents (including children) would be subjected to disturbances early on Monday mornings.

PL294 Enforcement and Compliance

The Committee NOTED the report.

Signed:.....
Date: 2 September 2013

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 2 September 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 PL300) S Weston

Officer: Enid Walsh (Town Clerk)

2 members of the public

PL295 Apologies for Absence

Apologies for lateness had been received from Cllr Davies.

PL296 Confirmation of Minutes

The Minutes of the meeting held on 12 August 2013 were CONFIRMED as a correct record and signed by the Chairman.

PL297 Declarations of Interest

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/1544/13 as he had spoken with several people regarding this application. He also declared a non-pecuniary and non-prejudicial interest in EPF/1803/13 as he was slightly acquainted with the applicant.

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in EPF/1695/13 as she had been in email correspondence with a neighbour and EPF/1627/13 as she lived nearby the property.

Cllrs J Angold-Stephens, Chalk, Davies, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in the following items owing to comments received on these applications from the Loughton Residents Association Plans Group:

EPF/1535/13, EPF/1589/13, EPF/1604/13, EPF/1644/13, EPF/1690/13, EPF/1698/13 and EPF/1812/13.

PL298 Planning Applications

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

Application No: EPF/1544/13

Officer: James Rogers

Applicant Name: Mr John Waites

Location: 56 Hill Top, Loughton IG10 1PX

Proposal: Replacement garden wall (revised application).

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

The Committee had NO OBJECTION to this application but requested that, in view of the neighbours' opposition to the proposal and their confusion as to the planning

procedure, it should be considered by the elected members of the Area Planning Subcommittee South. The Committee also commented that, as the timber cladding appeared to extend into the highway, it should be referred to the Highway Authority for clearance.

PL299 Matters for Report

299.1 Withdrawn Application – EPF/1385/13 – 15 Carroll Hill, Loughton IG10 1NL – Proposed ground floor rear extension to two dwellings – Min no PL230.1

The Committee NOTED that this application had been withdrawn.

299.2 Epping Forest District Council Planning our Future: Community Choices – Issues and Options for the Local Plan – Min no PL94.3

The Committee NOTED that a report on the consultation responses was now available to view on the agenda for the District Council Cabinet meeting held on 10 June 2013.

299.3 Epping Forest District Council – Member workshops on the Local Plan – Min no PL148.3

The Committee confirmed its nomination of Cllr Weston as the Council's representative on the fourth Saturday workshop to be held on 5 October 2013 at Epping Town Council, St John's Road, Epping for the purposes of paying travel expenses.

299.4 Notice of application for a premises licence under the Licensing Act 2003 in respect of Mezesphere, 112-120 High Road, Loughton IG10 4HJ – Min no PL289.2

The Committee NOTED that this application would be considered at the Epping Forest District Council Licensing Sub-Committee meeting on 11 September 2013 and agreed to rely on its existing written comments.

299.5 Records of Licensing Applications – Min no PL280

It was reported that the District Council's Chief Executive, Mr G Chipp had asked his Licensing Section to consider this Committee's request to make the licensing database publicly accessible on the internet.

299.6 Notice of application for a variation of a premises licence under the Licensing Act 2003 in respect of Nu Bar Public House 153 High Road, Loughton IG10 4LF – Min no PL293.1

The Committee NOTED that this application would be considered at the Epping Forest District Council Licensing Sub-Committee meeting on 16 September 2013 and agreed to rely on its existing written comments.

PL300 Planning Applications

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

Application No: EPF/1410/13

Officer: Mavis Bird

Applicant Name: Mr Arno de Wever

Location: 71 Whitehills Road, Loughton IG10 1TU

Proposal: Certificate of lawful development for a proposed rear dormer window in a loft conversion and an outbuilding.

The Committee NOTED this application.

Application No: EPF/1494/13

Officer: David Baker

Applicant Name: Telefonica

Location: Highways Land, Oakwood Hill, Loughton IG10 3QE

(Pavement in front of numbers 1 to 3 Oakwood Parade)

Proposal: Replacement of existing 12.5m high Jupiter telecommunications column with a 12.5m high Elara telecommunications column, together with provision of additional ground level cabinet (revised application).

The Committee had NO OBJECTION to this application but requested that the column be painted in a more sympathetic colour such as green, brown or black to make it less obtrusive.

Application No: EPF/1518/13

Officer: James Rogers

Applicant Name: Diocese of Brentwood

Location: St John Fisher RC Primary School, Burney Drive, Loughton IG10 2DY

Proposal: Single storey extensions to provide medical room and toilets.

The Committee had NO OBJECTION to this application.

Application No: EPF/1532/13

Officer: James Rogers

Applicant Name: Mr William Newman

Location: Royal Oak, Forest Road, Loughton IG10 1EG

Proposal: New non illuminated signage to front and side elevations.

The Committee had NO OBJECTION to this application.

Application No: EPF/1535/13

Officer: Jennifer Cordell

Applicant Name: Mr Steve Mucklow

Location: 228C High Road, Loughton IG10 1ET

Proposal: Illuminated fascia sign.

The Committee NOTED the contents of a letter.

The Committee OBJECTED to this application for a high level sign but had no objection to the sign being installed at the alternative lower position which would then match the ground floor signage of adjacent retail units.

Application No: EPF/1546/13

Officer: Marie-Claire Tovey

Applicant Name: Mr Dennis Swain

Location: 52A Upper Park, Loughton IG10 4EQ

Proposal: Raising the ridge line, rear extension at roof level and three rear dormers.

The Committee had NO OBJECTION to this application.

The Committee considered the next two applications together:

Application No: EPF/1556/13

Officer: Steve Andrews

Applicant Name: Mr Alfred McCormack

Location: 18 Coteford Close, Loughton IG10 2NT

Proposal: Single storey front, side and rear extension. Rear raised patio area with screens to side.

Application No: EPF/1557/13

Officer: Steve Andrews

Applicant Name: Mr Alfred McCormack

Location: 18 Coteford Close, Loughton IG10 2NT

Proposal: Two storey side and rear extension, single storey front and rear extension. Rear raised patio area with screens to side.

The Committee had NO OBJECTION to EPF/1556/13, the application for single storey extensions but expressed concern about the effect of the two storey side and rear extension on the amenities of the neighbouring property.

The Committee also commented that the impact on neighbours of the side screens and the height of the raised patio were not clear from the plans.

Application No: EPF/1560/13

Officer: James Rogers

Applicant Name: Mr Warren Shaw

Location: 28 The Uplands, Loughton IG10 1NH

Proposal: Removal of detached garage to side, side and rear extensions to ground floor and first floor incorporating new garage including alterations.

The Committee expressed concern about the possible impact of the proposal on the neighbouring bungalow and on the streetscene in this street which the Council had suggested should be a Conservation Area, and noted that whilst the applicant had confirmed that no trees or hedges were to be removed aerial views appeared to conflict with this statement.

Application No: EPF/1589/13

Officer: Steve Andrews

Applicant Name: Mr John Ford

Location: 72 High Beech Road, Loughton IG10 4BL

Proposal: Two storey side and rear extensions and subdivision of property to form two dwellings.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as it was an overdevelopment of the site which could be classed as garden grabbing. There were concerns that a new vehicle access to this development would be close to a dangerous highway junction and that there appeared to be a lack of amenity space for the new dwelling.

The Committee also requested an arboricultural assessment regarding the loss of a prominent tree.

Cllr Davies joined the meeting.

Application No: EPF/1592/13

Officer: Jennifer Cordell

Applicant Name: Mr Joe Sayed

Location: 87 Southern Drive, Loughton IG10 3BX

Proposal: Single storey and two storey rear extension to be extended a further 500mm to total an overall projection of 3 metres. (Amended application to EPF/0158/13)

The Committee had NO OBJECTION to this application.

Application No: EPF/1604/13

Officer: Marie-Claire Tovey

Applicant Name: Mr Terry Chimes

Location: 4 Richmond Park, Loughton IG10 4PQ

Proposal: Detached two bedroom one and a half storey annex.

The Committee NOTED the contents of a letter.

The Committee had NO OBJECTION to this application but requested that there should be no separate driveway and a condition that the annex should only be for ancillary use with the main building.

Application No: EPF/1625/13

Officer: Steve Andrews

Applicant Name: Mr Terry Flowers

Location: 35 Valley Hill, Loughton IG10 3AQ

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1627/13

Officer: Jennifer Cordell

Applicant Name: Mr Simon Luel

Location: 93 Lower Park Road, Loughton IG10 4NE

Proposal: Garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/1637/13

Officer: Steve Andrews

Applicant Name: Mr & Mrs Jeff Needham

Location: 14 Barfields, Loughton IG10 3JQ

Proposal: Demolition of car port & shed. Construction of single storey front/side/rear extension and extend patio area to rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/1640/13

Officer: Steve Andrews

Applicant Name: Mr & Mrs A Goodair

Location: 36 The Crescent, Loughton IG10 4PY

Proposal: Demolition of existing detached garage and erection of new attached garage and single storey side and rear extension, and partial two storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1644/13

Officer: James Rogers

Applicant Name: Adrian Petty

Location: Opposite 252 High Street and 8 Kings Green Loughton, Essex, IG10

Proposal: The Installation of 1x8m and 1x6m galvanised steel columns.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to the installation of a column opposite 252 High Road but OBJECTED to the column proposed for Kings Green owing to its proximity to the War Memorial and the Conservation Area.

Application No: EPF/1676/13

Officer: Christopher Neilan

Applicant Name: Crawford and Company

Location: 8 Connaught Avenue, Loughton IG10 4DP

Proposal: TPO/EPF/31/88 - Fell Holly (T5) and Beech (T6)

The Committee NOTED that an incorrect site plan had been provided which showed St John's Church, Buckhurst Hill.

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

Application No: EPF/1690/13

Officer: Marie-Claire Tovey

Applicant Name: Mr Haydn Thorpe

Location: Collard Green, Loughton IG10 2ES

Proposal: Replacement of damaged grass verges either side of access with grass crete to reduce on-going damage caused by vehicle parking. Retention of existing green and trees.

The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this application.

Application No: EPF/1695/13

Officer: Stephan Solon

Applicant Name: Mr Mark Bowman

Location: 7 Albion Hill, Loughton IG10 4RA

Proposal: Variation of condition 2 'approved plans' of planning permission EPF/0656/13 to allow projecting balcony on Flat 5 (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 and 1990's section of the house and its reconstruction 'like-for-like' with some minor modifications)

The Committee had NO OBJECTION to this application but requested that, in order to protect the amenity of the neighbours at no 5½ Albion Hill, a condition should be applied requiring the retention and maintenance of the boundary hedge at its current height or higher.

Application No: EPF/1698/13

Officer: James Rogers

Applicant Name: Mr Jason Moody

Location: 4 Connaught Hill, Loughton IG10 4DU

Proposal: Single storey rear extension, hip to gable roof extension, front porch, single storey side extension to incorporate garage and rear dormer window in a loft conversion.

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

The Committee NOTED the contents of a letter.

The Committee had NO OBJECTION to this application but requested an arboricultural assessment and planting scheme.

Application No: EPF/1724/13

Officer: Christopher Neilan

Applicant Name: Mr Richard Denhard

Location: Loughton Baptist Church, 92 High Road, Loughton IG10 4QU

Proposal: TPO/EPF/07/79

G1 - Horse Chestnuts - Crown reduce to give clearance to neighbouring properties 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/1793/13

Officer: Robin Hellier

Applicant Name: Chloe Carr

Location: Loughton Family Centre, 94 Lawton Road, Loughton IG10 2AA

Proposal: TPO/EPF/13/93

T2 - Lime - Crown lift to 3 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/1812/13

Officer: Robin Hellier

Applicant Name: Mr Adam Bulhosen

Location: Plume of Feathers, Church Hill, Loughton IG10 1QR

Proposal: TPO/EPF/13/94

T11 - Ash - Fell

The Committee NOTED the contents of a letter.

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, which sought to fell a tree of high public amenity value.

300.2 Determinations and Works to Trees in Conservation Areas

Application No: EPF/1654/13

Officer: Melinda Barham

Applicant Name: Mr Nigel Cushon

Location: 5 Woodbury Hill, Loughton IG10 1JB

Proposal: Cedar in conservation area: Fell.

The Committee NOTED this application but stated that as the Cedar was considered a key tree in the Conservation Area it ought to be protected by a Tree Preservation Order.

Application No: EPF/1803/13

Officer: Robin Hellier

Applicant Name: Mrs Jane McLeod

Location: 29 York Hill, Loughton IG10 1HU

Proposal: T1 - Hornbeam - Cut back from house and prune sides.

T2-T6 - Hornbeams - Cut back from adjacent gardens and reduce height slightly.

The Committee NOTED this application.

300.3 Others – provided for information only – EPF/1610/13, EPF/1742/13 and EPF/1756

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

PL301 Decisions

301.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.40pm.

PL302 Licensing Applications

302.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Carlton London Café Bar, 38 Chigwell Lane, Loughton IG10 3NY

The Committee considered this application and found no good reason for the sale of alcohol before 12 noon. It considered the application would have an adverse effect on two of the four licensing objectives, detailed below:

- The prevention of public nuisance.
- The protection of children from harm.

The Committee therefore OBJECTED to the granting of this new premises licence unless the proposed hours were reduced. Members also requested that there should be no sale of alcohol without food.

PL303 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 – 16 August 2013.

Signed:.....
Date: 16 September 2013

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16 September 2013 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C C Pond (in the Chair)
J Angold-Stephens J Bostock C Davies (from Min no PL308)
T Downing (as substitute for Cllr Chalk)
D Wixley (as substitute for Cllr Weston)

Officer: Vivienne Messenger (Planning Committee Clerk)

8 members of the public

PL304 Apologies for Absence

Apologies for absence had been received from Cllrs Chalk and Weston. The Planning Committee Clerk reported that Cllrs Downing and Wixley had been nominated as their respective substitutes for this meeting. Apologies for lateness and possible absence had been received from Cllr Davies.

PL305 Confirmation of Minutes

The Minutes of the meeting held on 2 September 2013 amended from those circulated as detailed below at:

Min no PL299.3 – Epping Forest District Council – Member workshops on the Local Plan – to read in the last line "...at Epping Town Council, St John's Road, Epping...";

Min no PL299.6 – Notice of application for a variation of a premises licence under the Licensing Act 2003 in respect of Nu Bar Public House 153 High Road, Loughton IG10 4LF – to read in the last line "...meeting on 16 September 2013..."; and

Min no PL300.1 – EPF/1589/13 – 72 High Beech Road, Loughton IG10 4BL – to read in the last line of the first paragraph: "...and that there appeared to be a lack of amenity space for the new dwelling." were CONFIRMED as a correct record and signed by the Chairman.

PL306 Declarations of Interest

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in EPF/1813/13 as the applicant's wife worked for her.

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/1698/13 and EPF/1755/13 as members of the public had spoken to him about these applications but he had expressed no opinion.

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

PL307 Matters for Report

307.1 Withdrawn Application – EPF/1192/13 – Tonys, 61 The Broadway, Loughton IG10 3SP – Single storey rear extension – Min no PL281.1

The Committee NOTED that this application had been withdrawn.

307.2 EPF/1698/13 – 4 Connaught Hill, Loughton IG10 4DU – Single storey rear extension, hip to gable roof extension, front porch, single storey side extension to incorporate garage and rear dormer window in a loft conversion – Min no PL300.1

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

The Committee NOTED the contents of 6 letters of objection.

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

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

As new information had been received, the members present reconsidered their response from the previous meeting.

The Committee OBJECTED to this application owing to the bulky, overbearing, and out of scale scheme proposed for the site. Members were concerned this would visually impact on the streetscape and intrusively overlook neighbouring properties because of the gradients on the plot, particularly the forward projection of the proposed garage. It was therefore deemed contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations.

Concern was also expressed for the protection of the mature oak tree, and, as per its previous comments, the Committee requested an arboricultural assessment and additional planting scheme.

PL308 Planning Applications

The Committee AGREED to bring forward the following items, as members of the public were interested in these applications.

Cllr Davies joined the meeting during the next item.

Application No: EPF/1768/13

Officer: James Rogers

Applicant Name: Mr Mitchell Gipson

Location: 16 Newnham Close, Loughton IG10 4JG

Proposal: Two storey side extension, part two, part single storey rear extension and extension to the roof.

The Committee OBJECTED to this application on the basis of the bulky and overbearing nature of the extensions on the adjoining dwelling, which would destroy the symmetry of the semi-detached properties and have a deleterious effect on the streetscene.

Application No: EPF/1728/13

Officer: Jennifer Cordell

Applicant Name: Mr Brendan McParland

Location: 94 Lawton Road, Loughton IG10 2AA

Proposal: Proposed Change of Use from NCH Family Centre (Use Class D1) to Student Accommodation including 17 rooms and 1 flat (Sui Generis). Enclosure of courtyard adjacent cycle store, new windows and alterations.

The Committee NOTED the contents of a letter of objection.

The Committee expressed concern on the lack of parking spaces proposed, as only 7 spaces were allocated for the site, and for the amenities of the neighbours at nos 90 and 102 Lawton Road and other properties to the rear in Pyrles Lane from possible noise nuisance, which it hoped would be adequately monitored by the proposed onsite warden.

Members also requested a condition to ensure the good upkeep of the garden and the protection of the TPO trees, to preserve the streetscene and help keep any potential litter issues under control.

PL309 Matters for Report

309.1 North London (Electricity Line) Reinforcement Project (EN020009) – Min no PL249.3

The Committee NOTED the information received from the Planning Inspectorate that the application by National Grid Electricity Transmission plc for an order granting development consent for this project would require a timetable variation to enable further information and written comments.

309.2 Land near Debden Lane – Min no PL259.2

The Chairman reported that he and several other members had attended a site briefing, and that the Town Clerk had sought advice from other town and parish councils on covenants for the protection of the Green Belt from development.

309.3 Planning application EPF/1544/13 – 56 Hill Top, Loughton IG10 1PX – Replacement garden wall (revised application) – Min no PL298

The Committee had asked at its previous meeting that this application should be considered by the elected members of the Area Planning Subcommittee South because of the neighbours' opposition to the proposal and their confusion as to the planning procedure.

The Committee asked the Town Clerk to give more publicity to the procedure for members of the public wishing to address a committee, including clearer information on Loughton Town Council's website. Members also asked if the District Council would make members of the public aware in its neighbour consultation letters that they needed to register in advance if they wished to speak at council meetings both at District and Town / Parish Council level.

PL310 Planning Applications

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

Application No: EPF/1716/13

Officer: Nigel Richardson

Applicant Name: Linor LTD

Location: Former Bank of England Sports Ground, Langston Road, Loughton IG10 3TQ

Proposal: Erection of Data Centre Building, associated parking, landscaping and substation.

The Committee OBJECTED to this application, which was considered inappropriate development for the Green Belt. Members regretted the loss of the sports facility and disliked the monolithic and unattractive building proposed. It was also felt the proposed data centre would provide little employment benefit to the town.

Application No: EPF/1738/13

Officer: James Rogers

Applicant Name: Mr Gary Grant

Location: 33 Sparelease Hill, Loughton IG10 1BS

Proposal: Rear balcony with side screens.

The Committee had NO OBJECTION to this application.

Application No: EPF/1754/13

Officer: James Rogers

Applicant Name: Mr Nicholas Rust

Location: 49 Southern Drive, Loughton IG10 3BX

Proposal: Two storey side extension to existing house and single storey extension to the rear.

The Committee expressed concern for the effect of the development on the streetscene and on the amenities of the neighbours. The side extension would cause a terracing effect.

Application No: EPF/1755/13

Officer: David Baker

Applicant Name: Mr Carl Hellen

Location: 2 Churchfields, Loughton IG10 1AG

Proposal: Demolition of existing bungalow and erection of a pair of two storey semi-detached dwellings with rear dormer windows, together with forecourt parking for 4 cars.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Members were concerned subdivision of the plot would set a harmful precedent. The combined effect of the proposed pair of two storey semi-detached dwellings would result in a bulky and overdeveloped site that lacked sufficient amenity space, and was considered inappropriate in the streetscene.

Application No: EPF/1758/13

Officer: David Baker

Applicant Name: Mr & Mrs F & S Charalambous

Location: 42 Broadstrood, Loughton IG10 2SB

Proposal: Amendments to planning permission EPF/0866/11. (Part demolition of existing house, and erection of part two storey, part single storey rear extension and single storey front extension.) Comprising raising of roof height, and inclusion of extra window at first floor rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/1766/13
Officer: James Rogers
Applicant Name: Mr Michael Davenport
Location: 84 Spring Grove, Loughton IG10 4QE
Proposal: Two storey rear extension. (Revised application).

The Committee had NO OBJECTION to this application.

Application No: EPF/1772/13
Officer: Jennifer Cordell
Applicant Name: Mr Seth Morrison
Location: 30 Spring Grove, Loughton IG10 4QD
Proposal: Conversion of garage to lounge.

The Committee had NO OBJECTION to this application.

Application No: EPF/1791/13
Officer: Marie-Claire Tovey
Applicant Name: Mr & Mrs Michael Rolfe
Location: Land adj 2 Malvern Gardens, Loughton IG10 3AD
Proposal: Pair of 3 bed semi-detached houses. (Revised application).

Since the design had been moderated from its bulky predecessor, the Committee was willing to withdraw its previous objections provided all permitted development rights were withdrawn, as this was the maximum development proper on such a restricted plot. Members asked for a condition for extra landscaping as long as there was no loss to the onsite parking provision.

