

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 2 June 2014 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham J Bostock M Chalk
C Davies (until Min no PL474.2) T Downing

Officers: Vivienne Messenger (Planning Committee Clerk)

9 members of the public

Cllr J Angold-Stephens welcomed the new members of the Committee.

PL467 Apologies for Absence

No apologies for absence were received.

PL468 Confirmation of Minutes

The Minutes of the meeting held on 12 May 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL469 Declarations of Interest

Cllrs Abraham, J Angold-Stephens, Chalk, Davies and Downing declared a non-pecuniary and non-prejudicial interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

EPF/0553/14, EPF/0590/14, EPF/0811/14, EPF/0896/14 and EPF/1005/14.

Cllrs Abraham, J Angold-Stephens, Chalk, Davies and Downing declared a non-pecuniary and non-prejudicial interest in EPF/2664/13 as they knew a neighbour who had objected and was a Loughton Residents Association district councillor.

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in EPF/2009/13 as she knew the neighbour who had objected to this application.

Cllrs J Angold-Stephens and Bostock declared a non-pecuniary and non-prejudicial interest in EPF/0894/14 as they knew neighbours who had objected to this application, one of which was registered to speak.

PL470 Planning Applications

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

Application No: EPF/0579/14

Officer: James Rogers

Applicant Name: Mr Andrew Donnelly

Location: 27 Millsmead Way, Loughton IG10 1LR

Proposal: Erection of new dwelling adjacent to existing and single storey rear extension to host dwelling.

The Committee NOTED the contents of a letter of support and a letter of objection.

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

The Committee OBJECTED to this application for a new dwelling as it was considered an overdevelopment of the plot, and would have an adverse effect on the streetscene.

Application No: EPF/0894/14

Officer: Katie Smith

Applicant Name: Mrs Patricia Colley

Location: Woodberrie, Woodbury Hill, Loughton IG10 1JB

Proposal: Two storey extension to dwelling house, demolition of garage and erection of new dwelling house.

Cllr Chalk declared a non-pecuniary and non-prejudicial interest in this item as she knew one of the objectors who had written a letter.

The Committee NOTED the contents of six letters of objection.

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

The Committee OBJECTED to this application owing to the loss of privacy and amenity, in addition to the overlooking of neighbouring properties that would arise. The contemporary design of the proposed additional structure to the existing house and the new dwelling in the York Hill Conservation Area were both considered unsympathetic and detrimental to the streetscene. Members also voiced concern for highway safety from the narrowness of Woodbury Hill at this location, which is used by pedestrians, particularly school children on a daily basis.

If the District Council was minded to grant this application, the Committee asked for a condition on working hours because of the difficult access to the site.

Application No: EPF/0896/14

Officer: James Rogers

Applicant Name: Mr M Webb

Location: 35 Forest Road, Loughton IG10 1EE

Proposal: Two storey side extension single storey rear extension, loft conversion with rear dormer.

The Committee NOTED the contents of two letters of objection.

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

The Committee OBJECTED to this application as the scheme was considered an overdevelopment of the plot that would destroy the symmetry of the cottages and character of the streetscene. The development would create a loss of amenity to the neighbours from the overlooking of no 33 Forest Road and the adjacent cottages in Chapel Terrace. The Committee was particularly concerned that the loss of hardstanding would exacerbate the difficult parking situation that existed in this heavily congested road.

Application No: EPF/0968/14

Officer: Ralph Bintley

Applicant Name: Mr Ozan Ahmet

Location: 10 Honeycroft, Loughton IG10 3PR

Proposal: Proposed two storey side 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 would have OBJECTED to this development which would extend to the site boundary and cause a terracing effect. Members, however, were unable to consider this application due to the misleading plans submitted, which showed the existence of a dormer at the rear and a velux window in the front that had not been built into the existing roof.

PL471 Matters for Report

471.1 Notices of Appeal:

471.1.1 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 PL441.4

The Committee restated 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.