Application No: EPF/1798/13
Officer: James Rogers
Applicant Name: Mr Azhar Shaida
Location: 64 Wellfields, Loughton IG10 1NY
Proposal: Two storey side, two storey rear extension. (Revised application).

The Committee had NO OBJECTION to this application.

Application No: EPF/1813/13
Officer: David Baker
Applicant Name: Mr Ian Brede
Location: 27 Roundmead Close, Loughton IG10 1QD
Proposal: Proposed extension to approved rear dormer and extension to hipped roof. (As a revision to previously approved EPF/2158/12).

The Committee had NO OBJECTION to this application.

Application No: EPF/1814/13
Officer: Steve Andrews
Applicant Name: Mr H Merralls
Location: 54 Hanson Drive, Loughton IG10 2EB
Proposal: Erection of rear conservatory.

The Committee had NO OBJECTION to this application.

Application No: EPF/1829/13
Officer: Steve Andrews
Applicant Name: Mr M Sampson
Location: 17 Chequers Road, Loughton IG10 3QE
Proposal: Two storey side extension and front canopy.

The Committee had NO OBJECTION to this application.

Application No: EPF/1833/13
Officer: Melinda Barham
Applicant Name: Mr Michael Page
Location: 30 Church Hill, Loughton IG10 1LA
Proposal: TPO/EPF/19/03 T5 - Horse 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 agreed to the felling, members asked for replanting conditions.

Application No: EPF/1872/13
Officer: Robin Hellier
Applicant Name: Norma Collier
Location: 7 Warren Hill, Loughton IG10 4RL
Proposal: T75 - Oak and T76 - Hornbeam - crown reduction, 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.

310.2 To NOTE the following Determination – provided for information only:

Application No: EPF/1804/13
Officer: David Baker
Applicant Name: Telefonica 02 UK Ltd
Location: Grass Area 2m to Rear of Pavement on East Side of Pyrles Lane 15m from its Junction with Rectory Lane, Loughton IG10 2NH
Proposal: Replacement of existing 12.5m high telecommunications column with a new 12.5m high column, together with the replacement of one existing ground level cabinet with two cabinets, with associated screen hedging. (Revised application).

The Committee NOTED this application, but would like the Local Planning Authority to insist on the planting of the screening as the hedging had never been planted from the previous application. The LPA was asked to make a provision for this to be carried out and clarify who would be responsible for the maintenance of the hedge.

310.3 Others – provided for information only – EPF/1826/13 and EPF/1832/13
The Committee NOTED the information received from Epping Forest District Council.

PL311 Decisions

311.1 Decisions by Epping Forest District Council

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

PL312 Licensing Applications

No licensing applications had come to officers' attentions.

PL313 Enforcement and Compliance

313.1 The Committee NOTED the information received from Epping Forest District Council that an Enforcement Notice has been issued in respect of 38 Rookwood Gardens, Loughton IG10 2DQ, regarding the erection of single storey outbuilding in the rear garden.

313.2 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly lists for 19 – 30 August and 2 – 6 September 2013.

Signed:.....

Date: 14 October 2013

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 14 October 2013 at 7.45pm at 1 Buckingham Court.

Present:

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

Officer: Vivienne Messenger (Planning Committee Clerk)

5 members of the public

PL314 Apologies for Absence

Apologies for absence had been received from Cllr Chalk.

PL315 Confirmation of Minutes

The Minutes of the meeting held on 16 September 2013 amended from those circulated to read at the end the signed date of 14 October 2013, were CONFIRMED as a correct record and signed by the Chairman.

PL316 Declarations of Interest

Cllrs J Angold-Stephens, Davies, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in the following items owing to comments received on these applications from the Loughton Residents Association Plans Group:

Agenda item 4.1.2 – Notice of Appeal – EPF/0740/13, EPF/1500/13, EPF/1928/13, EPF/1931/13 and EPF/2009/13.

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/1925/13 and EPF/1042/13 as members of the public had spoken to him about these applications, and EPF/2009/13 as he knew the member of the public registered to speak on this application at the meeting.

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in Agenda item 4.1.5 – Notice of Appeal – EPF/1042/13 as she knew the applicant, and EPF/2009/13 as she knew the member of the public registered to speak on this application at the meeting.

PL317 Matters for Report

317.1 Notices of Appeals:

317.1.1 EPF/0233/13 – 44 Kenilworth Gardens, Loughton IG10 3AF – Proposed replacement of redundant former garages with one single storey, 1 bed bungalow – Min no PL176

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

317.1.2 EPF/0740/13 – 146 High Road Loughton IG10 4BH – Proposed two storey rear extension to provide 3 No. self-contained flats (Revised application) – Min no PL230.1

The Committee NOTED the contents of a letter of objection.

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

317.1.3 EPF/0856/13 – Rear of 71 & 71A Stonards Hill, Loughton IG10 3EH – Proposed two bedroom detached house – Min no PL227

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

317.1.4 EPF/0931/13 – 4 Habgood Road Loughton IG10 1HF – Proposed part one and part two storey rear extension – Min no PL241

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

317.1.5 Notice of Appeal – EPF/1042/13 – Loughton Baptist Church High Road, Loughton IG10 4QU – Proposed erection of two storey detached dwelling in connection with the use of church and formation of four car parking spaces to front of premises – Min no PL248

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

On a previous application the Committee had asked the District Council Planning Officer to ensure the proposed works did not affect any part of the disused burial ground which was registered at this location. In light of information given at the meeting by a neighbour, had the Committee known the burial ground was likely to be disturbed, it would have objected to this application.

Furthermore, in addition to the Committee's previous concerns especially those for adequate screening to be retained at the rear, members considered the development would also have a deleterious effect on the trees on the boundary with no 14 Ollards Grove.

PL318 Planning Applications

The Committee AGREED to bring forward the following items, as members of the public were interested in these applications.

Application No: EPF/2009/13

Officer: Jennifer Cordell

Applicant Name: L & C Design

Location: Land adjacent to 20 Ollards Grove, Loughton IG10 4DW

Proposal: New semi-detached house and alterations to existing dwelling. (Revised application)

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 OBJECTED to this application. Members considered the appearance of the pair of semis would be very unsightly; they considered this garden grabbing development would have a detrimental effect on the streetscene

from the difference of levels of the houses, the loss of the side bay window feature, only the tip of the gable being retained, and from the loss of trees in the garden.

Application No: EPF/1500/13

Officer: Stephan Solon

Applicant Name: Mr Lakhan

Location: 95 High Road, Loughton IG10 4JD

Proposal: Proposed double storey rear extension and loft conversion.

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 restated its previous objections made for planning applications EPF/0468/13 and 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.

Moreover, in light of information received from a neighbour at the meeting, members commented on the insufficient nature of the plans which appeared to be misleading, and that the proposed works were for, in effect, a four storey development.

PL319 Matters for Report

319.1 Withdrawn application – EPF/1698/13 – 4 Connaught Hill, Loughton IG10 4DU – Single storey rear extension, hip to gable roof extension, front porch, single storey side extension to incorporate garage and rear dormer window in a loft conversion – Min no PL307.2

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

319.2 Notice of application for a variation of a premises licence under the Licensing Act 2003 in respect of Nu Bar Public House, 153 High Road, Loughton IG10 4LF – Min no PL305

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

319.3 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Carlton London Café Bar, 38 Chigwell Lane, Loughton IG10 3NY – Min no PL302.1

The Committee NOTED the information received from Epping Forest District Council that this licensing application had been granted subject to the:

- conditions offered on application;
- applicant operating a Challenge 25 policy; and
- conditions consistent with those in the operating schedule.

The premises was granted the sale of alcohol from Monday – Sunday 08.00 to 18.00.

PL320 Local Council Comments on Planning Applications

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

PL 321 Epping Forest District Council – Planning Application Validation Requirements Checklist – Consultation

The Committee NOTED the response to this consultation made under delegated powers, as detailed below:

Re: National Requirements

Site Location Plan:

The map submitted should be up to date, as members have had to consider plans dating back to the 1950s, which did not properly show the current extent of building.

Re: Draft Local Requirements for Consultation

Lighting Assessment:

It was welcomed that businesses/shops should also include their intended hours of illumination, since the Committee preferred premises lighting to be turned off at 11.30pm with no overnight illumination.

Streetscene relative to neighbouring buildings:

The Committee supported the addition to the national requirement on elevations that this needed to show – the proposed elevation relative to the outline of the neighbours building and with metric measurement distance to the neighbours building and boundary.

The Town Council would be notified in due course on the adoption of the Validation Requirements Checklist.

PL322 Planning Applications

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

Application No: EPF/1825/13

Officer: Steve Andrews

Applicant Name: Mr Steven Holt

Location: 213 Englands Lane, Loughton IG10 2NU

Proposal: Demolition of existing garage and erection of double storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1840/13

Officer: James Rogers

Applicant Name: Mr Stuart Brazill

Location: 12 St Johns Road, Loughton IG10 1RZ

Proposal: Erection of replacement dwelling. (Amendment to EPF/0321/11) to move dwelling forward.

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.

Application No: EPF/1850/13

Officer: James Rogers

Applicant Name: Mr Subhash Shah

Location: Tonys, 61 The Broadway, Loughton IG10 3SP

Proposal: Single storey rear extension. (Revised application).

The Committee had NO OBJECTION to this application.

Application No: EPF/1854/13

Officer: James Rogers

Applicant Name: Mr Christopher Clark

Location: 2 Harwater Drive, Loughton IG10 1LW

Proposal: Single storey rear extension. Two storey side extension, single storey front porch extension, first floor front extension.

The Committee expressed concern for the effect on the streetscene from the flank wall that would extend almost to the footway.

Application No: EPF/1915/13

Officer: James Rogers

Applicant Name: Mr John Hurley

Location: 21 Marjorams Avenue, Loughton IG10 1PT

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1925/13

Officer: Marie-Claire Tovey

Applicant Name: Mr Jonathan Gell

Location: 10 Pump Hill, Loughton IG10 1RU

Proposal: Two storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1928/13

Officer: David Baker

Applicant Name: Mr Matthew Blewitt

Location: Unit 30, Oakwood Hill Industrial Estate, Loughton IG10 3TZ

Proposal: Change of use of vacant light industrial unit to a fitness studio/gym. (Use Class D2).

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to the D2 change of use owing to the nature of the continual parking required for a fitness studio/gym, which would put demands on parking grossly in excess of the capacity of the site.

Application No: EPF/1931/13

Officer: David Baker

Applicant Name: Mr Khalid Bokhari

Location: 268 High Road, Loughton IG10 1RB

Proposal: Variation of condition 5 'Opening times' of planning consent EPF/1136/93 to allow premises to stay an additional hour till 24.00 hours.

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments made on application EPF/0956/13, which were:

The Committee OBJECTED to this application. The planning condition had been imposed to protect the amenity of the occupiers of nearby properties, which members considered was still required.

The Committee also drew the Planning Officer's attention to the recent application EPF/0577/13 – Land rear of Diggens Court and Vanryne House, High Road, Loughton IG10 4BG – 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)), that would only increase the number of nearby residents likely to be detrimentally affected by extending these opening times.

Application No: EPF/1932/13

Officer: Jennifer Cordell

Applicant Name: Mr & Mrs Kevin Powell

Location: 31 Harwater Drive, Loughton IG10 1LP

Proposal: Single storey side/rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1943/13

Officer: David Baker

Applicant Name: Mr & Mrs Anstey

Location: 36 Upper Park, Loughton IG10 4EQ

Proposal: Demolition of existing rear conservatory. Construction of a 2-storey front extension and a single-storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1955/13

Officer: James Rogers

Applicant Name: The Abbeyfield Loughton Society Ltd

Location: Ryder House, 121 High Road, Loughton IG10 4LT

Proposal: Extension of time limit to EPF/2153/10. (Demolition of existing sheltered housing and erection of 2 detached houses).

The Committee had NO OBJECTION to this application.

Application No: EPF/1968/13

Officer: Jennifer Cordell

Applicant Name: Mr Eric John Furze

Location: New Oak Lodge, Englands Lane, Loughton IG10 2NX

Proposal: Resubmission of EPF/1210/10 for new dwelling, basement and garage as previous permission has expired.

The Committee had NO OBJECTION to this application.

Application No: EPF/1982/13

Officer: James Rogers

Applicant Name: Mr Simon Hearn

Location: Playing Fields, Roding Valley High School, Roding Road, Loughton IG10 3JA

Proposal: Certificate of lawful development for existing fence.

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in this item as she was a governor of the school.

The Committee NOTED this application.

Application No: EPF/1988/13

Officer: David Baker

Applicant Name: Miss A Fitzpatrick & Mr M Bowman

Location: 15 St Johns Road, Loughton IG10 1RZ

Proposal: Proposed single storey extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2006/13

Officer: James Rogers

Applicant Name: Mr Jamie Pearson

Location: 68 Avondale Drive, Loughton IG10 3DQ

Proposal: Removal of existing rear extension and construction of new single storey rear extension.

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

Application No: EPF/2019/13

Officer: Marie-Claire Tovey

Applicant Name: Mr and Mrs Buttery

Location: 11 Champions, Loughton IG10 2SG

Proposal: Alterations and part single / part two storey extension including rear dormer addition.

The Committee had NO OBJECTION to this application.

Application No: EPF/2074/13

Officer: Robin Hellier

Applicant Name: Darsem Singh

Location: 50 Ollards Grove, Loughton IG10 4DW

Proposal: TPO/CHI/04/70

T1 - Oak - Crown reduce to 1 metre below 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.

The Committee NOTED that on the accompanying plan T1 was shown as a Cypress tree and not Oak as in the above description.

322.2 Others – provided for information only – EPF/1674/13, EPF/1797/13, EP/1831/13, EPF/1858/13, EPF/1884/13, EPF/1895/13, EPF/1972/13, EPF/1999/13, EPF/2005/13, EPF/2022/13 and EPF/2046/13

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

PL323 Decisions

323.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL324 Licensing Applications

No licensing applications had come to officers' attentions.

PL325 Enforcement and Compliance

325.1 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, 16 – 20, 23 – 27 September and 30 September – 11 October 2013.

Signed:.....
Date: 28 October 2013

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 28 October 2013 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C C Pond (in the Chair)

J Angold-Stephens

S Weston

J Bostock

H Mann (as substitute for Cllr Davies)

M Chalk

Officer: Vivienne Messenger (Planning Committee Clerk)

14 members of the public

PL326 Apologies for Absence

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

PL327 Confirmation of Minutes

The Minutes of the meeting held on 14 October 2013 were CONFIRMED as a correct record and signed by the Chairman.

PL328 Declarations of Interest

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/2163/13 and EPF/2070/13 as members of the public interested in these applications had spoken to him prior to the meeting.

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in EPF/2070/13 as she knew several members of the public present at the meeting for this application.

Cllr Mann declared a non-pecuniary and non-prejudicial interest in EPF/2070/13, and these proceedings, as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South, which had considered the previous application EPF/1042/13. He stated that any views he gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

The Committee declared a non-pecuniary and non-prejudicial interest in EPF/2036/13 as members had previously attended a pre-application presentation and site visit on the proposed Ripley Grange development organised by the agents.

Cllrs J Angold-Stephens, Chalk, Mann, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in the following items owing to comments received on these applications from the Loughton Residents Association Plans Group:

EPF/2036/13 and EPF/2163/13.

PL329 Planning Applications

The Committee AGREED to bring forward the following items, as members of the public were interested in these applications.

Application No: EPF/2036/13

Officer: Marie-Claire Tovey

Applicant Name: Mr Mark Anderson

Location: Ripley Grange, Debden Lane, Loughton IG10 2PD

Proposal: Erection of single dwelling house.

The Committee NOTED the contents of two letters of objection.

The Committee decided not to object to this application but expressed concern about the proposed development, which was sited within the Green Belt. However, members took the view that if the District Council was minded to grant permission, this would facilitate the protection of the 20-acre green belt site the eco-dwelling was to be situated within, provided a covenant exercisable by the Town Council was drawn up to protect against further development on the site by the applicant or his successors in title.

Members were uncertain about the application of the National Planning Policy Framework (NPPF) green belt and paragraph 55 provisions respectively with regard to this proposal.

The Committee also asked for a Section 106 agreement to provide road safety improvements to and signalisation of the dangerous double bends on Debden Lane.

The Chairman reported he and the Town Clerk would inspect the copy of the draft Section 106 wording and related maps that the agent had provided just before the meeting, which would set out a covenant on the land at Ripley Grange, and report back.

Application No: EPF/2070/13

Officer: Marie-Claire Tovey

Applicant Name: Rev Wayne Dulson

Location: Loughton Baptist Church, High Road, Loughton IG10 4QU

Proposal: Erection of two storey detached dwelling in connection with the use of the church and formation of four car parking spaces to front of premises. (Revised application to EPF/1042/13).

The Committee NOTED the contents of two letters, one of objection and the other of concern.

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

The Committee OBJECTED to this application, but would waive the objection if the District Council imposed a condition requiring a survey of the church site to establish the extent of the former burial ground to avoid further disturbance of remains, and that survey revealed no evidence of burials on the application site. If however burials were discovered, then the Committee considered the application should be refused, as the burial ground was a heritage asset, protected by NPPF paragraphs 17 and 126-30.

Members were also concerned over the paucity of plants that would thrive and grow in the proposed green planting strip, shown on the flank side of the proposed dwelling in the revised application, as any planting would have little light and might fail to provide and maintain year-round adequate screening to the houses at nos 12 – 14 Ollards Grove.

The Committee asked that the Chairman's analysis of the historical usage of the application site be forwarded to the Local Planning Authority.

In addition the Committee reiterated its previous request for conditions on EPF/1042/13, as detailed below:

The Committee also asked for the withdrawal of permitted development rights, as this was the maximum that could properly be accommodated on such a small plot – there was little private amenity space. Members further asked for a condition for the dwelling to be used only in connection with the church. They also enquired whether it was necessary for the proposed perimeter fence to be 2 metres in height. If the District Council was minded to grant permission, the Committee also asked for conditions on working hours to avoid disturbance to neighbouring residents.

PL330 Matters for Report

330.1 Amended plan – application – EPF/1728/13 – 94 Lawton Road, Loughton IG10 2AA – Proposed Change of Use from NCH Family Centre (Use Class D1) to Student Accommodation including 17 rooms and 1 flat (Sui Generis). Enclosure of courtyard adjacent cycle store, new windows and alterations – Min no PL308

The Committee reiterated its previous comments made for this application which were:

The Committee expressed concern on the lack of parking spaces proposed, as only 7 spaces were allocated for the site, and for the amenities of the neighbours at nos 90 and 102 Lawton Road and other properties to the rear in Pyrles Lane from possible noise nuisance, which it hoped would be adequately monitored by the proposed onsite warden.

Members also requested a condition to ensure the good upkeep of the garden and the protection of the TPO trees, to preserve the streetscene and help keep any potential litter issues under control.

330.2 Loughton Building Design Award – Min no PL157.4

The Committee NOTED the annual award to recognise and reward individual examples of good design and construction. The Chairman invited members to submit details of meritorious schemes that had arisen during the year by 31 January 2014.

330.3 North London (Electricity Line) Reinforcement Project (EN020009) – Min no PL309.1

The Committee NOTED the information received from the Planning Inspectorate that the application by National Grid Electricity Transmission plc for an order granting development consent for this project would require a further timetable variation to enable further information and written comments from the applicant.

PL331 Epping Forest District Council Planning and Economic Development – Local Enforcement Plan – Consultation

The Chairman reported that both Loughton and Ongar Town Councils had been omitted from the District Council's original consultation on this Plan, which had since been approved (with amendments) at the District Development Control Committee on 16 October 2013.

The matter was now to be revisited at the Local Councils' Liaison Committee meeting on 7 November 2013, agenda item 5(e) Planning Enforcement.

The Epping Forest Association of Local Councils had formally requested that where it is decided by District Council Officers that further action was inexpedient under Sections 3.25 to 3.31 (Chapter 3 Investigation of suspected breaches of planning control: Not expedient to pursue formal action) of the protocol, that decision shall stand referred to an Area Planning Subcommittee if within 21 days of publication of the decision it is:

- (a) called in by a member of Epping Forest District Council; or
- (b) called in by the parish or town council in whose area the site fell.

PL332 Department for Communities and Local Government – Planning and other appeals, and the award of costs – Guidance

The Committee NOTED the Government's latest guidance.

PL333 Planning Applications

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

Application No: EPF/2010/13

Officer: David Baker

Applicant Name: Mrs Julia Higgs

Location: 31 Park Hill, Loughton IG10 4ES

Proposal: Change of use of house to dual use as house and use for child care/child minding for up to 10 children.

The Committee NOTED the contents of a letter of concern.

The Committee OBJECTED to this retrospective application owing to the inability of the immediate local roads to accommodate the additional parking of staff vehicles, and those connected with the delivery and collection of children to the proposed childminding centre.

Application No: EPF/2071/13

Officer: James Rogers

Applicant Name: Mr Stephen Gale

Location: 4 Central Stores, Roding Road, Loughton IG10 3EN

Proposal: Change of use from flower shop (Use Class A1) to Dental Laboratory (Use Class B1).

The Committee had NO OBJECTION to this application.

Application No: EPF/2083/13

Officer: David Baker

Applicant Name: Mr Jiri Pechan

Location: 101 Swanshope, Loughton IG10 2NB

Proposal: Proposed front porch extension to existing property with pitched roof design with new front door, and erection of rear conservatory extension. (Revised application to EPF/2372/12).

The Committee had NO OBJECTION to this application.

Application No: EPF/2091/13

Officer: James Rogers

Applicant Name: Mr & Mrs H McAllen

Location: 4 Habgood Road, Loughton IG10 1HF

Proposal: Part single, part two storey rear extension. (Revised application to EPF/0931/13).

The Committee had NO OBJECTION to this application.

Application No: EPF/2122/13

Officer: Jennifer Cordell

Applicant Name: Mr Trevor Smith

Location: 2 Forest View Road, Loughton IG10 4DX

Proposal: Construction of pitched roof over existing two storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2137/13

Officer: Stephan Solon

Applicant Name: Ms Julie Moorcroft

Location: 2 Southernhay, Loughton IG10 4EN

Proposal: Erection of a retaining wall and fence. Raising of garden level rear of retaining wall.

The Committee expressed concern for the amenities of the adjacent neighbours from the height of the fencing and the retaining wall installed.

Application No: EPF/2143/13

Officer: Steve Andrews

Applicant Name: Jonton Investments Ltd

Location: 38 Church Hill, Loughton IG10 1LA

Proposal: Erection of a single storey office building.

The Committee was concerned for the amenities of the adjoining neighbour at no 40 Church Hill by the overdevelopment of the site from the proposed building in the rear garden, which might also set a precedent.

Application No: EPF/2163/13

Officer: Nigel Richardson

Applicant Name: CK Property Investments (Loughton) Ltd

Location: Sir Winston Churchill and adjoining land, The Broadway, Loughton IG10 3SP

Proposal: Demolition of Public House and garages and replacement with construction of a mixed use development, comprising retail and food and drink units (within classes A1, A3 and A4) at ground floor level and 64 residential units at upper floor levels (first to sixth floors), together with 64 car parking spaces, service yard, access and car parking.

The Chairman informed members that the District Council Planning Officer had granted the Town Council an extension to the representation deadline. The Committee agreed to defer this item until its meeting on Monday 25 November 2013.

This would then enable members to attend a public meeting the Broadway Town Centre Partnership had advised it would be convening for Tuesday 12 November at

Epping Forest College. The Committee AGREED to nominate Cllrs Bostock and Chalk to attend as the Committee's representatives.

333.2 Others – provided for information only – EPF/2050/13, EPF/2142/13 and EPF/2197/13

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

PL334 Decisions

334.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL335 Licensing Applications

No licensing applications had come to officers' attentions.

PL336 Enforcement and Compliance

336.1 The Committee NOTED the reports.

Signed:.....

Date: 11 November 2013

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 11 November 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 PL340)

C Davies

S Weston

Also in attendance:

Councillors: L Girling (until Min no PL342)

Officer: Vivienne Messenger (Planning Committee Clerk)

2 members of the public

PL337 Apologies for Absence

No apologies for absence had been received.

PL338 Confirmation of Minutes

The Minutes of the meeting held on 28 October 2013 were CONFIRMED as a correct record and signed by the Chairman.

PL339 Declarations of Interest

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in Agenda item 5, North Essex Parking Partnership Consultation, and EPF/2183/13 as members of the public had spoken to him prior to the meeting; and EPF/2178/13 as he had attended a site visit organised by the District Council with the applicants and other councillors.

Cllr Girling declared a non-pecuniary and non-prejudicial interest in EPF/2178/13 as he had also attended the same site visit.

Cllrs J Angold-Stephens, Chalk, Davies, Girling, C C Pond and Weston declared a non-pecuniary and non-prejudicial interest in the following items owing to comments received on these applications from the Loughton Residents Association Plans Group:

EPF/2178/13 and EPF/2183/13.

Cllr Chalk joined the meeting and the Chairman drew her attention to the members' declaration just made concerning the LRA Plans Group.

PL340 Matters for Report

340.1 Notice of Appeal – EPF/0941/13 – Land adjacent to 20 Ollards Grove, Loughton IG10 4DW – New semi-detached house and alterations to existing dwelling – Min no PL260.1

The Committee NOTED the contents of a letter of objection.

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

340.2 Epping Forest District Council – Member workshops on the Local Plan – Min nos PL299.3 and PL305

The Chairman reported that he had attended the workshop with the Committee's representative Cllr Weston, and that the presentations made by the speaker from Leeds University on the population projections were very useful.

PL341 Planning Applications

The Committee AGREED to bring forward the following items, as Cllr Girling and members of the public were interested in these applications.

Application No: EPF/2183/13

Officer: James Rogers

Applicant Name: Mr Jason Moody

Location: 4 Connaught Hill, Loughton IG10 4DU

Proposal: Single storey rear extension, hip to gable roof extension, front porch, garage conversion and rear dormer window in a loft conversion. (Revised application to EPF/1698/13).

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

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 NOTED the removal of the single storey side extension to incorporate a garage but reiterated its previous comments made on application EPF/1698/13, which were:

The Committee OBJECTED to this application owing to the bulky, overbearing, and out of scale scheme proposed for the site. Members were concerned this would visually impact on the streetscape and intrusively overlook neighbouring properties because of the gradients on the plot. It was therefore deemed contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations.

Concern was also expressed for the protection of the mature oak tree, and, as per its previous comments, the Committee requested an arboricultural assessment and additional planting scheme.

The Committee also considered the height of the ridge of the dormer shown on two diagrams on plan 1353/06c, were inaccurate.

Application No: EPF/2178/13

Officer: Katie Smith

Applicant Name: Mr David Lazenby

Location: Sainsbury's & Units 2-8 and 14-18 Torrington Drive, Loughton IG10 3SZ

Proposal: Demolition of 2-8 and 14-18 Torrington Drive and refurbishment of existing Sainsbury's store, including enlargement of and reconfiguration to the car park, new entrance to the site, alterations to the external appearance of the store including the creation of a new store entrance lobby, and associated works to the store.

The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to this application and considered it would regenerate both the site and the surrounding area. Members asked that the north west (side) elevation that fronted the BP Petrol Station be also improved/upgraded, as this was opposite the Sir Winston Churchill pub, the focus of current application, EPF/2163/13, and potential future residents would overlook it.

On the Chigwell Lane frontage, the Committee asked for good lighting, to benefit pedestrians, and suitable weather-resistant planting, to enhance the streetscene, also additional minimal planting if feasible, to soften the proposed parking area.

The Committee asked whether cycle and motorcycle parking space could be accommodated in this proposal.

Members requested the inclusion of conditions on working hours during the construction period, so disruption to neighbouring residents was kept to a minimum.

Cllr Girling left the meeting.

PL342 North Essex Parking Partnership Consultation

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

The Committee discussed the proposed changes and SUPPORTED the ‘No waiting at any time’ Orders to safeguard the proposed busy junctions in Forest View Road, Ladyfields and Oakwood Hill. However, the Committee OBJECTED to the parking prohibition proposed of ‘No waiting Monday – Saturday 9.30am – 6.30pm’ for Forest View Road because that street was the only one in which residents in streets of terraced cottages nearby could park if their own streets were full. This was a particular problem in the late afternoon. Members would prefer a one hour restriction, to a maximum of two hours, in the early afternoon only. If such a restriction was imposed, then the Committee would withdraw its objection.

PL343 Estimates for 2014/15

The estimates for 2014/15 as presented in the Agenda were AGREED such that the net figures were as follows:

Planning and Licensing Committee	£
Total budget expenditure**	42,500
Income	0
Net expenditure	42,500
Transfers from earmarked reserves*	-15,000
Total net expenditure	27,500
<i>*Details of transfers from earmarked reserves:</i>	
<i>Neighbourhood Plans</i>	<i>15,000</i>

** **NB:** The total budget expenditure shown above included a service recharge of £27,000 (the 2013/14 figure). The 2014/15 figure would be confirmed by the Resources and General Services Committee at its next meeting and a revised budget provided to the Planning and Licensing Committee if appropriate.

PL344 Planning Applications

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

Application No: EPF/1542/13

Officer: Marie-Claire Tovey

Applicant Name: Mrs Anca Juncanarili

Location: 35 Felstead Road, Loughton IG10 3BB

Proposal: Erection of fence.

Members deplored the retrospective application and would prefer the height of the gate to be reduced, as they considered the proposal did not improve the streetscene.

Application No: EPF/2150/13

Officer: James Rogers

Applicant Name: Mr Lee Georgio

Location: 17 Stony Path, Loughton IG10 1SJ

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2176/13

Officer: David Baker

Applicant Name: Mr Adam Howell

Location: 8 Hillcrest Road, Loughton IG10 4QQ

Proposal: Retrospective application for retention of engineering operations in rear garden including re-contouring of garden and landscaping.

The Committee deplored the retrospective application and expressed concern for the amenities of the neighbours.

Application No: EPF/2177/13

Officer: Marie-Claire Tovey

Applicant Name: Mr Chris Desyllas

Location: 36 Albion Hill, Loughton IG10 4RD

Proposal: Variation of condition 4 'Windows' of planning permission EPF/0886/13 (Replacement of existing dwelling with new four bedroom dwelling) to allow certain windows to be opened below 1.7m in height.

The Committee NOTED the application.

Application No: EPF/2194/13

Officer: Stephan Solon

Applicant Name: Mr Ahmed Ali

Location: 111 Church Hill, Loughton IG10 1QR

Proposal: Proposed enlargement to approved 1st floor extension. Widening of existing dropped kerb.

The Committee had NO OBJECTION to this application

Application No: EPF/2216/13

Officer: Jennifer Cordell

Applicant Name: Dr David Dighton

Location: Loughton Clinic, 115 High Road, Loughton IG10 4JA

Proposal: Change of use of rear section of building from beauty studio to one, one bed residential unit and one, two bed residential units with associated external alterations, ancillary parking, cycle storage and landscaping/amenity space.

In the Committee's view the narrow access road would not allow the majority of cars to reach the parking spaces shown at the rear of the property.

Application No: EPF/2234/13
Officer: Robin Hellier
Applicant Name: Stephen Lockley
Location: 30 Albion Park, Loughton IG10 4RB
Proposal: TPO/EPF/07/96
G1 - Birch – 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.

Application No: EPF/2235/13
Officer: Robin Hellier
Applicant Name: Stephen Lockley
Location: 30 Albion Park, Loughton IG10 4RB
Proposal: T4 - Holm Oak - Prune lateral growth by 1.5 metres to give clearance to building.

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/2257/13
Officer: Robin Hellier
Applicant Name: Warwick Estates
Location: Homecherry House, 86 High Road, Loughton IG10 4QU
Proposal: TPO/EPF/09/82
T32 - Lime - 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.

Application No: EPF/2258/13
Officer: Robin Hellier
Applicant Name: Warwick Estates

Location: Homecherry House, 86 High Road, Loughton IG10 4QU

Proposal: TPO/EPF/09/82

T10, T13, T33, G1 – Ash

T2, T3, T6, T7, T11, G1 - Sycamore

Prune away from the main building by cutting back lateral branches by up to 3.5 metres. Branches not to be more than 60 millimetres in diameter. No reduction in height.

T20, T31, T32 - Lime - Re-pollard.

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/2310/13

Officer: Robin Hellier

Applicant Name: Grange Court Management

Location: 21 Grange Court, Loughton IG10 4QY

Proposal: TPO/CHI/03/70

A1 - Ash x 5; Sycamore x 3 - Reduce laterally by up to 2 metres.

A1 - Ash x 2; Sycamore x 1 - Reduce in height by up to 3.5 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.

344.2 Others – provided for information only – EPF/2179/13.

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

PL345 Decisions

345.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL346 Licensing Applications

No licensing applications had come to officers' attentions.

PL347 Enforcement and Compliance

347.1 The Committee NOTED the information received from Epping Forest District Council that an Enforcement Notice has been issued in respect of 56 Hill Top, Loughton IG10 1PX, regarding the erection of a garden wall, piers and gates.

347.2 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 14 October – 1 November and 4 – 8 November 2013.

Signed:.....

Date: 25 November 2013

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 25 November 2013 at 7.45pm at The Murray Hall, 106 Borders Lane.

Present:

Councillors: C C Pond (in the Chair)
J Angold-Stephens
M Chalk (from Min no PL350)
S Weston
J Bostock
C Davies (until Min no PL 353)

Also in attendance:

Councillors: K Angold-Stephens
M Owen (until Min no PL353)
T Thomas (until Min no PL353)
L Girling (until Min no PL352.2)
S Pewsey (until Min no PL 353)
D Wixley

Officers: Vivienne Messenger (Planning Committee Clerk)
Shirley Haynes (Deputy Town Clerk) (until Min no PL353)

17 members of the public

PL348 Apologies for Absence

No apologies for absence had been received.

PL349 Confirmation of Minutes

The Minutes of the meeting held on 11 November 2013 were CONFIRMED as a correct record and signed by the Chairman.

Cllr Chalk joined the meeting.

PL350 Declarations of Interest

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in agenda items 5.1, EPF/2163/13, and 5.2, Community Assets, as many people had spoken to him on these items and he had attended the public meeting organised by the Broadway Town Centre Partnership on 12 November 2013 but did not speak.

Cllrs K Angold-Stephens, Girling, Thomas and Wixley declared a non-pecuniary and non-prejudicial interest in these proceedings as dual-hatted councillors and members of Epping Forest District Council Area Planning Subcommittee South. They stated that any views they gave at this meeting would be considered afresh if the applications came before a District Council committee, in the light of all the evidence available at the time.

Cllr Pewsey declared a non-pecuniary and non-prejudicial interest in agenda item 5.1, EPF/2163/13, as he had attended the same public meeting and was a member of the Loughton Residents Association Plans Group.

Cllrs K Angold-Stephens, Bostock, Chalk, Girling, Owen and Wixley declared a non-pecuniary and non-prejudicial interest in agenda item 5.1, EPF/2163/13, as they had also attended this public meeting.

Cllrs J Angold-Stephens, K Angold-Stephens, Chalk, Davies, Girling, Pewsey, C C Pond, Thomas, Weston and Wixley declared a non-pecuniary and non-prejudicial interest in the following items owing to comments received on these applications from the Loughton Residents Association Plans Group:

EPF/2060/13 and EPF/2163/13.

PL351 Matters for Report

351.1 Section 106 Agreements – Min no PL110.3

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:

Environment Committee:

- i. Public toilets
- ii. Town signs
- iii. Bus shelters

Recreation Committee:

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

Resources and General Services Committee:

- i. Noticeboards

PL352 Planning Applications

352.1 This planning application deferred from the Committee's meeting on 28 October 2013 was CONSIDERED and the plans inspected.

Application No: EPF/2163/13

Officer: Nigel Richardson

Applicant Name: CK Property Investments (Loughton) Ltd

Location: Sir Winston Churchill and adjoining land, The Broadway, Loughton IG10 3SP

Proposal: Demolition of Public House and garages and replacement with construction of a mixed use development, comprising retail and food and drink units (within classes A1, A3 and A4) at ground floor level and 64 residential units at upper floor levels (first to sixth floors), together with 64 car parking spaces, service yard, access and car parking.

The Committee NOTED the contents of thirty-seven letters of objection and three letters in support of this application.

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

The Committee strongly OBJECTED to this application for the following reasons.

1. The proposed construction was an overdevelopment of the site, and contrary to the adopted District Council planning brief that had recommended in 2008 a proposal for 46 not 64 dwelling units.

2. This almost alien design was considered out-of-keeping with the unchanged 1950's style of The Broadway architecture, which the Town Council had proposed as an additional conservation area to the District Council in 2009.
3. The structure was of very poor design, too large, massive, blocky and high, and therefore out of all proportion to the rest of The Broadway and surrounding housing.
4. Though the scheme stepped down to two storeys by the Barrington Green dwellings, this was not the case with the elevations that faced Vere Road and The Broadway where a multi-storey structure was proposed, nearly twice as high as The Broadway parades.
5. The amenities of these and many other neighbouring properties would be affected by loss of light and from overlooking.
6. The requirement to build right up to Rectory Lane in the development brief had been ignored. Instead, it was proposed to re-route Barrington Green to exit directly onto the busy A1168, between a mini roundabout (at Borders Lane) and pedestrian crossing. This was considered dangerous and detrimental to highway safety.
7. The lack of parking provision – one space per apartment was seen as insufficient given that 61 two-bedroom flats were proposed out of a total of 64. In addition to a demand from the retail units proposed at ground floor level, parking would then overflow into the crowded adjoining residential roads already over-subjected to daily commuter parking.
8. The influx of vehicle movements to the development would only exacerbate existing daily traffic congestion in the locality.
9. In the accompanying Traffic Assessment report, no traffic consideration had been given to the school rush hour or commuter traffic flow levels.
10. Up to forty per cent social or affordable housing could have been allocated within the scheme, yet none had been proposed so all apartments would be sold at market value. This was directly contrary to Epping Forest District Council's own requirements. The Committee had no confidence in the financial forecasts made.
11. The establishment of extra retail units during an economic downturn was unwelcome.
12. The lack of specific proposals for a replacement public house, which was considered a vital community asset, rather than the broader proposal for any kind of eatery within classes A3 (restaurants and cafés) and A4 (drinking establishments), and A1 (retail), were deplored. A traditional public house was considered essential to the community life of the area.
13. If any scheme such as this progressed, members would like the provision for outside seating to be maintained.

14. There was no provision for a Section 106 agreement for the development's impact on the local infrastructure, particularly on schools and health centres.

Members were also disappointed by the lack of public consultation over the scheme.

Cllr Girling left the meeting.

352.2 Community Assets

The Committee AGREED to nominate the Sir Winston Churchill public house and its curtilage at The Broadway, Loughton, as an Asset of Community Value under The Assets of Community Value (England) Regulations 2012 and requested the District Council facilitate this process.

352.3 Assets of Community Value – Community Right to Bid

The Committee considered the following proposal for this scheme which afforded local communities an opportunity to protect buildings or land that *"furthers the community's social wellbeing or social interests"*. Members present AGREED to refer this item to the full Council meeting on 4 December 2013 with a request that councillors wishing to nominate other assets should bring their suggestions to the meeting.

Cllrs K Angold-Stephens, Davies, Owen, Pewsey and Thomas left the meeting.

PL353 Planning Applications

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

Application No: EPF/1334/13

Officer: Marie-Claire Tovey

Applicant Name: Mr Richard Wilson

Location: Elm Cottage, Debden Road, Loughton IG10 2NY

Proposal: Lowering of ground level, new retaining wall, removal of existing hard surfacing and replacement new fence and gate.

The Committee OBJECTED to this application because it considered the fencing was too high and detracted from the listed building, which was now difficult to see from the highway.

Application No: EPF/1335/13

Officer: Marie-Claire Tovey

Applicant Name: Mr Richard Wilson

Location: Elm Cottage, Debden Road, Loughton IG10 2NY

Proposal: Grade II listed building application for lowering of ground level, new retaining wall, removal of existing hard surfacing and replacement, new fence and gate.

The Committee regretted no prior planning application was made to the Local Planning Authority. Members were also concerned the proposed works would conceal the Town Council's blue heritage plaque installed last year in honour of William Brown Macdougall & his wife Margaret Armour.

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

Application No: EPF/2060/13

Officer: David Baker

Applicant Name: Mr Hasan Dagdelen

Location: 169 - 171 High Road, Loughton IG10 4LF

Proposal: Single storey front extension of restaurant/take away over forecourt of property.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application since the proposal would create an undesirable and dangerous precedent for other premises. The front extension over the forecourt brought the building line forward, which encroached onto the highway by presumption. The design was ugly and out of sympathy with the 1930's buildings it was fronting.

Application No: EPF/2239/13

Officer: David Baker

Applicant Name: Mrs Jacqui Ward

Location: 33 Broadstrood, Loughton IG10 2SB

Proposal: Proposed first floor rear extension and new side gate entrance. (Amended application to EPF/1280/13).

The Committee had NO OBJECTION to this application.

Application No: EPF/2262/13

Applicant Name: Mr Craig Rowland

Officer: Jennifer Cordell

Location: 34 Kenilworth Gardens, Loughton IG10 3AF

Proposal: Single storey rear extension.

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

The Committee expressed concern for the amenities of the adjacent neighbours.

Application No: EPF/2264/13

Officer: Jennifer Cordell

Applicant Name: Ms Stephanie Valente

Location: 1 Kenilworth Gardens, Loughton IG10 3AG

Proposal: Proposed first floor rear and side extension over garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/2268/13

Officer: Stephan Solon

Applicant Name: Mr Mark Bowman

Location: 7 Albion Hill, Loughton IG10 4RA

Proposal: Variation of condition 2 'Approved plans' to add projecting balcony to flat 4 and 5 of planning permission EPF/0656/13. (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 re-construction 'like-for-like' (already approved under ref EPF/0095/13) and the demolition of the

1920's and 1990's section of the house and its reconstruction 'like-for-like' with some minor modifications.

The Committee considered the privacy screening would not block any noise from the proposed balconies and reiterated its previous comments on EPF/1695/13, which were:

The Committee had NO OBJECTION to this application but requested that, in order to protect the amenity of the neighbours at no 5½ Albion Hill, a condition should be applied requiring the retention and maintenance of the boundary hedge at its current height or higher.

Application No: EPF/2274/13

Officer: David Baker

Applicant Name: Tipsinteriors Ltd

Location: Shop premises, 151 High Road, Loughton IG10 4LF

Proposal: 1 x internally illuminated fascia sign, 1 x internally illuminated double sided projecting sign and 1 x non illuminated product panel.