471.1.2 EPF/2009/13 – Land adjacent to 20 Ollards Grove, Loughton IG10 4DW – New semi-detached house and alterations to existing dwelling. (Revised application) – Min no PL318

The Committee NOTED the contents of a letter of objection.

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

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.

471.2 Epping Forest District Council iPlan – PL410.4

The Committee NOTED that the District Council has been trying to make more information viewable on its website in a bid to improve the consultation process on planning applications and reduce the need to produce hard copies of plans / documents etc. As Town and Parish Council comments as well as other internal and external comments were not confidential items and were background papers to the decision making process, from the week

beginning 12 May 2014, all this correspondence was being published on its website. EFDC had though resisted publishing neighbours' letters because of the need to resource redacting signatures, a resource it did not have available.

471.3 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 PL451.2

The Committee NOTED that Epping Forest District Council Licensing Unit had granted this licensing application for the sale of alcohol from Monday to Sunday – 11.00 to 22.30 hours, subject to several conditions.

471.4 Community Assets – Min no PL462.1

The Committee NOTED the acknowledgement of the Town Council's appeal to the District Council, which had formally refused the application to register the Sir Winston Churchill Public House as a Community Asset.

The District Council would confirm the arrangements to hear the appeal following its Council meeting on 10 June 2014, when the membership of this Panel would be determined.

PL472 Theydon Bois Parish Council application for the designation of a Neighbourhood Plan Area

The Committee NOTED the information received from Epping Forest District Council regarding Theydon Bois Parish Council's application for the designation of a neighbourhood area as the first stage in the preparation of a Neighbourhood Plan.

PL473 Planning Application under delegated powers

473.1 The Committee CONFIRMED the comments prepared under delegated powers by the Planning Committee Clerk for the application below, which arrived too late for the previous Agenda, but owing to time constraints was brought to the attention of members after the meeting on 12 May 2014.

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. (Amended application).

The Committee reiterated its previous comments, as below, made on application EPF/0708/13, since the minor amendments would not change its view.

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.

PL474 Planning Applications

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

Application No: EPF/0481/14

Officer: David Baker

Applicant Name: Mr Chidiebee Okeke

Location: 124 Englands Lane, Loughton IG10 2NS

Proposal: Single storey rear 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/0553/14

Officer: Clare Munday

Applicant Name: Mr Nurtac Timur

Location: 209 D Molens, High Road, Loughton IG10 1BB

Proposal: Change of use of shop premises from purposes within Use Class A1 (shops) to use for purposes within Use Class A3 (Restaurants & Cafes).

The Committee NOTED the contents of a letter of objection.

Application No: EPF/0564/14

Officer: James Rogers

Applicant Name: Mr Nurtac Timur

Location: 209 D Molens, High Road, Loughton IG10 1BB

Proposal: Retention of shopfront alteration and new retractable canopy at No.209E and alteration to signage at No.209D/E.

The Committee deplored these retrospective applications and was concerned for the change of use and loss of an A1 retail outlet. Members OBJECTED to the positioning of the projecting sign at first floor level, and asked the District Council if this could be lowered and repositioned level with the shop fascia.

Application No: EPF/0590/14

Officer: Jennifer Cordell

Applicant Name: Mr Saffett Akdeniz

Location: 168A High Road, Loughton IG10 1DN

Proposal: Two new floors to comprise 2 no. flats.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The proposal was considered an overdevelopment of the plot, it would have a detrimental visual impact on the streetscene and cause a loss of amenity to properties at the rear in Forest Road from overlooking. Members were concerned that no parking provision was proposed.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.45pm.

Application No: EPF/0650/14
Officer: Ralph Bintley
Applicant Name: Tony Lane
Location: 10 Ripley View, Loughton IG10 2PB
Proposal: New garage and boundary wall.