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

Application No: EPF/2293/13

Officer: James Rogers

Applicant Name: Mr Fethi Nam

Location: Charcoal Grill, 166 High Road, Loughton IG10 1DN

Proposal: Display of fascia sign with illuminated letters. (Revised application to EPF/0295/13).

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

Application No: EPF/2302/13

Officer: Katie Smith

Applicant Name: Mr Catherine Pickett

Location: 57 Meadow Road, Loughton IG10 4HY

Proposal: Proposed single storey side extension.

The Committee was concerned the proposed side extension would disproportion the symmetry of the pair of semis, and asked for a condition to specify that the materials matched those in existence with no use of UPVC.

Application No: EPF/2333/13

Officer: Robin Hellier

Applicant Name: Mrs Dee Slade

Location: 39 Church Hill, Loughton IG10 1QP

Proposal: TPO/EPF/21/86 - T1, Ash -Crown reduce as specified.

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

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

Application No: EPF/2351/13
Officer: Marie-Claire Tovey
Applicant Name: Epping Forest District Council
Location: 70 Greensted Road, Loughton IG10 3DL
Proposal: Single storey rear extension.
The Committee had NO OBJECTION to this application.

Application No: EPF/2396/13
Officer: Robin Hellier
Applicant Name: Dr Sumeeta Dhir
Location: 4 Cloverleys, Park Hill, Loughton IG10 4EH
Proposal: TPO/EPF/14/85
T1 - 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.

353.2 Determinations and Works to Trees in Conservation Areas.

Application No: EPF/2319/13
Officer: Robin Hellier
Applicant Name: Mrs Margaret Rann
Location: 77 York Hill, Loughton IG10 1HZ
Proposal: Fell Conifer in rear garden.

The Committee NOTED this application.

353.3 Deemed Permission – provided for information only

Application No: EPF/2277/13
Officer: Mavis Bird
Applicant Name: Mr Mark Kass
Location: 8 Eleven Acre Rise, Loughton IG10 1AN
Proposal: Certificate of lawful development for a proposed single storey rear extension.

The Committee NOTED this application.

353.4 Others – provided for information only – EPF/2240/13, EPF/2309/13 and EPF/2324/13.

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

PL354 Decisions

354.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL355 Licensing Applications

No licensing applications had come to officers' attentions.

PL356 Enforcement and Compliance

356.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 18 – 22 November 2013.

Signed:.....

Date: 9 December 2013

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 9 December 2013 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C C Pond (in the Chair)
J Angold-Stephens J Bostock
C Davies (from Min no PL360) S Weston

Officers: Vivienne Messenger (Planning Committee Clerk)

3 members of the public

PL357 Apologies for Absence

Apologies for absence had been received from Cllr Chalk.

PL358 Confirmation of Minutes

The Minutes of the meeting held on 25 November 2013 amended from those circulated to read at the beginning the meeting was held at The Murray Hall, 106 Borders Lane, were CONFIRMED as a correct record and signed by the Chairman.

PL359 Declarations of Interest

No declarations of interest were made.

PL360 Planning Applications

The Committee AGREED to bring forward the following items, as members of the public were interested in these applications.

Cllr Davies joined the meeting during the next item.

Application No: EPF/2418/13

Officer: David Baker

Applicant Name: Mr James Sewell

Location: 28 High Beech Road, Loughton IG10 4BL

Proposal: Demolition of side addition and erection of two storey side extension, raising of height of roof, and provision of rear dormer window.

The Committee NOTED the contents of two letters of concern.

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

The Committee OBJECTED to this application. Members were concerned by the deleterious effect of this scheme on the stability of the flank wall of the neighbouring property at no 26A High Beech Road and its effect on the drainage. They would withdraw this objection subject to a surveyor's structural report that there would be no damage to this neighbour's flank wall.

The Committee was concerned the proposal brought forward the building line thus losing the original form of the house and reduced the integrity of this turn-of-the-century Edwardian house, which was considered detrimental to the streetscene and

contrary to Policy DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations.

Members also asked for conditions on working hours to minimise disturbance to neighbouring residents during construction.

Application No: EPF/2439/13

Officer: Katie Smith

Applicant Name: Mr Nicholas Rust

Location: 49 Southern Drive, Loughton IG10 3BX

Proposal: Two storey side extension to existing house and single storey extension to the rear. (Revised application to EPF/1754/13).

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 OBJECTED to this application. Owing to its close proximity to the neighbouring property of no 51 Southern Drive, the two storey side extension would create a terracing effect that would be detrimental to the character and appearance of the streetscene. It was therefore deemed contrary to Policy DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations.

Members were also concerned the minimal gap that would remain from the proposed works to no 49 would leave the owner of no 51 Southern Drive unable to maintain the flank wall of his dwelling.

Application No: EPF/2449/13

Officer: Katie Smith

Applicant Name: Mr Arafat Bashir

Location: 12-18 Pump Hill, Loughton IG10 1RU

Proposal: Proposed new dwelling.

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

The Committee NOTED the contents of a letter of concern.

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

The Committee preferred the design approved in a 2008 application as it considered this was more in keeping with the nearby conservation area. Members would be content, rather than objecting to the application, to rely on the views of the District Council Conservation Officer on this point and the effect on the adjacent listed Britten's Cottages.

If the District Council was minded to grant planning permission, members would prefer the use of old bricks (for the ground floor and chimney-stack areas) and salvaged clay tiles (for the roof) as this was considered more sympathetic to the streetscape, which led up to the conservation area.

The Committee asked for the withdrawal of permitted development rights, as this was considered the maximum that could properly be accommodated on the plot. The Committee also enquired whether a proper structural assessment of the site was necessary to establish its stability and drainage from the proposed basement.

Members also asked for conditions on working hours to minimise disturbance to neighbouring residents.

PL361 Matters for Report

361.1 Amended plans – EPF/2070/13 – Loughton Baptist Church, High Road, Loughton IG10 4QU – Erection of two storey detached dwelling in connection with the use of the church and formation of four car parking spaces to front of premises. (Revised application to EPF/1042/13) – Min no PL329

The Committee NOTED the contents of a letter of objection.

The Committee considered the amended plans and restated its previous comments made which were:

The Committee OBJECTED to this application, but would waive the objection if the District Council imposed a condition requiring a survey of the church site to establish the extent of the former burial ground to avoid further disturbance of remains, and that survey revealed no evidence of burials on the application site. If however burials were discovered, then the Committee considered the application should be refused, as the burial ground was a heritage asset, protected by NPPF paragraphs 17 and 126-30.

Members were also concerned over the paucity of plants that would thrive and grow in the proposed green planting strip, shown on the flank side of the proposed dwelling in the revised application, as any planting would have little light and might fail to provide and maintain year-round adequate screening to the houses at nos 12 – 14 Ollards Grove.

The Committee asked that the Chairman's analysis of the historical usage of the application site be forwarded to the Local Planning Authority.

In addition the Committee reiterated its previous request for conditions on EPF/1042/13, as detailed below:

The Committee also asked for the withdrawal of permitted development rights, as this was the maximum that could properly be accommodated on such a small plot – there was little private amenity space. Members further asked for a condition for the dwelling to be used only in connection with the church. They also enquired whether it was necessary for the proposed perimeter fence to be 2 metres in height. If the District Council was minded to grant permission, the Committee also asked for conditions on working hours to avoid disturbance to neighbouring residents.

361.2 EPF/2163/13 – Sir Winston Churchill and adjoining land, The Broadway, Loughton IG10 3SP – Demolition of Public House and garages and replacement with construction of a mixed use development, comprising retail and food and drink units (within classes A1, A3 and A4) at ground floor level and 64 residential units at upper floor levels (first to sixth floors), together with 64 car parking spaces, service yard, access and car parking – Min nos PL352.1 and PL352.2

The Committee nominated Cllr J Angold-Stephens as its representative to speak on behalf of the Town Council when this application would be considered at the District Development Control Committee at its meeting on Wednesday 11 December 2013 at 7.30pm in the Council Chamber at the Civic Offices, High Street, Epping.

PL362 Planning Applications

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

Application No: EPF/2000/13

Officer: David Baker

Applicant Name: Mrs Kate Hersey

Location: 3 Church Hill, Loughton IG10 1QP

Proposal: Retention of non illuminated front garden conjoining signs for day nursery and preschool.

The Committee was concerned the signage was overlarge for a domestic setting.

Application No: EPF/2345/13

Officer: Steve Andrews

Applicant Name: Mr Didier Blanchet

Location: 24 Meadow Road, Loughton IG10 4HX

Proposal: Erection of rear roof extension, raising existing ridge line and ground floor rear/side extension.

The Committee disliked the design of the rear roof extension and was concerned this would lead to the overlooking of neighbouring properties from the proposed flank window.

Application No: EPF/2346/13

Officer: David Baker

Applicant Name: Mrs Ros Lorne

Location: 19 Broadstrood, Loughton IG10 2SB

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2364/13

Officer: Marie-Claire Tovey

Applicant Name: Mr Simon Pyne

Location: 137 Roding Road, Loughton IG10 3BS

Proposal: Proposed single storey rear extension and replacement pitched roof over existing rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2385/13

Officer: David Baker

Applicant Name: Mr Zafar Iqbal

Location: 23 Alderton Hill, Loughton IG10 3JD

Proposal: Proposed single storey rear addition.

The Committee had NO OBJECTION to this application.

Application No: EPF/2389/13

Officer: Jennifer Cordell

Applicant Name: Mrs Shirley Watson

Location: 38 Smarts Lane, Loughton IG10 4BX

Proposal: Erection of a new two storey attached dwelling.

The Committee had NO OBJECTION to this application.

Application No: EPF/2446/13

Officer: Steve Andrews

Applicant Name: Mr & Mrs Mark & Joan Pahlkes

Location: 1 Forest View Road, Loughton IG10 4DX

Proposal: Two storey rear extension.

The Committee had NO OBJECTION to this application but expressed concern over the effect of the two storey rear extension on the streetscene from High Beech Road, as this was a corner property, and asked for additional screening.

Application No: EPF/2475/13

Officer: Robin Hellier

Applicant Name: Mrs Sarah Baldwin

Location: 5 Hazelwood, Loughton IG10 4ET

Proposal: TPO/CHI/3/70; Ash - Re-pollard.

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.

362.2 Deemed Permission – provided for information only

Application No: EPF/2286/13

Officer: Mavis Bird

Applicant Name: Mr Trenham

Location: 72 Forest Road, Loughton IG10 1EQ

Proposal: Certificate of lawful development for proposed rear dormer.

The Committee NOTED this application.

Application No: EPF/2435/13

Officer: Mavis Bird

Applicant Name: Mr Soul Williams

Location: 37 Colson Road, Loughton IG10 3RL

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

The Committee NOTED this application.

362.3 Others – provided for information only – EPF/2388/13 and EPF/2455/13.

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

PL363 Decisions

363.1 Decisions by Epping Forest District Council

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

PL364 Licensing Applications

No licensing applications had come to officers' attentions.

PL365 Enforcement and Compliance

365.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 25 – 29 November 2013.

Signed:.....

Date: 6 January 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6 January 2014 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C C Pond (in the Chair) J Bostock M Chalk
J Angold-Stephens
C Davies S Weston (from Min no PL368)

Officer: Vivienne Messenger (Planning Committee Clerk)

2 members of the public

PL366 Apologies for Absence

No apologies for absence had been received.

PL367 Confirmation of Minutes

The Minutes of the meeting held on 9 December 2013 were CONFIRMED as a correct record and signed by the Chairman.

Cllr Weston joined the meeting.

PL368 Declarations of Interest

Cllr Weston declared a pecuniary and prejudicial interest in EPF/2532/13 as she was the applicant and owner of the property.

Members AGREED not to consider EPF/2532/13 as the applicant was a Town Councillor and member of this Committee.

Cllrs J Angold-Stephens and Bostock declared a non-pecuniary and non-prejudicial interest in EPF/2253/13 as they knew the applicant.

PL369 Matters for Report

369.1 Notice of Appeal – EPF/1544/13 – 56 Hill Top, Loughton IG10 1PX – Replacement garden wall (revised application) – Min nos PL298 and PL309.3

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

369.2 EPF/2418/13 – 28 High Beech Road, Loughton IG10 4BL – Demolition of side addition and erection of two storey side extension, raising of height of roof, and provision of rear dormer window – Min no PL360

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

The Committee OBJECTED to this application. It was concerned the proposal brought forward the building line at the south east point on the flank wall of the existing house thus losing the original form of the house, and reduced the integrity of this turn-of-the-century Edwardian house. This was considered detrimental to the streetscene and contrary to Policy DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations.

Members NOTED the neighbour's concern regarding the effect of the proposals on the stability of the flank wall of his neighbouring property at no 26A High Beech Road.

Should permission be granted, the Committee asked for conditions on working hours to minimise disturbance to neighbouring residents during construction.

PL370 Planning Applications

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

Application No: EPF/2545/13

Officer: Jennifer Cordell

Applicant Name: Mr Peter Ballard

Location: 22 Broadstrood, Loughton IG10 2SB

Proposal: Two storey rear extension, two storey front porch extension and reconstruction of roof.

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in this application as she knew the agent/surveyor.

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

The Committee reiterated its previous comments made on application EPF/0708/13 which were:

The Committee OBJECTED to this application owing to the double storey rear extension that would cause increased overlooking and loss of privacy, in addition to substantially reducing the sunlight to the neighbouring property at no 24 Broadstrood.

The Committee also NOTED with approval the alterations made to the roof line but was concerned by the excessive overlooking at the rear from the large second floor window and first floor juliet balcony.

PL371 Matters for Report

371.1 Loughton Building Design Award – Min no PL330.2

The Committee discussed potential buildings and a nomination that had been received. The Committee asked for this item to also be referred to the Environment and Heritage Committee at its forthcoming meeting on 29 January 2014.

371.2 EPF/2036/13 – Ripley Grange, Debden Lane, Loughton IG10 2PD – Erection of single dwelling house – Min no PL329

The Committee restated its established practice; that it would consider nominating a representative to attend a District Planning Committee meeting to speak on major or strategic developments but not on smaller schemes.

371.3 Committee procedure for members of the public – Min no PL309.3

The Committee NOTED the information received from the District Council regarding the revision of its neighbour consultation letter to increase the public's awareness of committee procedure both at district and local council levels.

With regard to planning applications, the Committee welcomed the additional promotion given to town/parish councils that encouraged members of the public to both write to, and attend local council meetings; and that should they wish to speak at a town/parish council meeting, they may be required to register in advance with this local council.

371.4 North Essex Parking Partnership Consultation – Min no PL342

A member drew the Committee's attention to the continuing concerns of residents over the narrowness of Forest View Road when there is parking on both sides, and that people with children at school times or with pushchairs often have to use the road instead of the pavement because of inconsiderate pavement parking.

The Committee had considered this item originally only because of time constraints. It AGREED to refer this item to the Environment and Heritage Committee meeting on 29 January 2014 and proposed a parking restriction of 8.30am to 4pm on one side of Forest View Road on highway safety grounds at school times.

PL372 Gable Lodge, 108 Church Hill, Loughton IG10 1LH – proposed development of the former nursing home

The Committee NOTED the information received from Ortus Homes that it was engaging with the local community and had commenced a pre-application community consultation programme to inform local people and obtain feedback that would, where possible, be incorporated in the final proposals. It was also NOTED that some members had made appointments to meet the project's team members on Wednesday 8 January 2014 at the Loughton Methodist Church Hall, 260 High Road, Loughton IG10 1RB.

PL373 North Essex Parking Partnership – parking restriction scheme

The Chairman advised members that he was meeting a representative from NEPP on 7 January 2014, to learn more about the proposed parking restriction scheme for Harwater Drive / Sedley Rise. The Committee AGREED to approve in principle the proposed scheme subject to the full consultation.

PL374 Chigwell Parish Council application for the designation of a Neighbourhood Plan Area

The Committee NOTED this application and would be concerned if development was diverted into Loughton from the proposed application. The Committee stressed it was of great importance that there was continued maintenance of the open spaces between Chigwell and Loughton as these included green belt and wildlife areas, and covered a Site of Special Scientific Interest (SSSI).

PL375 Planning Applications

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

Application No: EPF/2253/13

Officer: Steve Andrews

Applicant Name: Mr Jonathan Moles

Location: 125 Roding Road, Loughton IG10 3BS

Proposal: Formation of decking area (maximum height 520mm) and 1.7m high boundary screen above to side and rear of single storey extension approved under Council reference EPF/0508/13 on 01/05/2013.

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

The Committee had NO OBJECTION to this application.

Application No: EPF/2353/13

Officer: Steve Andrews

Applicant Name: Mr & Mrs Bernie and Jayne Prendergast

Location: 36 Algiers Road, Loughton IG10 4NG

Proposal: Addition of pitched roofs to existing flat roof dormers to front elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/2383/13

Officer: David Baker

Applicant Name: Mr Richard Rains

Location: Second Floor, 13 – 17 High Beech Road, Loughton IG10 4BN

Proposal: Conversion and change of use of existing second floor of office premises to residential use to form 5 no. 1 bedroom flats.

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 two letters, one of objection and one from the agent.

The Committee questioned whether the proposed number of flats would permit basic amenities and appropriate living space for future occupants.

Application No: EPF/2408/13

Officer: David Baker

Applicant Name: Ms Katherine McNamara

Location: 8 Wroths Path, Loughton IG10 1SH

Proposal: Rear extension, together with permitted development alterations to elevations.

The Committee had NO OBJECTION to this application.

Application No: EPF/2409/13

Officer: Katie Smith

Applicant Name: Mr Iarh

Location: 72 Alderton Hill, Loughton IG10 3JB

Proposal: Application for change of use from class C3 Dwelling Houses to Class D1 non-residential institutions (medical services – doctors' surgery).

The Committee NOTED the contents of a letter of objection.

The Committee understood this application had been withdrawn but as it was still listed, expressed concerned that the proposed doctors' surgery was situated on a busy road near a blind bend at a dangerous T-junction with Alderton Hall Lane, which could pose a highway hazard. Members were also concerned by the lack of parking provision for visitors.

Application No: EPF/2415/13
Officer: David Baker
Applicant Name: Mr & Mrs Roy Gower
Location: 26 The Crescent, Loughton IG10 4PY
Proposal: First floor rear extension.

The Committee OBJECTED to this application owing to the deleterious effect on the amenities of the adjacent neighbours at nos 24 and 28 The Crescent, from the height and bulk of the proposed first floor rear extension.

Application No: EPF/2427/13
Officer: Katie Smith
Applicant Name: Mr Mahir Dagdelen
Location: 68 – 70 Borders Lane, Loughton IG10 3QX
Proposal: Externally illuminated fascia sign.

The Committee had NO OBJECTION to this application.

Application No: EPF/2467/13
Officer: Jennifer Cordell
Applicant Name: Mr Xue Bai
Location: Coffee Kitchen, 1 Oakwood Hill, Loughton IG10 3EL
Proposal: Variation of condition 1 'Plan No's, 2 'Hours of Use' and 3 'Food Preparation Restrictions' of planning permission EPF/1884/12. (Retrospective application for change of use of premises from financial/property services (Moneywise PLC) to Coffee Shop (Mixed A3/A5).

The Committee drew the District Council's attention to the existing conditions on EPF/1884/12 because the reasons for them remained entirely valid.

Application No: EPF/2488/13
Officer: David Baker
Applicant Name: Miss Sam Bennett
Location: 31 The Lindens, Loughton IG10 3HS
Proposal: Proposed first floor rear extension. (Renewal of lapsed consent EPF/2232/08).

The Committee had NO OBJECTION to this application.

Application No: EPF/2518/13
Officer: David Baker
Applicant Name: Dr B Kerai
Location: 78 Queens Road, Loughton IG10 1RS
Proposal: Roof extension with three rear dormers and front and side roof light windows. (Amendment to part implemented planning approval EPF/986/03 for two storey side and front extensions, and single storey rear extension).

The Committee had NO OBJECTION to this application.

Application No: EPF/2525/13
Officer: David Baker
Applicant Name: Mr Barry Oliver
Location: 48 Bushfields, Loughton IG10 3JP
Proposal: Rear ground floor extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2563/13

Officer: David Baker

Applicant Name: Mr & Mrs Anstey

Location: 36 Upper Park, Loughton IG10 4EQ

Proposal: Demolition of existing rear conservatory. Construction of a two-storey front extension and a single-storey rear extension. (Revision to previously approved EPF/1943/13 by increasing the depth of the single storey rear extension).

The Committee expressed concern for the amenities of the neighbour at no 34 Upper Park Road from the increased depth of the single storey rear extension.

Application No: EPF/2622/13

Officer: Jennifer Cordell

Applicant Name: Mr Haydn Thorpe

Location: Parndon House, Valley Hill, Loughton IG10 3AX

Proposal: Provision of off-street parking facilities in accordance with Essex County Council Parking Standards.

The Committee had NO OBJECTION to this application subject to the protection of the remaining green sward.

Application No: EPF/2625/13

Officer: Robin Hellier

Applicant Name: Mr Peter Southgate

Location: 7 Shelley Grove, Loughton IG10 1BY

Proposal: TPO/EPF/04/03 - 4 x Willow: 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.

Application No: EPF/2628/13

Officer: Steve Andrews

Applicant Name: Miss K Dicken

Location: 53 Avondale Drive, Loughton IG10 3DE

Proposal: First floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2636/13

Officer: James Rogers

Applicant Name: Ms Hayley Lampey

Location: 43 Forest View Road, Loughton IG10 4DY

Proposal: Two storey rear and side extension and raised decking patio area.

The Committee had NO OBJECTION to this application.

375.2 Deemed Permission – provided for information only

Application No: EPF/2354/13

Officer: Mavis Bird

Applicant Name: Mr & Mrs Bernie and Jayne Prendergast

Location: 36 Algiers Road, Loughton IG10 4NG

Proposal: Certificate of lawful development for proposed single storey rear extension and addition of pitched roofs to existing flat roof dormers to rear.

The Committee NOTED this application.

Application No: EPF/2440/13

Officer: Mavis Bird

Applicant Name: Mr Azhar Shaida

Location: 64 Wellfields, Loughton IG10 1NY

Proposal: Certificate of lawful development for a proposed rear outbuilding to accommodate gym and swimming pool.

The Committee NOTED this application.

Application No: EPF/2534/13

Officer: Mavis Bird

Applicant Name: Mrs Katie Blom

Location: 77 Avondale Drive, Loughton IG10 3DE

Proposal: Certificate of lawful development for a proposed rear conservatory.

The Committee NOTED this application.

Application No: EPF/2547/13

Officer: Mavis Bird

Applicant Name: Mr Doug Bacon

Location: 73 Deepdene Road, Loughton IG10 3PH

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

The Committee NOTED this application.

Application No: EPF/2593/13

Officer: Mavis Bird

Applicant Name: Mr Matthew Tilson

Location: 19 Doubleday Road, Loughton IG10 2AU

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

The Committee NOTED this application.

375.3 Others – provided for information only – EPF/2589/13 and EPF/2598/13.

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

PL376 Decisions

376.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL377 Licensing Applications

377.1 Notice of application for a variation of a premises licence under the Licensing Act 2003 in respect of Sainsbury's Supermarket, 12 Torrington Drive, Loughton IG10 3SZ.

The Committee asked for the licensing hours to be restricted to 08.00 to 22.00 hours to better meet the licensing objective on the prevention of public nuisance.

377.2 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Unit 2, Station Road, Loughton IG10 1AA.

The Committee asked for appropriate measures including the installation of CCTV to ensure under age sales did not take place, and to meet the licensing objective on protection of children from harm. Members also sought a time limit on the sale of alcohol (off the premises) from 08.00 to 22.00 hours Monday to Saturday, and 08.00 to 20.00 hours on Sundays to avoid disturbance to nearby residents.

PL378 Enforcement and Compliance

378.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 2 – 31 December 2013.

Signed:.....

Date: 20 January 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 January 2014 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 (from Min no PL382)

Officer: Vivienne Messenger (Planning Committee Clerk)

2 members of the public

PL379 Apologies for Absence

No apologies for absence had been received.

PL380 Confirmation of Minutes

The Minutes of the meeting held on 6 January 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL381 Declarations of Interest

Cllrs J Angold-Stephens, Chalk, Davies and C C Pond declared a non-pecuniary and non-prejudicial interest in the following items owing to comments received on these applications from the Loughton Residents Association Plans Group:

EPF/2606/13, EPF/2664/13 and EPF/2672/13.

Cllr Weston joined the meeting and declared likewise.

PL382 Planning Applications

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

Application No: EPF/2606/13

Officer: Stephan Solon

Applicant Name: Mr Harpal Lakhan

Location: 95 High Road, Loughton IG10 4JD

Proposal: Proposed double storey side and rear extensions and loft conversion with rear dormer windows.

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 reiterated its objections given previously for EPF/0468/13 since this appeared to be the same proposal despite a different description, as follows:

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.

PL383 Matters for Report

383.1 Notice of Appeal – EPF/1766/13 – 84 Spring Grove, Loughton IG10 4QE – Two storey rear extension. (Revised application) – Min no PL310.1

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

383.2 North Essex Parking Partnership – parking restriction schemes

383.2.1 Harwater Drive / Sedley Rise – Min no PL373

The Chairman reported that the proposed parking restriction scheme would incorporate double yellow lines on bends and junctions. The Committee awaited the full consultation from NEPP and the Town Council would consider the proposal in due course.

383.2.2 Forest View Road – Min no PL371.4

In light of further representations and time constraints, and in consultation with the Chairman of the Environment and Heritage Committee and the Town Clerk, this item was dealt with at this meeting.

The Town Clerk was asked to write to NEPP stating that for safety reasons, the Committee preferred a no waiting restriction of 8.30am to 4pm. However, if it was really impossible to go along with this, members would withdraw their objection and accept 9.30am to 6.30pm.

383.3 Notice of application for a variation of a premises licence under the Licensing Act 2003 in respect of Sainsbury's Supermarket, 12 Torrington Drive, Loughton IG10 3SZ – Min no PL377.1

The Committee NOTED that the Licensing Authority was only able to accept comments made regarding the particular variation concerned.

383.4 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Unit 2, Station Road, Loughton IG10 1AA – Min no PL377.2

The Planning Committee Clerk reported that this application from Majestic Wine Warehouse Limited would be determined by the District Council's Licensing Sub-Committee at its meeting on Tuesday 4 February 2014. The Committee agreed to stay with its representation made at the previous meeting.

PL384 Information for members of the public wishing to address a committee

The Committee REAFFIRMED the existing rules regarding the distribution of literature at the meeting by members of the public, as detailed below:

For Planning Committee meetings only – Written Representations

In addition to your rights to make representations to Epping Forest District Council, letters either in support of or against a planning application can be submitted to the Planning Committee Clerk at Loughton Town Council by 3pm on the day of the meeting. This can be done by email, fax or sent by post. The Planning Clerk advises the committee of any written comments immediately prior to the application being discussed at the meeting.

PL385 BT Payphone by Plume of Feathers PH, 123 Church Hill, Loughton IG10 1QR

The Committee NOTED the information received from the District Council regarding the notice from British Telecom on the payphone kiosk at the above site, following a request by the developer to remove it. Owing to the availability of a public phone in the pub next door, the Committee could see no reason for retaining the BT kiosk.

PL386 Planning Applications

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

Application No: EPF/2572/13

Officer: Katie Smith

Applicant Name: Mr B Moseley

Location: 73 Church Lane, Loughton IG10 1NP

Proposal: Detached garage. (Revised application to EPF/0771/13).

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

The Committee disliked the height and bulk of the proposed structure, which was located by a prominent junction.

Application No: EPF/2661/13

Officer: James Rogers

Applicant Name: Mrs Sue Bassett

Location: 62 Whitehills Road, Loughton IG10 1TU

Proposal: Single storey front and side wrap around extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2664/13

Officer: Katie Smith

Applicant Name: Banner Homes - Neil Cottrell

Location: 48 Church Lane, Loughton IG10 1PD

Proposal: Redevelopment of site to create four detached dwellings, formation of vehicular access and car parking.

The Committee NOTED the contents of a letter of objection.

The Committee strongly OBJECTED to this application on the basis that the proposal was an overdevelopment of the site leaving little private amenity space; was garden grabbing and contrary to government guidelines; would have a deleterious effect on the neighbours in Wellfields; and was out of keeping with the streetscene.

Application No: EPF/2666/13

Officer: Robin Hellier

Applicant Name: Mr Mark Gifkins

Location: Hetton House, Station Road, Loughton IG10 4NP

Proposal: TPO/EPF/07/09 and TPO/EPF/14/93 - 3 Chestnuts and 2 Limes: Give 3m clearance to building and clear stems 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/2672/13

Officer: David Baker

Applicant Name: Mr Cliff Trowse

Location: 18 St Johns Road, Loughton IG10 1RZ

Proposal: Proposed lower ground floor rear swimming pool extension, ground floor rear conservatory and office extensions plus new ground floor terrace, rear extensions at first and second floor levels plus balcony at second floor rear, together with front ground floor garage extension, and two storey front extension.

The Committee NOTED the contents of a letter of objection.

The Committee disliked the garage extension which, as it took up a disproportionate amount of space at the front of the property, was considered detrimental to the streetscene.

Application No: EPF/2684/13

Officer: Jennifer Cordell

Applicant Name: Ms Robina Chouhan

Location: 34 Church Hill, Loughton IG10 1LA

Proposal: Erection of single storey office outbuilding for Use Class A2 (Financial and Professional Services).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application that was considered an inappropriate, garden grabbing development in the rear garden of a residential property and would cause disturbance to neighbours, and affect the amenities of the neighbours to the rear in Queens Road.

Members were additionally concerned by the loss of trees from the site and understood that there was no right of entry to the rear of the property to facilitate use of the proposed parking spaces. The Committee commented that no 34 Church Hill had always been a residential property, while no 36 was part-commercial.

Application No: EPF/2685/13

Officer: James Rogers

Applicant Name: Ms Robina Chouhan

Location: 36 Church Lane, Loughton IG10 1PD

Proposal: Erection of rear conservatory.

The Committee had NO OBJECTION to this application.

Application No: EPF/2691/13

Officer: James Rogers

Applicant Name: Mr James Few

Location: 40 York Hill, Loughton IG10 1HU

Proposal: Replace perimeter wall in front garden, replace surface and widen driveway.

The Committee deplored this retrospective application as the boundary had been removed despite its location within the York Hill Conservation Area with an Article 4 Direction on boundary treatments.

The Committee attached great importance to boundary design in the York Hill Conservation Area and drew the District Council Conservation Officer's attention to the proposal to use railway sleepers – the first such use in the area.

Members approved of the proposed planting of a hedge but asked that the quantity and species of planting be agreed with the District's Arboricultural Officer.

Application No: EPF/2695/13

Officer: David Baker

Applicant Name: Royal Mail Group

Location: Unit 6B Lenthall Road, Loughton IG10 3UF

Proposal: Certificate of lawful development for existing use of site for purposes within use class B8 (Storage or Distribution).

The Committee NOTED this application.

Application No: EPF/2702/13

Officer: David Baker

Applicant Name: Mrs Phillipa Soyka

Location: 17 Whitehills Road, Loughton IG10 1TS

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2707/13

Officer: David Baker

Applicant Name: Mr Carl Hellen

Location: 2 Churchfields, Loughton IG10 1AG

Proposal: Demolition of existing bungalow and erection of a pair of two storey semi-detached dwellings plus rooms in loft, and 2 front car parking spaces (Revised application to EPF/1755/13).

The Committee reiterated its comments previously made for planning application EPF/1755/13, which were:

The Committee OBJECTED to this application. Members were concerned sub-division of the plot would set a harmful precedent. The combined effect of the proposed pair of two storey semi-detached dwellings would result in a bulky and overdeveloped site that lacked sufficient amenity space, and was considered inappropriate in the streetscene.

Application No: EPF/2717/13

Officer: James Rogers

Applicant Name: Mr David Lazenby

Location: Sainsbury's Supermarkets Ltd, Torrington Drive, Loughton IG10 3SZ

Proposal: New store signage.

The Committee had NO OBJECTION to this application.

Application No: EPF/2718/13

Officer: James Rogers

Applicant Name: Mr David Joyce

Location: 99 Tycehurst Hill, Loughton IG10 1BZ

Proposal: New front boundary wall and railing infills with electric sliding gates.

The Committee was concerned the design would result in the movement of pedestrians and other vehicles on the road being blocked by vehicles trying to enter, and drew this to the attention of Essex County Council Highways over concerns for highway safety.

386.2 Others – provided for information only – EPF/2658/13 and EPF/2711/13.

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

PL387 Decisions

387.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL388 Licensing Applications

No licensing applications had come to officers' attentions.

PL389 Enforcement and Compliance

389.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 1 – 10 January 2014.

Signed:.....
Date: 3 February 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 February 2014 at 7.45pm at 1 Buckingham Court.

Present:

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

Officer: Shirley Haynes (Deputy Town Clerk)

1 member of the public

PL390 Apologies for Absence

Apologies for lateness had been received from Cllr Davies.

PL391 Confirmation of Minutes

The Minutes of the meeting held on 20 January 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL392 Declarations of Interest

No declarations of interest were made.

PL393 Planning Applications

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

Application No: EPF/0014/14

Officer: David Baker

Applicant Name: Mr Steven Toon

Location: 65 Roundmead Avenue, Loughton IG10 1PZ

Proposal: Formation of additional bedrooms in re-profiled and extended roof, including new window with juliet balcony at second floor rear, and first floor side extension over integral garage.

The Committee NOTED the contents of a letter of support.

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

The Committee had NO OBJECTION to this application.

PL394 Matters for Report

394.1 Notice of Enforcement Appeal – 56 Hill Top, Loughton IG10 1PX – erection of a garden wall, piers and gates – Min no PL347.1

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

394.2 EPF/2036/13 – Ripley Grange, Debden Lane, Loughton IG10 2PD – Erection of single dwelling house – Min no PL371.2

The Chairman reported that at the District Area Planning Subcommittee South meeting on 8 January 2014, this application was referred to the District Development Control Committee with a recommendation to refuse.

In the event of this application being approved, the Committee asked the Local Planning Authority to impose the following two conditions:

1. A covenant, (wording to be finalised) between Loughton Town Council, Epping Forest District Council and the applicant, to prevent any further development of the land; and
2. An agreement to open the premises on Heritage Open Days as part of the Town Council scheme, to ensure compliance with NPPF paragraph 55 on raising architectural standards in the area.

PL395 Planning Applications

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

Application No: EPF/2582/13

Officer: Jennifer Cordell

Applicant Name: Mrs Sumeeta Dhir

Location: 4 Cloverleys, Park Hill, Loughton IG10 4EH

Proposal: Revisions to EPF/0590/13 (Loft conversion with hip to gable and side and rear facing dormers) Revisions including porch, windows, revised roof at rear and roof lights and Juliette balconies.

The Committee feared the proposed Juliette balconies on the east flank wall might have an adverse effect on the amenities of the adjacent residents to the east of the site.

Application No: EPF/2608/13

Officer: James Rogers

Applicant Name: Mr Branko Mihailovic

Location: 52 Upper Park, Loughton IG10 4EQ

Proposal: Proposed demolition of an existing rear extension and construction of new rear and side extension.

The Committee was concerned for the privacy and amenities of the neighbours.

Application No: EPF/2626/13

Officer: Clare Munday

Applicant Name: Steven Holt

Location: 3 High Silver, Loughton IG10 4EL

Proposal: Two storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2647/13

Officer: James Rogers

Applicant Name: Mr Paul Caruana

Location: 1 Priory Road, Loughton IG10 1AF

Proposal: Ground floor rear and side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2694/13
Officer: James Rogers
Applicant Name: Mr P Dhaliwal
Location: 5 Regents Place, Loughton IG10 4PP
Proposal: Two storey side extension to existing dwelling.

The Committee expressed concern over the effect of the proposed scheme on the streetscene with the loss of symmetry to the adjoining properties, loss of the chimney stack, and loss of amenity to the neighbours at nos 8 and 9 Regents Place from overlooking.

Application No: EPF/0002/14
Officer: Jennifer Cordell
Applicant Name: Mr David Hollingworth
Location: Beech Farm, High Road, Loughton IG10 4JJ
Proposal: Two storey rear extension.

The Committee considered the chimney a valuable component of this historic barn conversion and that its visibility from the street should be maintained. Members regarded its removal and replacement with a two storey rear extension to be deleterious to the streetscene.

Application No: EPF/0019/14
Officer: David Baker
Applicant Name: Mr & Mrs Adam Howell
Location: 8 Hillcrest Road, Loughton IG10 4QQ
Proposal: Erect a new entrance gate to an existing vehicle crossover, together with provision of railings to existing front boundary enclosure.

The Committee had NO OBJECTION to this application.

Application No: EPF/0047/14
Officer: Jennifer Cordell
Applicant Name: Ms Louise Margolin
Location: Rear of Timpson Ltd, 249 High Road, Loughton IG10 1AD
Proposal: One, two bedroom single storey house.

The Committee strongly OBJECTED to this application, which was considered an unacceptable garden grabbing proposal, with no vehicular and emergency access to the site, and afforded no private amenity space for its future occupants.

Application No: EPF/0049/14
Officer: James Rogers
Applicant Name: Majestic Wine Warehouse
Location: Former Browns of Loughton, 199 High Road, Loughton IG10 1AA
Proposal: Internally illuminated fascia sign.

The Committee had NO OBJECTION to this application.

Application No: EPF/0052/14
Officer: James Rogers
Applicant Name: Mrs Zeynep Akbulut
Location: 75 Alderton Hill, Loughton IG10 3JE

Proposal: Erection of single storey rear and side extension with rear balcony above and alterations to first floor rear fenestration.

The Committee had NO OBJECTION to this application.

Application No: EPF/0093/14

Officer: James Rogers

Applicant Name: Mrs Joelle Haines

Location: 1 Tycehurst Hill, Loughton IG10 1BX

Proposal: First floor side and rear extensions and internal alterations. (Amended application to EPF/0902/13)

Cllrs J Angold-Stephens and C C Pond declared a non-pecuniary interest in this item as they knew the architect.

The Committee had NO OBJECTION to this application.

395.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/0045/14

Officer: Robin Hellier

Applicant Name: Mrs Brenda Mountier

Location: 6 Kings Green, Loughton IG10 1RJ

Proposal: Conservation area works: Fell 2 x Cypress and Coppice 1 x Eucalyptus.

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

395.3 Deemed Permission – provided for information only:

Application No: EPF/2704/13

Officer: Mavis Bird

Applicant Name: Michael Casfikis

Location: 124 Lower Park Road, Loughton IG10 4NE

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

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

395.4 Others – provided for information only – EPF/0009/14.

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

PL396 Decisions

396.1 Decisions by Epping Forest District Council

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

PL397 Licensing Applications

No licensing applications had come to officers' attentions.

PL398 Enforcement and Compliance

398.1 The Committee NOTED the current enforcement cases as advised by the District Council in its weekly lists for 12 – 17 and 20 – 24 January 2014.

Signed:.....
Date: 17 February 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 17 February 2014 at 7.45pm at 1 Buckingham Court.

Present:

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

Officer: Vivienne Messenger (Planning Committee Clerk)

PL399 Apologies for Absence

Apologies for absence had been received from Cllr C C Pond.

PL400 Confirmation of Minutes

The Minutes of the meeting held on 3 February 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL401 Declarations of Interest

Cllrs J Angold-Stephens, Chalk, Davies and Weston declared a non-pecuniary and non-prejudicial interest in EPF/2676/13 owing to comments received on this application from the Loughton Residents Association Plans Group.

Cllr Davies declared a non-pecuniary and non-prejudicial interest in EPF/0091/14 as the applicant was her GP.

PL402 Matters for Report

402.1 Loughton Building Design Award – Min no PL371.1

The Committee NOTED that the award would not be presented this year owing to a lack of nominations meeting the criteria.

402.2 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Unit 2, Station Road, Loughton IG10 1AA – Min no PL383.4

The Committee NOTED that Epping Forest District Council Licensing Section had granted this licensing application, subject to conditions, for the sale of alcohol (off the premises) from Monday to Sunday – 08.00 to 23.00 hours.

402.3 Community Assets – Min no PL352.2

The Planning Committee Clerk reported that Epping Forest District Council had confirmed receipt of the Town Council's Community Asset Right to Bid Nomination for the Sir Winston Churchill Public House, The Broadway, Loughton IG10 3SP.

The next stage involved the assessment of whether the application met the criteria, and the District Council would inform the Town Council when this was completed.

PL403 Planning Applications

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

Application No: EPF/2542/13

Officer: David Baker

Applicant Name: Mr Navin Iyapah

Location: 126 High Road, Loughton IG10 4BE

Proposal: Retention of first floor decking and railings, above existing rear extension, to provide a larger terrace area.

The Committee deplored this retrospective application and OBJECTED to the works, which were considered out of character with the residential area at the rear in Smarts Lane. Members were concerned the neighbouring residents would be disturbed by noise from the outdoor decking area – accentuated by its siting at first floor level.

If the District Council was minded to grant planning permission, the Committee asked that use of glass (for drinking) on the patio was prohibited.

Application No: EPF/2585/13

Officer: Katie Smith

Applicant Name: L & C Design

Location: 89 High Road, Loughton IG10 4JD

Proposal: Demolition of existing house and replace with 10 self-contained 1 bedroom flats.

The Committee OBJECTED to this application which it considered was an overdevelopment of the plot, would dominate the area, and spoil the amenity of the adjacent forest land. Members were additionally concerned by the lack of parking provision proposed, with only one space per occupant allocated.

Since the proposed driveway for the apartment block exited directly onto a section of the High Road that was situated by a bus stop, two busy junctions and close to a school with a school crossing patrol, members were concerned for highway safety.

Application No: EPF/2676/13

Officer: Katie Smith

Applicant Name: Mr and Mrs Lund

Location: 38 Stanmore Way, Loughton IG10 2SA

Proposal: Demolition of the existing building and the erection of a replacement dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The visual impact of the proposed design on the streetscene, particularly the roof line and expansive glass areas, was considered out of keeping and detrimental. Members were also concerned the proposed ridge height would possibly cause loss of light to the adjacent properties, especially to the neighbour downhill of the site.

Application No: EPF/2700/13

Officer: Jennifer Cordell

Applicant Name: Mr Roger Thake

Location: 9 Alderton Close, Loughton IG10 3HQ

Proposal: First floor extension to side of house.

The Committee had NO OBJECTION to this application.

Application No: EPF/2722/13
Officer: Jennifer Cordell
Applicant Name: Mr Warren Shaw
Location: 40 Sparelease Hill, Loughton IG10 1BT
Proposal: Demolition of existing and erection of a replacement dwelling.

The Committee had NO OBJECTION to this application.

Application No: EPF/0034/14
Officer: Clare Munday
Applicant Name: Mr O Stulga
Location: 101 Willingale Road, Loughton IG10 2DD
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0066/14
Officer: James Rogers
Applicant Name: Mr & Mrs James Foster
Location: 10 Ollards Grove, Loughton IG10 4DW
Proposal: Loft conversion with rear dormer and single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0067/14
Officer: James Rogers
Applicant Name: Mrs Nourin Khan
Location: 7 Westall Road, Loughton IG10 2AF
Proposal: Retention of existing outbuilding.

The Committee regretted this retrospective application but had NO OBJECTION, provided the outbuilding was not used as a separate residential dwelling. Members asked for a planning condition to ensure ancillary use with the main house only.

Application No: EPF/0072/14
Officer: Clare Munday
Applicant Name: Mrs John McGahan
Location: 22 Bushfields, Loughton IG10 3JS
Proposal: Erect a wooden roof with open sides to cover a hot tub for privacy of users.

The Committee regretted this retrospective application but had NO OBJECTION.

Application No: EPF/0089/14
Officer: James Rogers
Applicant Name: Mr D Deacon
Location: 10 Cedar Drive, Loughton IG10 2PA
Proposal: Two storey side extension and relocation of brick wall.

The Committee had NO OBJECTION to this application.

Application No: EPF/0091/14
Officer: Jennifer Cordell
Applicant Name: Dr Youssef Haffar
Location: 117 High Road, Loughton IG10 4JA

Proposal: Change of use from dwelling house (use class C3) to NHS doctors' surgery (use class C2). Demolition of existing rear extensions and new two storey rear extension with glazed link to main building and provide parking.

The Committee had NO OBJECTION to the change of use but OBJECTED to the proposed two storey rear extension as its contemporary design conflicted with the existing house and the streetscene.

Application No: EPF/0105/14

Officer: Clare Munday

Applicant Name: Mr Slavek Gredecki

Location: 57 Englands Lane, Loughton IG10 2QX

Proposal: Single storey rear extension.

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

The Committee AGREED to bring forward EPF/0118/14 and dealt with the next two applications together as they were for the same premises.

Application No: EPF/0106/14

Officer: David Baker

Applicant Name: Royal Mail Group

Location: Commercial Unit, 6B Lenthall Road, Loughton IG10 3UF

Proposal: External alterations including: the erection of new palisade fencing and security gates; the installation of a bin store, an oil/air/water cabinet and HCT store; the erection of sheltered cycle and motorcycle parking; the revised layout of existing hardstanding; alterations to south elevation including new entrance canopy and other associated works.

Application No: EPF/0118/14

Officer: David Baker

Applicant Name: Royal Mail Group

Location: Commercial Unit, 6B Lenthall Road, Loughton IG10 3UF

Proposal: New signage on building, and in forecourt area.

The Committee had NO OBJECTION to the external alterations or Royal Mail signage proposed.

Application No: EPF/0113/14

Officer: Jennifer Cordell

Applicant Name: Mr M Clark

Location: 35 The Crescent, Loughton IG10 4PY

Proposal: First floor rear extension, extending main roof, side dormers and roof window to side elevation.

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

The Committee had NO OBJECTION to this application.

Application No: EPF/0140/14

Officer: James Rogers

Applicant Name: Mr Bryan Lovegrove

Location: 9 Ollards Grove, Loughton IG10 4DW

Proposal: First floor extension to bungalow to form four bedroom house.

The Committee had NO OBJECTION to this application.

Application No: EPF/0175/14

Officer: Clare Munday

Applicant Name: Mr Nick Alden

Location: Loughton Station, Old Station Road, Loughton IG10 4PD

Proposal: Grade II listed building application for installation of wireless access points (colour matched) in ticket hall and platform areas and installation of conduit (colour matched) from existing network sources to access points.

The Committee had NO OBJECTION to this application.

403.2 Deemed Permission – provided for information only:

Application No: EPF/0159/14

Officer: Mavis Bird

Applicant Name: Mr & Mrs Paul and Hayley Mobley

Location: 77 Goldings Road, Loughton IG10 2QW

Proposal: Certificate of lawful development for proposed side extension.

The Committee NOTED this application.

403.3 Others – provided for information only – EPF/0147/14

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

PL404 Decisions

404.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL405 Licensing Applications

No licensing applications had come to officers' attentions.

PL406 Enforcement and Compliance

406.1 The Committee NOTED the current enforcement cases as advised by the District Council in its weekly lists for 27 – 31 January and 3 – 7 February 2014.

Signed:.....

Date: 3 March 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 March 2014 at 7.45pm at 1 Buckingham Court.

Present:

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

Officer: Vivienne Messenger (Planning Committee Clerk)

PL407 Apologies for Absence

Apologies for absence had been received from Cllr Weston.

PL408 Confirmation of Minutes

The Minutes of the meeting held on 17 February 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL409 Declarations of Interest

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/0244/14, EPF/0250/14 and EPF/0264/14 as he knew neighbours or applicants on these planning applications.

Cllrs J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in EPF/0264/14 as she knew the applicant.

Cllr Bostock declared a non-pecuniary and non-prejudicial interest in EPF/0244/14 as she knew the applicant.

Cllr Davies declared a non-pecuniary and non-prejudicial interest in EPF/0250/14 as she knew a neighbour.

Cllrs J Angold-Stephens, Chalk, Davies and C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/0236/14 and EPF/0250/14 owing to comments received on these applications from the Loughton Residents Association Plans Group.

PL410 Matters for Report

410.1 Notice of Appeal – EPF/1500/13 – 95 High Road, Loughton IG10 4JD – Proposed double storey rear extension and loft conversion – Min no PL318

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

410.2 Withdrawn application – EPF/2672/13 – 18 St Johns Road, Loughton IG10 1RZ – Proposed lower ground floor rear swimming pool extension, ground floor rear conservatory and office extensions plus new ground floor terrace, rear extensions at first and second floor levels plus balcony at second floor rear, together with front ground floor garage extension, and two storey front extension – Min no PL386.1

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

410.3 Areas of Townscape Merit – Min no PL52.3

Epping Forest District Council's Heritage Asset Consultants recommended in July 2012 that areas of cherished townscape importance, such as the additional conservation areas suggested by the Town Council, should be designated Areas of Townscape Merit.

The Committee asked the District Council for:

1. Information on the parameters it would use for this designation.
2. Which process would be adopted?
3. Over what timescale this would be completed.

As the Heritage Asset Consultants had also suggested certain buildings be added to the Local List and no moves appear to have been made to these ends, the Committee agreed to write to Epping Forest District Council advising:

4. The Town Council wished to make suggestions as soon as possible for additions to the Local List. How would these be evaluated?

410.4 Epping Forest District Council iPlan – Min no PL279.3

The Chairman brought to members' attention the forthcoming District Council Local Councils' Liaison Committee meeting on 6 March 2014 in the Civic Offices at Epping, regarding the Supplementary agenda item 7 – Electronic Presentation of Parish and Town Council Plans. This report gave the current ratio of applications received electronically by the Local Planning Authority (LPA) as currently over 40 per cent, with a projected increase to over 60 per cent in 2014 – 2015. In view of this the LPA recommended that no further paper copies of plans received electronically would be distributed to town and parish councils from 1 October 2014. It also proposed to assist smaller parish councils to enable the presentation of plans electronically to a maximum value of £4,000.

The Committee was extremely concerned by this proposal for the following reasons.

- a) Access to the District Council's Information@Work system (for higher resolution files) to facilitate availability of the plans, rather than downloading these from iPlan for presentation at its Committee meetings, though proposed at the District Council iPlan User Group meeting last summer as a way forward, had not materialised. Consequently no pilot scheme for the larger town councils, Loughton being one of these proposed, to forego receiving paper copies from 2014 had been trialled.
- b) The downloading of plans for a large town council such as Loughton had impacted on the officers' workload to prepare a plans' presentation for each planning meeting. Though Loughton Town Council had a dedicated Planning Committee Clerk, this was considered unique rather than the norm and had increased her

workload substantially, owing to the volume of applications dealt with at the Committee's fortnightly meetings. Members asked why the District Council could not provide town/parish councils with a disc of the relevant planning applications, in place of paper copies.

- c) There were still regular occurrences of plans being unavailable to download from iPlan because of excessively large file sizes. Members asked if these could be compressed when being imported onto iPlan, as it was counterproductive if plans were unviewable on iPlan to the public (and consultees), and defeated its whole purpose.
- d) The Committee encountered difficulties arising from missing plans. This was the case at this meeting with planning application EPF/0268/14 where there were no submitted site location or block plans (to show the development's impact on neighbouring properties). Members noted however, that a rather out of date paper copy of a site location plan had been received and was used as a backup.
- e) Poor quality plans in the form of dyelines and hand drawn plans from architects also did not make for easy viewing when projected at the Town Council's Planning meetings.
- f) Amended plans were another matter for concern. At a recent meeting, the Planning Committee Clerk received amended paper plans for an application on that agenda in the post. Had this not happened, the Committee would have based its representation on incorrect plans as the Clerk does not have time to revisit iPlan repeatedly before each meeting to check for additional or amended plans. Members suggested a time extension of two weeks to reconsider incidences of this nature on these planning applications.
- g) Overall the Committee considered it was vital to improve quality control on new planning applications and this needed to be stronger at the District Council, to reduce the instances of poor quality and missing plans that hampered use of iPlan by consultees and members of the public alike.

410.5 EPF/2664/13 – 48 Church Lane, Loughton IG10 1PD – Redevelopment of site to create four detached dwellings, formation of vehicular access and car parking – Min no PL386.1

The Planning Committee Clerk reported to members that Banner Homes had contacted the Town Council with regard to its submission of amended plans to the District Council. The applicant also stated his wish to address members at the meeting when these amended plans were to be considered.

PL411 Planning Applications

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

Application No: EPF/0199/14

Officer: James Rogers

Applicant Name: Mr Mark & Joan Pahlke

Location: 1 Forest View Road, Loughton IG10 4DX

Proposal: Two storey rear extension (Revised application to EPF/2446/13).

The Committee had NO OBJECTION to this application.

Application No: EPF/0236/14

Officer: David Baker

Applicant Name: Miss Emma Fallon

Location: The Last Post, 227 High Road, Loughton IG10 1BB

Proposal: Removal of condition 1 'Time Limit' of planning permission EPF/0497/13 so as to allow permanent use of section of pavement as an external seating area to the pub, to be open between 9.00am and 8.00pm.

Cllr Chalk declared a non-pecuniary and non-prejudicial interest as she was a patron of The Last Post.

The Committee NOTED the contents of a letter of support.

The Committee NOTED the revised description of the proposal – Variation of condition 1 of EPF/0193/12 so as to allow for a further 3 years the use of a section of pavement to the front of the pub as an external seating area, to be open between 9.00am and 8.00pm Monday to Sunday – and had NO OBJECTION to this application.

Application No: EPF/0244/14

Officer: David Baker

Applicant Name: Mr & Mrs Larn

Location: 72 Queens Road, Loughton IG10 1RS

Proposal: Single storey rear extension, loft conversion with dormer window to side and rear, and front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/0248/14

Officer: Jennifer Cordell

Applicant Name: Ms Sally Hearne

Location: 14 - 17 York Crescent, Loughton IG10 1RW

Proposal: Proposed second floor extensions to 2 no. 2 storey residential block to provide 4 no. additional 1 bed flats.

It was NOTED that the revised location was for 14 – 17 and 18 – 21 York Crescent.

The Committee OBJECTED to this proposal which was considered an over intensification of a plot at a sensitive location on the edge of a conservation area, and asked for a condition (should the LPA decide to grant permission) that would require the fenestration to match the existing flats. Members were concerned that as there was no parking provision provided, this would exacerbate the congested onstreet parking problems and asked for a S106 Agreement to institute residents' parking control in the vicinity, which might make the application acceptable.

The Committee was also concerned by the disruption, which would certainly be caused during construction of the additional storeys, and asked for strict conditions to protect residents' interests and those located nearby.

Application No: EPF/0249/14

Officer: David Baker

Applicant Name: Paul Thomson

Location: Entrance to North Farm, off Spring Grove, Loughton IG10 4QG

Proposal: Formation of vehicular access and erection of 5 bar wooden field gate to provide access to North Farm in connection with a) City of London cattle grazing on land in spring and summer and b) occasional tree works on the land.

The Committee had NO OBJECTION to this application.

Application No: EPF/0250/14

Officer: Jennifer Cordell

Applicant Name: Mr Phillip Leigh

Location: 20 Albion Hill, Loughton IG10 4RA

Proposal: Three new detached dwellings, part single, part two storey with green roofs and including new private access road off Albion Hill.

The Committee NOTED the contents of three letters of objection.

The Committee considered the revised position of the proposed access onto Albion Hill was even more dangerous than the earlier design on EPF/0576/13 and reiterated its previous comments, which were:

The Committee OBJECTED to the proposal which it considered to be a notable example of garden grabbing. The development provided insufficient private amenity space and was likely to involve a loss of amenity to adjacent properties. The creation of an additional access road in a road with existing parking and congestion problems also raised highway safety concerns.

This road was also one of several promoted by the Town Council as suitable for Conservation Area status.

Application No: EPF/0265/14

Officer: Katie Smith

Applicant Name: Mr N Clewes

Location: 43 Algers Road, Loughton IG10 4NG

Proposal: Single storey rear extension.

The Committee expressed concern on the design of the rear extension and its effect on the amenities of the neighbour at no 41 Algers Road. Members considered it was out of keeping with the age and design of the existing house, and was located in an area the Town Council had recommended to the District Council as an additional conservation area.

Application No: EPF/0268/14

Officer: Stephan Solon

Applicant Name: Christine Wheeler

Location: 46 Roydon Close, Loughton IG10 3DN

Proposal: Erection of rear conservatory.

The Committee OBJECTED to this application on the following grounds:

1. The plans were considered defective as there was no plan to show the impact of the development on neighbouring properties.
2. No site location plan had been available on iPlan to download but inspection, at the meeting, of the paper copy received from the District Council revealed a completely out of date plan.

3. The site and proposed rear extension were situated adjacent to a public highway and appeared to extend to the site boundary.
4. No pre-application advice was given in the application documentation, although a previous application (EPF/0181/14 – Prior notification application for a 4 metre deep single storey rear extension, height to eaves 2.3 metres and overall height of 2.7 metres) had been submitted to the District Council and was registered as invalid, but there were no accompanying plans or documents on iPlan.

Application No: EPF/0278/14

Officer: Katie Smith

Applicant Name: Mrs Amy Rattee

Location: 57 Chequers Road, Loughton IG10 3QE

Proposal: Two storey side and single storey rear extension with roof window, loft conversion with rear dormer window and external render and new black framed windows.

The Committee was concerned the proposal was an over development of a restricted plot, which included works that extended to the site boundary.

Application No: EPF/0285/14

Officer: Jennifer Cordell

Applicant Name: Mr Xue Bai

Location: 1 Oakwood Parade, Oakwood Hill, Loughton IG10 3EL

Proposal: Revision to EPF/1884/12 (coffee shop) to permit use as sushi shop (A3/A5)

The Committee had NO OBJECTION to this application.

411.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/0264/14

Officer: Robin Hellier

Applicant Name: Mr Robert Wilmot

Location: Deerhurst, 50 Baldwins Hill , Loughton IG10 1SF

Proposal: Baldwins Hill Conservation Area - Leyland; Fell.

The Committee NOTED this application.

411.3 Others – provided for information only – EPF/0233/14, EPF/0239/14 and EPF/0385/14

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

PL412 Decisions

412.1 Decisions by Epping Forest District Council

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

PL413 Local Government (Miscellaneous Provisions) Act 1982 Street Trading Licence

413.1 Street Trading Consent (Renewal) – Chester Road – Mr John Fitzpatrick

The Committee had NO OBJECTION to the renewal of this application.

PL414 Licensing Applications

414.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Loughton Sports Academy, Langston Road, Loughton IG10 3TQ

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

PL415 Enforcement and Compliance

415.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 10 – 14 February 2014.

Signed:.....

Date: 17 March 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 17 March 2014 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C C Pond (in the Chair)

J Angold-Stephens

C Davies

J Bostock

S Weston (until Min no PL421)

M Chalk

Also in attendance:

Councillors: P Beales

D Wixley

Officer: Vivienne Messenger (Planning Committee Clerk)

8 members of the public

PL416 Apologies for Absence

No apologies for absence had been received.

PL417 Confirmation of Minutes

The Minutes of the meeting held on 3 March 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL418 Declarations of Interest

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in EPF/2664/13 as she knew a Church Lane resident.

Cllr Beales declared a non-pecuniary and non-prejudicial interest in the following items – EPF/2664/14 as he had received correspondence from residents, EPF/0306/14 as he knew the applicant, and EPF/0407/14 as his property adjoined this site at the rear.

Cllr Bostock declared a non-pecuniary and non-prejudicial interest in EPF/0319/14 as she knew the applicant.

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in agenda item 5, Essex County Council application – CC/EPF/16/14 – Alderton Infant and Junior School, as a member of the County Council and would give his declaration of interest for EPF/2664/13 when the item was reached on the agenda.

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

Cllrs J Angold-Stephens, Beales, Chalk, Davies, C C Pond, Weston and Wixley declared a non-pecuniary and non-prejudicial interest in EPF/2664/13, EPF/0319/14, EPF/0355/14 and EPF/0383/14 owing to comments received on these applications from the Loughton Residents Association Plans Group.

The Committee AGREED to bring forward item 4.3 as members of the public were interested in this planning application.

PL419 Amended application – EPF/2664/13 – 48 Church Lane, Loughton IG10 1PD – Redevelopment of site to create four detached dwellings, formation of vehicular access and car parking – Min no PL410.5

Cllr C C Pond said he had had a great deal of contact with, and given some assistance as a County Councillor, to residents following this Committee's objection to the original planning application on this site, to which the agenda item tonight was an amendment. He stated that he had had no contact with any neighbours before the Committee's decision. He had taken advice from the Epping Forest District Council Monitoring Officer, and did not consider he had a prejudicial interest under the code of conduct as a result of that involvement. However, in case anybody should consider he had fettered his discretion, he would withdraw from the discussion and voting on these amended plans.

Cllr C C Pond left the meeting and Cllr Davies took the chair for this item only.

The Committee NOTED the contents of three letters of objection.

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

The Committee reiterated its previous comments made on this application, which were:

The Committee strongly OBJECTED to this application on the basis that the proposal was an overdevelopment of the site leaving little private amenity space; was garden grabbing and contrary to government guidelines; would have a deleterious effect on the neighbours in Wellfields; and was out of keeping with the streetscene.

Members were concerned for highway safety by the narrowness of the access road and that it would exit near a busy T-junction. There were also concerns that the removal of so many trees from the site and the lack of screening to be retained, would lead to a loss of privacy for the residents in Wellfields and Church Lane.

Cllr C C Pond rejoined the meeting and retook the chair.

PL420 Planning Applications

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

Application No: EPF/0219/14

Officer: James Rogers

Applicant Name: Mr Nicholas Rust

Location: 49 Southern Drive, Loughton IG10 3BX

Proposal: Single storey side and rear extension with part second storey to side and rear.

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 considered this a particularly poor design and reiterated its previous comments made on this application, which were:

The Committee OBJECTED to this application. Owing to its close proximity to the neighbouring property of no 51 Southern Drive, the two storey side extension would create a terracing effect that would be detrimental to the character and appearance of the streetscene. It was therefore deemed contrary to Policy DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations.

Members were also concerned the minimal gap that would remain from the proposed works to no 49 would leave the owner of no 51 Southern Drive unable to maintain the flank wall of his dwelling.

Cllr Weston left the meeting.

PL421 Matters for Report

421.1 Northern Gateway Access Package (NGAP) – Min no PL120.3

The Committee maintained its previous objections to this scheme from 2012, which were:

The Town Council expressed 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 considered the proposal was likely to have deleterious effects on Loughton and the Forest.

Loughton Town Council supported the responses made by Epping Forest District Council and Waltham Abbey Town Council and furthermore submitted its own objections 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.*

The Committee nominated the Town Clerk to attend the meeting at Waltham Abbey Town Council on 20 March 2014 at 7.30pm to hear the presentation by Mr John Preston, Director of Planning and Economic Development at Epping Forest District Council. Members asked that the Town Clerk bring to the attention of those present at the meeting their further concerns below.

In addition to the eleven points the London Borough of Enfield stated it could include for the NGAP in this multi-modal package, the Committee drew attention to the following points that did not appear to be included but were the main reasons the scheme had been refused planning permission by the Secretary of State in 2001 following a public enquiry.

These were that:

- i. The scheme failed to demonstrate that there were very special circumstances which justified such development in the Green Belt;
- ii. Concern over Nature Conservation issues;
- iii. Issues about the traffic implications of the scheme regarding atmospheric pollution, particularly from HGVs.

Members also NOTED that the “duty to cooperate” had not been discharged.

421.2 Withdrawn application – EPF/1791/13 – Land adj 2 Malvern Gardens, Loughton IG10 3AD – Pair of 3 bed semi-detached houses. (Revised application) – Min no PL310.1

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

PL422 Essex County Council application – CC/EPF/16/14 – Alderton Infant and Junior School, Alderton Hall Lane, Loughton IG10 3HE – The construction of an extension to the Infants School to provide 2 classbases, group room, toilet facilities and ancillary accommodation. The construction of a further extension to provide a new reception and school office for the Infants School. The construction of an extension to the Junior School to provide a new library and 2 group rooms. The provision of a new pedestrian entrance to the Infants School. The relocation of the existing trim trail.

The Committee had NO OBJECTION to this application subject to a review of parking restrictions and traffic management to include:

1. The prevention of parking on verges by the use of bollards and/or yellow lines.
2. A planning condition for highway improvements to install pedestrian refuges across the mouths of The Lindens and Greenfields.

Members considered whether to seek to refer this application to Essex County Council’s Development and Regulation Committee, but did not appoint a representative to attend the relevant meeting at this present time.

PL423 Essex County Council – Essex Replacement Minerals Local Plan – Proposed Main Modifications Consultation

The Committee AGREED to defer this item for consideration at the next meeting as the consultation did not close until 24 April 2014.

PL424 Planning Applications

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

Application No: EPF/2519/13

Officer: Jennifer Cordell

Applicant Name: Mr & Mrs Alderslade

Location: 44 Fallow Fields, Loughton IG10 4QP

Proposal: Hips to gable extension and loft conversion with front and rear dormers and first floor side extension above existing garage.

The Committee had NO OBJECTION to this application but was concerned by the proposal's adverse effect on the streetscene and by the loss of the chimney.

Application No: EPF/0232/14

Officer: James Rogers

Applicant Name: Mr John Waites

Location: 56 Hill Top, Loughton IG10 1PX

Proposal: Replacement garden wall.

The Committee saw no reason why the height of the proposed replacement wall should be greater than that allowed under permitted development. Members were also concerned the proposed cladding arrangement would appear to encroach onto the highway.

Application No: EPF/0295/14

Officer: David Baker

Applicant Name: Mrs Liwen Huang

Location: 9 Colson Path, Loughton IG10 3QZ

Proposal: Two storey side extension with ground floor rear extension and ground floor front extension.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/0296/14

Officer: Jennifer Cordell

Applicant Name: Mr Brendan McParland

Location: 94 Lawton Road, Loughton IG10 2AA

Proposal: Change of use of building (former NHS Centre) to 3 no. dwelling (Use Class C3).

Application No: EPF/0297/14

Officer: Jennifer Cordell

Applicant Name: Mr Brendan McParland

Location: 94 Lawton Road, Loughton IG10 2AA

Proposal: Proposed attached 3 bedroom dwelling.

The Committee had NO OBJECTION to these applications as they seemed from the plans to be family dwellings, but the Committee might have taken a different view if they had been designed for multiple occupation.

Members were concerned that the division of the plot into separate garden areas was not shown so it was difficult to see if sufficient private amenity space would be provided for each dwelling.

Application No: EPF/0319/14CA

Officer: Katie Smith

Applicant Name: Ms Nancy Venables

Location: Woodbury Homes, 25A York Hill, Loughton IG10 1RL

Proposal: Air conditioning unit fitted to roof.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as it considered the air conditioning unit installed on the roof to be unsightly and too conspicuous, especially as the premises were in a conservation area. The unit should be moved or screened.

Application No: EPF/0325/14

Officer: Jennifer Cordell

Applicant Name: Mr Aiden Garner

Location: 45 Alderton Hill, Loughton IG10 3JD

Proposal: Two storey front, rear and side extensions and front and rear dormer windows.

The Committee had NO OBJECTION to this application but disliked the design which was considered ugly and would not enhance the streetscene.

Application No: EPF/0341/14

Officer: James Rogers

Applicant Name: Mr Donatas Latkauskas

Location: 25 Greenfields, Loughton IG10 3HF

Proposal: Single storey front extension with mono pitched roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/0347/14

Officer: David Baker

Applicant Name: Miss Emma Burrows

Location: Unit 5, Loughton Business Centre, 5 Langston Road, Loughton IG10 3FL

Proposal: Change of use of ground floor business unit to a personal training studio.

The Committee had NO OBJECTION to this application.

Application No: EPF/0348/14

Officer: Jennifer Cordell

Applicant Name: Mr Andrew Wales

Location: 87 Tycehurst Hill, Loughton IG10 1BZ

Proposal: Proposed single storey rear extension, side dormer window and replacement dormer window to rear.

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

The Committee disliked the design, particularly that of the positioning of the staircase window, but had NO OBJECTION to this application.

Application No: EPF/0355/14

Officer: Robin Hellier

Applicant Name: Mr Marc Bruce

Location: 2 The Chase, Loughton IG10 4RE

Proposal: TPO/EPF/04/98 - 4x Black Poplars – Fell.

The Committee NOTED the contents of a letter of objection.

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

Application No: EPF/0360/14

Officer: David Baker

Applicant Name: Mr B Kerai

Location: 78 Queens Road, Loughton IG10 1RS

Proposal: Roof extension with three rear dormers and front and side roof light windows (amendment to planning approval EPF/2518/13 involving raising of front gable roof feature).

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 NOTED the design aspects of this application were important as Epping Forest District Council was proposing to add the adjacent plot in Pump Hill to the York Hill Conservation Area.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.40pm.

Application No: EPF/0379/14

Officer: James Rogers

Applicant Name: Mr Carlo Saruso

Location: York House, 18B York Hill, Loughton IG10 1RL

Proposal: First floor side extension.

The Committee had NO OBJECTION to this application

Application No: EPF/0383/14

Officer: Robin Hellier

Applicant Name: Mr Webster

Location: 43 Colebrook Lane, Loughton IG10 2HJ

Proposal: TPO/EPF/13/90; Oak - root severance to enable installation of root barrier.

The Committee NOTED the contents of a letter of objection.

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.

Moreover, the Committee requested that machinery access was solely for the installation of the barrier.

Application No: EPF/0384/14

Officer: James Rogers

Applicant Name: Mr Matthew Hagger

Location: 4 Albion Hill, Loughton IG10 4RA

Proposal: Two-storey front extension (Amended application to EPF/1018/13).

The Committee restated its previous comments for EPF/1018/13, which were:

The Committee had NO OBJECTION to this application but asked the District Council Planning Officer to maintain an existing condition covered in the Section 106 Agreement connected with application EPF/1097/09, which restricted the number of pupils allowed on the site to 243 associated with the school travel plan.

Application No: EPF/0407/14CA

Officer: David Baker

Applicant Name: Mr Balbir Doal

Location: 5 Baldwins Hill, Loughton IG10 1SE

Proposal: Two storey side and rear extension, conservatory and internal alterations. (Amended application to EPF/0298/12 including new porch, provision of basement room under rear garden room, and tiled roof to garden room/conservatory).

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

424.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/0342/14

Officer: Robin Hellier

Applicant Name: Mr John Harris

Location: 57 Staples Road, Loughton IG10 1HR

Proposal: Staples Road Conservation area - Fell pine and replace.

The Committee NOTED this application.

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

Application No: EPF/0380/14

Officer: Mavis Bird

Applicant Name: Mr B Ivanov

Location: 68 Alderton Hall Lane, Loughton IG10 3HE

Proposal: Certificate of lawful development for proposed roof extension and loft conversion, rear extension, porch and side extension and rear single storey extension and new porch.

The Committee NOTED this application.

Application No: EPF/0410/14

Officer: Mavis Bird

Applicant Name: Mr Cedric Wong

Location: 29 The Drive, Loughton IG10 1HB

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

The Committee NOTED this application.

424.4 Others – provided for information only – EPF/0310/14, EPF/0422/14 and EPF/0426/14

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

PL425 Decisions

425.1 Decisions by Epping Forest District Council

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

PL426 Licensing Applications

No licensing applications had come to officers' attentions.

PL427 Enforcement and Compliance

427.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 17 February – 7 March 2014.

Signed:.....

Date: 31 March 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 31 March 2014 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C C Pond (in the Chair)

J Bostock

S Weston

M Chalk

P Beales (as substitute for Cllr J Angold-Stephens)

C Davies (from Min no PL430)

Also in attendance:

Councillors: D Wixley

Officer: Vivienne Messenger (Planning Committee Clerk)

3 members of the public

PL428 Apologies for Absence

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

PL429 Confirmation of Minutes

The Minutes of the meeting held on 17 March 2014 were CONFIRMED as a correct record and signed by the Chairman.

Cllr Davies joined the meeting.

PL430 Declarations of Interest

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in agenda item 5, Essex County Council – Essex Replacement Minerals Local Plan – Proposed Main Modifications Consultation, as a member of the County Council.

Cllrs C C Pond and Wixley declared a non-pecuniary and non-prejudicial interest in EPF/0402/14 as they had received a briefing from the applicant along with other Town and District Councillors.

Cllr Bostock declared a non-pecuniary and non-prejudicial interest in EPF/0402/14 as she had a friend who lived in Church Close.

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

Cllrs Beales, Chalk, Davies, C C Pond, Weston and Wixley declared a non-pecuniary and non-prejudicial interest in EPF/0439/14 and EPF/0444/14 owing to comments received on these applications from the Loughton Residents Association Plans Group.

PL431 Planning Applications

The Committee AGREED to bring forward the following items, as Cllr Wixley and members of the public were interested in these applications.

Application No: EPF/0421/14

Officer: David Baker

Applicant Name: Mr Andrew Haney

Location: 64 Roundmead Avenue, Loughton IG10 1PZ

Proposal: Part one and part two storey rear extension, alterations to rear dormer window, erection of front extension, and enlargement of outbuilding at the foot of rear garden.

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

The Committee had NO OBJECTION to this application.

Application No: EPF/0439/14

Officer: Katie Smith

Applicant Name: Mr Chris Pasterfield

Location: Land adj to 22 and 28 Oakwood Hill Industrial Estate, Loughton IG10 3TZ

Proposal: Erection of a new MOT workshop, grounds maintenance workshop with office facilities, glasshouses and associated parking, storage areas and fencing. (Revised application to EPF/0063/13).

The Committee NOTED the contents of a letter of objection.

The Committee considered the alterations made to the previous application were not sufficient to overcome its previous objections, which included the wholesale removal of trees from the site (which it considered to have been an act of vandalism) and the loss of amenity to residents on the neighbouring Oakwood Hill Estate, especially those living opposite in the flats in Longcroft Rise and Marlescroft Way from the ugly design of the proposed structures. The Committee pointed out that the last established use of the site was residential.

If, however, the District Council was minded to grant permission, the Committee asked for the following conditions.

1. The net loss of approximately 100 trees to be replaced elsewhere in Loughton.
2. The wall of the MOT workshop to be painted green and for the roof to be environmentally friendly, such as a sedum roof, to reduce its visual impact on the streetscene and loss of amenity to the flat occupants opposite who would look down on the development.
3. The wall should be clad with climbing plants.

Members were, however, pleased to see the preserved trees on the site would be protected from root damage and that these trees would support the blending in of the proposed buildings at the rear by the railway line.

PL432 Matters for Report

432.1 Chigwell Parish Council application for the designation of a Neighbourhood Plan Area – PL374

The Committee NOTED the decision in the minutes of the Epping Forest District Council (EFDC) Cabinet meeting of 3 March 2014 as detailed below:

1. That the area covering the Parish of Chigwell be designated a neighbourhood area, following the receipt of representations; and
2. That all responsibilities between designating the neighbourhood area and bringing the neighbourhood plan into force, in this and any subsequent neighbourhood plan, be delegated to the Director of Neighbourhoods.

It was also NOTED the reasons for the decision enabled EFDC to meet its obligations under the Localism Act 2011.

432.2 Notice of Appeal – EPF/0014/14 – 65 Roundmead Avenue, Loughton IG10 1PZ – Formation of additional bedrooms in re-profiled and extended roof, including new window with juliet balcony at second floor rear, and first floor side extension over integral garage – Min no PL393

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

432.3 Amended application – EPF/2664/13 – 48 Church Lane, Loughton IG10 1PD – Redevelopment of site to create four detached dwellings, formation of vehicular access and car parking – Min no PL419

The Committee nominated Cllr C C Pond as its representative to speak on behalf of the Town Council when this application, and at his discretion the other Loughton planning applications, would be considered at the District Council Area Planning Subcommittee South on Wednesday 2 April 2014 at Roding Valley High School, Brook Road, Loughton.

432.4 Northern Gateway Access Package (NGAP) – Min no PL421.1

The Town Clerk attended the meeting of Waltham Abbey Town Council held on 20 March 2014 at which Mr John Preston, Director of Planning and Economic Development at Epping Forest District Council, gave a comprehensive presentation on the history of the failed application by the London Borough of Enfield for a new Northern Gateway Access Road and its current plans regarding that road contained in the Northern Gateway Access Package.

The Committee ASKED the Town Clerk to write a letter to the London Borough of Enfield based on the objections and concerns raised in Min no PL421.1, with a copy to the other interested stakeholders, and AGREED to maintain a watching brief in this regard.

432.5 EPF/0268/14 – 46 Roydon Close - Erection of rear conservatory – Min no PL411.1

The Committee revisited this application as the District Council Planning Officer had supplied coloured copies of the plans, which showed the proposal more clearly, and had NO OBJECTION.

432.6 Areas of Townscape Merit – Min no PL410.3

The Committee NOTED that an update from the District Council would be provided at the next meeting.

PL433 Essex County Council – Essex Replacement Minerals Local Plan – Proposed Main Modifications Consultation

The Committee NOTED the information received from Essex County Council.

PL434 Planning Applications

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

Application No: EPF/0280/14

Officer: David Baker

Applicant Name: Mrs Susan Kaur

Location: 57 Wellfields, Loughton IG10 1PA

Proposal: Two storey side extension, three storey rear extension, with loft conversion and enclosed porch.

The Committee OBJECTED to this application which was considered an overdevelopment of the site. Members commented that the extension should be subsidiary to the roof of the main dwelling and were extremely concerned by the depth of the proposed three storey rear extension, which was considered excessive and detrimental for the following reasons:

1. Its adverse effect on the amenities of the neighbour at no 55 Wellfields.
2. The streetscene, as the building line was staggered at this locality.
3. It would close the open aspect of the site.

Application No: EPF/0337/14

Officer: David Baker

Applicant Name: Mrs Gudrun Bodart

Location: 17 Brooklyn Avenue, Loughton IG10 1BL

Proposal: Proposed loft conversion to include gable to hip alteration and rear dormer window, together with alterations to elevations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0402/14

Officer: Jennifer Cordell

Applicant Name: Ortus Homes Ltd and BUPA LeaseCo (Guernsey) Ltd

Location: Gable Lodge, 108 Church Hill, Loughton IG10 1LH

Proposal: Erection of three storey building comprising 11 age exclusive apartments with associated communal facilities, access, parking and landscaping. (Demolition of existing buildings).

The Committee NOTED the contents of a letter of concern.

In the knowledge that this application would be referred to the District Council's Area Planning Subcommittee South, the Committee drew to its attention its regret over the loss of the existing building, which was considered a notable feature of the streetscene and an unrecognised heritage asset.

Members expressed concern for the amenities of the neighbours in Church Close and asked for a planting condition behind the railings and the retention of as many trees as possible. It would also appear that the parking provision was insufficient.

The Committee asked for conditions on working hours to avoid disturbance to neighbouring residents.

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

Application No: EPF/0442/14

Officer: James Rogers

Applicant Name: Mr Matthew Hagger

Location: Oaklands Preparatory School, 8 Albion Hill, Loughton IG10 4RA

Proposal: Erection of two-storey extension for pupils' toilets and first floor classroom.

Application No: EPF/0443/14

Officer: James Rogers

Applicant Name: Mr Matthew Hagger

Location: Oaklands Preparatory School, 8 Albion Hill, Loughton IG10 4RA

Proposal: Erection of two-storey extension for ground floor hall and basement classroom.

The Committee had NO OBJECTION to the proposed developments but this was only on the basis that the agreement between Epping Forest District Council and the school limiting the number of pupils/staff was maintained.

Application No: EPF/0444/14

Officer: Katie Smith

Applicant Name: Mr Peter Robinson

Location: 1 Colson Road, Loughton IG10 3RN

Proposal: Proposed double storey side extension.

The Committee NOTED the contents of a letter of objection.

The Committee was concerned for the streetscene as the proposed extension should be subsidiary to the main building, and stepped back and down; and expressed concern for the integrity and maintenance of the hedge.

Application No: EPF/0549/14

Officer: Jennifer Cordell

Applicant Name: Essex County Council - Andrew Cook

Location: Alderton County Junior and Infant School, Alderton Hall Lane, Loughton IG10 3HE

Proposal: County Council application for the construction of an extension to the Infants School to provide 2 classbases, group room, toilet facilities and ancillary accommodation. The construction of a further extension to provide a new reception and school office for the Infants School. The construction of an extension to the Junior School to provide a new library and 2 group rooms. The provision of a new pedestrian entrance to the Infants School. The relocation of the existing trim trail

The Committee NOTED this application which had been considered at the previous meeting.

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

Application No: EPF/0090/14

Officer: Stephan Solon

Applicant Name: Mr Vijay Patel

Location: 182 Roding Road, Loughton IG10 3BS

Proposal: Certificate of lawful development for proposed conversion of Flat 5 from a one-bedroom, two-person flat into a two-bedroom, three-person flat.

The Committee NOTED this application.

434.3 Others – provided for information only – EPF/0357/14 and EPF/0490/14/CA

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

PL435 Decisions

435.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL436 Licensing Applications

436.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of 209 D/E High Road, Loughton IG10 1BB.

The Committee commented that on the grounds of preventing public nuisance, Epping Forest District Council's Licensing Sub-Committee should confine alcohol consumption to the interior of the premises.

PL437 Enforcement and Compliance

437.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 10 – 28 March 2014.

Signed:.....

Date: 14 April 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 14 April 2014 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

Also in attendance:

Councillors: D Wixley

Officer: Vivienne Messenger (Planning Committee Clerk)

PL438 Apologies for Absence

No apologies for absence had been received.

PL439 Confirmation of Minutes

The Minutes of the meeting held on 31 March 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL440 Declarations of Interest

Cllrs J Angold-Stephens, Chalk, Davies, C C Pond, Weston and Wixley declared a non-pecuniary and non-prejudicial interest in EPF/0209/14 owing to comments received on this application from the Loughton Residents Association Plans Group.

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/0209/14 as a number of residents had spoken to him prior to the meeting, and EPF/0493/14 as he was acquainted with the owner.

Cllr Weston declared a non-pecuniary and non-prejudicial interest in EPF/0554/14 as she was acquainted with the applicant.

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

PL441 Matters for Report

441.1 Areas of Townscape Merit – Min no PL432.6

The Committee strongly urged Epping Forest District Council to adopt a designation for Areas of Townscape Merit as an associated Local Plan policy, and include it as a draft policy in the Preferred Options consultation stage of the Local Plan that was due later this summer.

441.2 Heritage Asset Review – Min no PL120.2

The Chairman reported that the District Council Cabinet had agreed to the Staples Road and York Hill Conservation Area Character Appraisals.

The Committee CONFIRMED that a letter was to be sent to Epping Forest District Council requesting the adoption of an Article 4 Direction (removing the same permitted development rights as in the Staples Road Conservation Area) for both the York Hill and Baldwins Hill Conservation Areas, to better protect the appearance and ambience of those areas, and the better to discharge EFDC's statutory responsibility to enhance and preserve them.

441.3 Planning application EPF/0355/14 – 2 The Chase, Loughton IG10 4RE – TPO/EPF/04/98 - 4 x Black Poplars – Fell – Min no PL424.1

As new information had been received from the District Arboricultural Officer, members reconsidered their response from the previous meeting, which was amended in this instance to:

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.

441.4 Amended application – EPF/2664/13 – 48 Church Lane, Loughton IG10 1PD – Redevelopment of site to create four detached dwellings, formation of vehicular access and car parking – Min no PL432.3

The Chairman reported that he had spoken at the District Council Area Planning Subcommittee South on 2 April 2014 at Roding Valley High School to voice the Town Council's objections. District members had subsequently objected unanimously to the proposed scheme.

He also stated that he had given the Town Council's objections to EPF/2707/13 – 2 Churchfields, Loughton IG10 1AG – Demolition of existing bungalow and erection of a pair of two storey semi-detached dwellings plus rooms in loft, and 2 front car parking spaces (Revised application to EPF/1755/13) – Min no PL386.1. The District Council Committee approved planning permission, but the Local Planning Authority would add conditions to retain control over any further development with the removal of specified permitted development rights.

PL442 Epping Forest Strategic Land Availability Assessment – Call for Sites – Min no. PL791.5 (2011/12)

The Committee suggested the area between the High Road and Clifton Road from the Halifax at no 186 High Road to Robert Dyas, nos 226-228 High Road (not inclusive), for redevelopment with more, but low rise, residential accommodation above shops more suited to current retail requirements, and public amenity space, to improve the ambience of the High Road at this location.

PL443 Planning Applications

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

Application No: EPF/2649/13

Officer: Jennifer Cordell

Applicant Name: Mr Martin Rigg

Location: 66 Englands Lane, Loughton IG10 2QQ

Proposal: Demolition of existing house and erection of 2 x 3 bedroom two storey houses and 2 parking spaces.

The Committee would prefer to retain the existing period house which it considered was more in keeping with this road. However, if the District Council was minded to grant permission for its replacement, members would like the proposed ridgeline to be no higher than the properties of nos 68 – 70 Englands Lane.

The Committee also requested conditions to protect the amenities of the neighbours during construction.

Application No: EPF/0209/14

Officer: Clare Munday

Applicant Name: Mr Steve Cameron

Location: Debden House, Debden Green, Loughton IG10 2NZ

Proposal: Change of use of one third of kitchen garden as a wood reclamation yard.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application, which it considered was a completely inappropriate development on Green Belt Land that would have a harmful effect on residents, and on the biodiversity and wildlife of the site.

Application No: EPF/0445/14

Officer: Katie Smith

Applicant Name: Mr Arturas Janavicius

Location: 13 Roydon Close, Loughton IG10 3DN

Proposal: Proposed single storey infill extension to front and rear elevations and internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0447/14

Officer: David Baker

Applicant Name: Mr Dave Mundy

Location: 91 Spring Grove, Loughton IG10 4QG

Proposal: First floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0464/14

Officer: James Rogers

Applicant Name: Miss Emma Gumbleton

Location: 35 Queens Road, Loughton IG10 1RR

Proposal: Replacement windows - changing aluminium frame double glazing to uPVC double glazing, maintaining existing dimensions - Windows in: Kitchen, Bathroom, Toilet, 1st Bedroom, 2nd Bedroom, 3rd Bedroom and hallway. Velux roof window side aspect in the kitchen and two velux windows in the top bedroom front aspect.

The Committee commented that the plans were insufficient to show how the proposed windows would match those of the streetscene.

Application No: EPF/0493/14CA

Officer: Jennifer Cordell

Applicant Name: Mr Martin Cooper

Location: Loughton Lodge, Steeds Way, Loughton IG10 1HX

Proposal: Front and rear dormer windows, revision to existing first floor rear extension and new first floor rear window.

The Committee had NO OBJECTION to this application.

Application No: EPF/0502/14

Officer: Ralph Bintley

Applicant Name: Mr Matthew Mead

Location: 21 Hillcrest Road, Loughton IG10 4QH

Proposal: Front extension to porch and garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/0510/14

Officer: Ralph Bintley

Applicant Name: Mr Jamil Qureshi

Location: 56 Algiers Road, Loughton IG10 4NG

Proposal: Single storey rear extension to replace conservatory.

The Committee had NO OBJECTION to this application.

Application No: EPF/0519/14

Officer: Ralph Bintley

Applicant Name: Mr Didier Blanchet

Location: 24 Meadow Road, Loughton IG10 4HX

Proposal: Rear ground floor extension and side extension.

The Committee disliked the design of the proposed works, which it considered failed to complement the existing dwelling and would adversely affect the adjacent property at no 26 Meadow Road.

Application No: EPF/0525/14

Officer: David Baker

Applicant Name: Mr John Redgrave

Location: 1 Pyrles Lane, Loughton IG10 2NW

Proposal: Removal of existing garage and construction of two storey side extension and new front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/0545/14

Officer: James Rogers

Applicant Name: Mr David King

Location: 34 Albion Hill, Loughton IG10 4RD

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0550/14

Officer: Robin Hellier

Applicant Name: Edward Taub Letting Agents

Location: 10 Hazelwood, Loughton IG10 4ET

Proposal: TPO/EPF/26/11:Cedar - Selective crown reduction 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/0554/14

Officer: Jennifer Cordell

Applicant Name: Ms Stephanie Valente

Location: 1 Kenilworth Gardens, Loughton IG10 3AG

Proposal: Proposed first floor rear extension. (Revised application to EPF/2264/13).

The Committee had NO OBJECTION to this application.

The Committee AGREED to bring this item forward as it had incorrectly been published in the 'Others' section of the Weekly List of 4 April 2014.

Application No: EPF/0616/14

Officer: Robin Hellier

Applicant Name: Mrs Fiona Woolard

Location: 28 Hazelwood, Loughton IG10 4ET

Proposal: TPO/CHI/03/70 - Ash - Crown reduce as specified.

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

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

Application No: EPF/0617/14

Officer: Ralph Bintley

Applicant Name: Mrs Shirley Lubin

Location: 5 Goldings Rise, Loughton IG10 2QP

Proposal: Garage conversion to habitable room, two rear dormers, four front rooflights and a hip to gable loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/0684/14

Officer: Robin Hellier

Applicant Name: Mrs Alison Rolfe

Location: 55 Baldwins Hill, Loughton IG10 1SN

Proposal: TPO/EPF/04/79 - T12 Oak - Crown reduction by 40%

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.

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

Application No: EPF/0446/14

Officer: David Baker

Applicant Name: Mr Dave Mundy

Location: 91 Spring Grove, Loughton IG10 4QG

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

The Committee NOTED this application.

Application No: EPF/0558/14

Officer: Mavis Bird

Applicant Name: Mr Richard Tremble

Location: 11 The Greens Close, Loughton IG10 1QE

Proposal: Certificate of lawful development for a proposed hip to gable and rear dormer in connection with a loft conversion.

The Committee NOTED this application.

443.3 Others – provided for information only – EPF/0480/14, EPF/0583/14 and EPF/0615/14

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

PL444 Decisions

444.1 Decisions by Epping Forest District Council

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

PL445 Licensing Applications

No licensing applications had come to officers' attentions.

PL446 Enforcement and Compliance

446.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 31 March – 11 April 2014.

Signed:.....
Date: 28 April 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 28 April 2014 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

Also in attendance:

Councillors: S Pewsey (until Min no PL453.2)

Officer: Vivienne Messenger (Planning Committee Clerk)

7 members of the public

PL447 Apologies for Absence

No apologies for absence had been received.

PL448 Confirmation of Minutes

The Minutes of the meeting held on 14 April 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL449 Declarations of Interest

Cllrs J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in EPF/0378/14 as she had been in communication with neighbours and she lived close by the application site.

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/0623/14 as he was acquainted with the applicant but had not spoken to him, and EPF/0630/14 as he had been in communication with the neighbour.

Cllrs J Angold-Stephens, Chalk, Davies, C C Pond and Weston had requested, prior to the meeting, a dispensation under Section 33(2) (b) of the Localism Act 2011 as members of the Loughton Residents Association, which had been granted by the Monitoring Officer, concerning item 8.1 (Street Trading Consent application for Loughton Farmers Market, Centric Parade).

PL450 Planning Applications

The Committee AGREED to bring forward the following items, as members of the public were interested in these applications.

Application No: EPF/0378/14

Officer: Jennifer Cordell

Applicant Name: Saeed Fatemi-Ardakani

Location: 76 Algiers Road, Loughton IG10 4NF

Proposal: Retrospective application for use of an annex to a studio apartment separate from the host dwelling.

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 OBJECTED to this application and deplored its retrospectivity. Members considered it overdevelopment of the garden area and drew the District Planning Officer's attention to additional buildings recently erected on the site.

The Committee considered it particularly inappropriate to create a separate dwelling.

The studio design detracted from the streetscene in Lower Park Road – an area submitted to the District Council for consideration as an additional conservation area by the Town Council.

The Committee considered it was detrimental to the amenities of the neighbours in the adjacent properties in Algiers Road and Lower Park Road. Members also commented the plans submitted gave no detail on the height and massing of the works already carried out.

Application No: EPF/0630/14

Officer: James Rogers

Applicant Name: Mr Falzon

Location: 69 Baldwins Hill, Loughton IG10 1SN

Proposal: Single-storey rear extension, garage conversion and dormer window to front elevation.

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 OBJECTED to this application. It was considered a gross overdevelopment of a very small plot and there was concern that the building line would be breached at the front and thus, visually impact on the neighbouring properties.

The Committee was concerned the scheme would cause grave loss of amenity and light to the neighbours, exacerbated by the large number of trees previously planted at this locality by Dr Fred Stoker, many with TPOs and over 22 metres in height. Members considered the trees were an integral part of the historic landscape and were concerned no account had been submitted with the application documentation.

Members also commented the accompanying Design and Access Statement had incorrectly outlined the property that was shown on an aerial photograph of the site on page 5 (entitled '3 Impact'), which exaggerated the depth of the rear garden and so was misleading.

PL451 Matters for Report

451.1 North London (Electricity Line) Reinforcement Project (EN020009) – Min no PL330.3

The Committee NOTED the information received from the Secretary of State as the decision maker under s103 and s104 of the Planning Act 2008 (as amended), who had decided that development consent should be granted and therefore had made an Order under s114 (1)(a) of the Planning Act 2008.

The Decision documentation, Decision letter and the text of the Order could be viewed at the link below:

<http://infrastructure.planningportal.gov.uk/projects/london/north-london-electricity-line-reinforcement/>

451.2 Notice of application for a new premises licence under the Licensing Act 2003 in respect of 209 D/E High Road, Loughton IG10 1BB – Min no PL436.1

The Planning Clerk reported that this application would be considered by the District Council's Licensing Sub-Committee at its meeting on 13 May 2014 at 10am at the Civic Offices. The Committee agreed to stay with its existing representation.

PL452 Epping Forest District Council Planning Enforcement

The Committee accepted the offer made by the Senior Planning Enforcement Officer, Jerry Godden, to speak at a future meeting on enforcement issues, particularly those regarding business premises, and answer any concerns members were having on any planning enforcement issues.

PL453 Planning Applications

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

Application No: EPF/0467/14

Officer: Katie Smith

Applicant Name: Mr Royston Lambert

Location: St Johns Lodge, St Johns Road, Loughton IG10 1RZ

Proposal: Erection of flat roof extension to existing block of flats to create additional habitable space to existing flat no. 8 at second floor level together with provision of screened roof terrace.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which was considered an overdevelopment of a very impractical site. Members viewed the development as incongruous; it would have an adverse effect on the outline of the existing building and on the streetscene, contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations, and on the ambience in this pleasant part of Loughton.

The Committee expressed concern for the neighbours below from potential noise nuisance and had fears of an uncertain effect on the structural impact of the original building.

Application No: EPF/0623/14CA

Officer: Ralph Bintley

Applicant Name: Mr Kevin Davison

Location: 30 York Hill, Loughton IG10 1HT

Proposal: Two storey rear extension.

The Committee was concerned this was an overdevelopment of a small site and that the infilling of the gap at the rear could harm the amenities of the neighbours at no 9 Ashley Grove, and reduce the views and ambience of the site, which was located in a conservation area.

Cllr Pewsey left the meeting.

Application No: EPF/0625/14

Officer: Jennifer Cordell

Applicant Name: Mrs Julie Witteridge

Location: The White Bridge County Infant and Junior School, Greensted Road, Loughton IG10 3DR

Proposal: Resurface school access road to provide 10 parking bays.

The Committee had NO OBJECTION to this application.

Application No: EPF/0628/14

Officer: Katie Smith

Applicant Name: Mr David Lazenby

Location: Sainsbury's Supermarkets Ltd, 12 Torrington Drive, Loughton IG10 3SZ

Proposal: Application for advertisement consent for the display of signage comprising wall mounted sign, vinyl, ATM vinyl and bus stop signage.

The Committee had NO OBJECTION to this application.

Application No: EPF/0629/14

Officer: Katie Smith

Applicant Name: Mr David Lazenby

Location: Sainsbury's Supermarkets Ltd, 12 Torrington Drive, Loughton IG10 3SZ

Proposal: Installation of mechanical plant at existing Sainsbury's store.

The Committee had NO OBJECTION to this application.

Application No: EPF/0631/14

Officer: Katie Smith

Applicant Name: Mr David Lazenby

Location: Sainsbury's Supermarkets Ltd, Torrington Drive, Loughton IG10 3SZ

Proposal: Variation of condition 2 of planning permission EPF/2178/13 (for demolition of 2-8 and 14-18 Torrington Drive and refurbishment of existing Sainsbury's store, including enlargement of and reconfiguration to the car park, new entrance to the site, alterations to the external appearance of the store including the creation of a new store entrance lobby, and associated works to the store) to allow minor material amendments comprising reconfiguration of car park (reducing number of spaces from 49 to 47) and alterations to front and rear elevations including the installation of an ATM.

The Committee had NO OBJECTION to the reconfiguration of the car park but regretted planting would not be provided.

Application No: EPF/0677/14

Officer: David Baker

Applicant Name: Steven Toon

Location: 65 Roundmead Avenue, Loughton IG10 1PZ

Proposal: Additional bedrooms in re-profiled and extended roof, first floor extension over existing internal garage, Juliet balcony at second floor rear. (Revised application).

The Committee commented that it preferred the design of this revised application.

The Committee AGREED to bring forward EPF/0850/14 as this was for the same premises.

Application No: EPF/0680/14
Officer: James Rogers
Applicant Name: Mr Roy Lanning
Location: Martin the Newsagent Ltd, 16 The Broadway, Loughton IG10 3ST
Proposal: Proposed installation of an ATM.

Application No: EPF/0850/14
Officer: James Rogers
Applicant Name: Mr Roy Lanning
Location: Martin the Newsagent Ltd, 16 The Broadway, Loughton IG10 3ST
Proposal: Associated LED advertising for new ATM.

The Committee had NO OBJECTION to either application.

Application No: EPF/0692/14
Officer: Ralph Bintley
Applicant Name: Mrs Philippa McMullan
Location: Intersport, 214 High Road, Loughton IG10 1ET
Proposal: Proposed illuminated fascia sign and non-illuminated projecting sign.

The Committee had NO OBJECTION to this application.

Application No: EPF/0713/14
Officer: Robin Hellier
Applicant Name: Mr Mark Schofield
Location: Chancery House, 3 St Marys Close, Loughton IG10 1BA
Proposal: TPO/EPF/09/99 - T1 Oak - Reduce broken limb by up to 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/0780/14
Officer: Robin Hellier
Applicant Name: Mr D Blois
Location: 101 Lower Park Road, Loughton IG10 4NE
Proposal: TPO/EPF/09/99 - Oak - Crown reduction as specified.

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in this application as she lived nearby.

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.

453.2 Others – provided for information only – EPF/0712/14

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

Application No: EPF/0612/14

Officer: Don Andrew

Applicant Name: Mr Bendan McRae

Location: Sainsbury's, Old Station Road, Loughton IG10 4PL

Proposal: Confirmation of discharge of all conditions of planning permission EPF/0400/00. (Erection of supermarket including car park, access and servicing arrangements, landscaping and a new commuter car park and public transport interchange).

The Committee drew the District Planning Officer's attention to the non-compliance with condition 36, since electronic displays of public/timetable information had not been provided by the applicant in the store and at the bus stops in Station Approach and Old Station Road.

PL454 Decisions

454.1 Decisions by Epping Forest District Council

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

PL455 Local Government (Miscellaneous Provisions) Act 1982 Street Trading Licence

455.1 Street Trading Consent – Centric Parade, High Road, Loughton – Hughmark Continental Ltd

The Committee had NO OBJECTION to this street trading licence and commented that it would be sensible not to confine the licence to the 1st Sundays of each month and to factor in a variation clause.

PL456 Licensing Applications

No licensing applications had come to officers' attentions.

PL457 Enforcement and Compliance

457.1 The Committee NOTED the reports.

Signed:.....
Date: 12 May 2014

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 12 May 2014 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C C Pond (in the Chair)

J Angold-Stephens

J Bostock

P Beales (as substitute for Cllr Chalk)

H Mann (as substitute for Cllr Davies)

Officer: Vivienne Messenger (Planning Committee Clerk)

1 member of the public

PL458 Apologies for Absence

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

PL459 Confirmation of Minutes

The Minutes of the meeting held on 28 April 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL460 Declarations of Interest

Cllrs J Angold-Stephens, Beales, Mann and C C Pond declared a non-pecuniary and non-prejudicial interest in EPF/0719/14 owing to comments received on this application from the Loughton Residents Association Plans Group.

PL461 Planning Applications

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

Application No: EPF/0757/14

Officer: James Rogers

Applicant Name: Mr Philip Ives

Location: 5 Habgood Road, Loughton IG10 1HF

Proposal: First floor rear extension to property.

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

The Committee OBJECTED to the height, bulk and design of the first floor rear extension, concerned it would have a deleterious effect on the amenities of the neighbours at nos 4 and 6 Habgood Road through loss of light to the principal rooms. The proposal was considered an overdevelopment of the plot that would also create a tunnel effect.

PL462 Matters for Report

462.1 Community Assets – Min no PL402.3

The Committee AGREED to appeal against Epping Forest District Council's formal Decision to refuse the Town Council's application to register the Sir Winston Churchill Public House as a community asset. The Committee considered that the community interest in the premises had been amply

demonstrated by the public meeting held at Epping Forest College, referred to in the submission. Although the meeting had been called to oppose redevelopment, the principal theme to emerge from it was the value placed on the present pub, particularly its garden and outdoor seating area in summer. This had been referred to unprompted by numerous speakers from the public, in the presence of eleven councillors and two senior officers of EFDC, namely Messrs Richardson and Pasterfield.

The Committee asked the Town Clerk to write to the Chief Executive of EFDC at the same time as giving notice of appeal, seeking a revision in the composition of the appeal board, whose prior involvement may indicate their discretion could be fettered.

462.2 Epping Forest Strategic Land Availability Assessment – Call for Sites – Min no PL442

The Planning Committee Clerk reported that the District Council had acknowledged receipt of the Town Council's Call for Sites submission for the redevelopment of Centric Parade, High Road, with more, but low rise, residential accommodation above shops more suited to current retail requirements, and public amenity space, to improve the ambience of the High Road at this location.

462.3 Essex County Council application – CC/EPF/16/14 – Alderton Infant and Junior School, Alderton Hall Lane, Loughton IG10 3HE – The construction of an extension to the Infants School to provide 2 classbases, group room, toilet facilities and ancillary accommodation. The construction of a further extension to provide a new reception and school office for the Infants School. The construction of an extension to the Junior School to provide a new library and 2 group rooms. The provision of a new pedestrian entrance to the Infants School. The relocation of the existing trim trail.

The Committee NOTED the response from Essex County Council that planning permission had been granted.

PL463 Planning Applications

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

Application No: EPF/0540/14

Officer: Ralph Bintley

Applicant Name: Mr Lee Cummings

Location: 19 Albion Hill, Loughton IG10 4RA

Proposal: Two storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0559/14

Officer: James Rogers

Applicant Name: Mr Richard Dickson

Location: Glen Tarras, Nursery Road, Loughton IG10 4EF

Proposal: New 5 bedroom detached house.

The Committee questioned the effect of the height of the proposed dwelling, concerned for the amenities of the neighbours either side, and also considered this was detrimental to the streetscene.

Members also commented that the Design and Access Statement was misleading as the immediate neighbours had their first floor and not, "their second floor within the roof".

Application No: EPF/0593/14

Officer: Jennifer Cordell

Applicant Name: Mr Brian Ceconi

Location: 14 Queens Road, Loughton IG10 1RS

Proposal: Retrospective application for revisions to EPF/0157/13 (front bay window, first floor front extension, single storey rear extension and new roof pitch) to provide dormer window.

The Committee had NO OBJECTION to this application but disliked some of the design features proposed to the bay window.

Application No: EPF/0702/14

Officer: David Baker

Applicant Name: Mr & Mrs Dackombe

Location: 57 Broadstrood, Loughton IG10 2SB

Proposal: Erection of a rear extension at lower ground floor level.

The Committee had NO OBJECTION to this application.

Application No: EPF/0711/14

Officer: Jennifer Cordell

Applicant Name: CK Property Investments Ltd

Location: 184 - 186 High Road, Loughton IG10 1DW

Proposal: Erection of a single storey extension of 132 sq metres.

The Committee had NO OBJECTION to this application.

Application No: EPF/0719/14

Officer: David Baker

Applicant Name: Mr Navin Iyapah

Location: 126 High Road, Loughton IG10 4BE

Proposal: Retrospective application for continued use of premises as a night club - from former use as public house.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application as the previous daytime and evening use as a public house had, by virtue of the unauthorised change of use, been transformed into a late night venue that backed onto a residential area, to the grave detriment of residents of neighbouring houses. Notwithstanding the licensed hours, the Committee suggested that the District Council reduce the hours as a matter of planning control to 1.30am on Fridays and Saturdays, to protect the peace and amenity of those residents.

Members requested that conditions be applied to limit use to the interior of the premises, with no use permitted outside the building. They SUPPORTED the District Council's refusal of planning application EPF/2542/13 for the retention of first floor decking and railings, above the existing rear extension, to provide a larger terrace area.

Application No: EPF/0785/14

Officer: James Rogers

Applicant Name: Adam Walker

Location: 43 Oakwood Hill Industrial Estate, Oakwood Hill, Loughton IG10 3TZ

Proposal: Change of use from purposes within use Class B2 to Purpose within Class B1 and addition of mezzanine floor. Alterations to the exterior of the existing building.

The Committee had NO OBJECTION to this application.

Application No: EPF/0817/14

Officer: James Rogers

Applicant Name: Mr & Mrs Greenberg

Location: 17 Hilltop Close, Loughton IG10 1PY

Proposal: First floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0927/14

Officer: Robin Hellier

Applicant Name: Mrs Martin

Location: 18 Brooklyn Avenue, Loughton IG10 1BL

Proposal: CHI/02/70/A1 - Hornbeam - Crown reduction up to 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.

463.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/0809/14

Officer: Robin Hellier

Applicant Name: Mr Nick Davie

Location: 95 York Hill, Loughton IG10 1HZ

Proposal: 2 x Holly - Crown reduction up to 50%.

The Committee NOTED this application.

463.3 Deemed Permission – provided for information only:

Application No: EPF/0818/14

Officer: Mavis Bird

Applicant Name: Mr & Mrs Greenberg

Location: 17 Hilltop Close, Loughton IG10 1PY

Proposal: Certificate of Lawful Development for a proposed side dormer window.

The Committee NOTED this application.

463.4 Others – provided for information only – EPF/1000/14

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

PL464 Decisions

464.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL465 Licensing Applications

No licensing applications had come to officers' attentions.

PL466 Enforcement and Compliance

466.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly lists for 14 – 25 April and 28 April – 9 May 2014.

Signed:.....

Date: 2 June 2014