The Committee OBJECTED to the new garage which was considered an unacceptable development of green belt land. Members expressed concern at the design of the boundary treatment as they preferred the existing wooden fencing and did not want the new design to continue into Debden Lane.

If the District Council was minded to grant this application, the Committee asked for a planning condition to ensure ancillary use of the garage with the main house only, to prevent it being used as a separate dwelling, and asked for a condition to limit the working hours allowed in the proposed garage by the owner.

Application No: EPF/0693/14
Officer: Ralph Bintley
Applicant Name: Mr Neil Armstrong
Location: 16 Hilltop, Loughton IG10 1PX
Proposal: Proposed alterations of existing loft conversion, provision of extended rear dormer with Juliet balcony and new side dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/0739/14
Officer: James Rogers
Applicant Name: Mr Stuart Bowtell
Location: 18 Etheridge Road, Loughton IG10 2HT
Proposal: Demolition of existing outbuilding and side extension and erection of 1 two storey, two bedroom house.

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 would be detrimental to the streetscene and create a loss of amenity to the neighbours.

Application No: EPF/0756/14
Officer: James Rogers
Applicant Name: Mr D Dabrega
Location: 64 River Way, Loughton IG10 3LH
Proposal: Loft conversion with rear dormer and part hip to gable.

The Committee OBJECTED to the scheme which would set a precedent, destroy the symmetry of the semi-detached pair of maisonettes and was considered an overdevelopment of the first floor maisonette.

Application No: EPF/0811/14
Officer: James Rogers
Applicant Name: Mr Grant Brooks
Location: 4 Eleven Acre Rise, Loughton IG10 1AN
Proposal: Demolition of existing garage and erection of new garage.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10pm.

Application No: EPF/0813/14

Officer: Clare Munday

Applicant Name: Mr Jim Coombes

Location: Lopping Hall, 189 High Road, Loughton IG10 4LF

Proposal: To replace the front entrance with an electric single sliding door and fixed side frames, the whole brought forward to the building line.

Cllr Bostock declared a non-pecuniary and non-prejudicial interest in this item as she knew the applicant who was a neighbour.

The Committee had NO OBJECTION to this application.

Application No: EPF/0814/14

Officer: Ralph Bintley

Applicant Name: Bank of Ireland

Location: Goldings Hill Post Office, 6 Lower Road, Loughton IG10 2RS

Proposal: Installation of new Bank of Ireland ATM.

The Committee had NO OBJECTION to this application.

Application No: EPF/0852/14

Officer: Ralph Bintley

Applicant Name: Bank of Ireland

Location: Goldings Hill Post Office, 6 Lower Road, Loughton IG10 2RS

Proposal: Associated LED advertising for new ATM.

The Committee had NO OBJECTION to this application.

Cllr Davies left the meeting.

Application No: EPF/0863/14

Officer: Ralph Bintley

Applicant Name: Mr Bhasker Patel

Location: 12 The Lindens, Loughton IG10 3HS

Proposal: First floor side extension over existing detached garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/0865/14

Officer: James Rogers

Applicant Name: Mr Peter Holmes

Location: 152 High Road, Loughton IG10 4BE

Proposal: First floor rear extension to house and new flat above shop.

The Committee would have OBJECTED to building above the existing shop as the visual amenity would be spoilt and would also have a detrimental impact on the streetscene at this locality. Members, however, considered the plans were inadequate as they were unable to evaluate the proposal.

Application No: EPF/0907/14
Officer: James Rogers
Applicant Name: Mr Matthew Mead
Location: 21 Hillcrest Road, Loughton IG10 4QH
Proposal: Proposed front wall and gate.

The Committee OBJECTED to the proposed boundary treatment which was considered harmful to the streetscene and would adversely affect the beautiful open access of the road.

Application No: EPF/0935/14
Officer: James Rogers
Applicant Name: Mr & Mrs J McAllen
Location: 4 Habgood Road, Loughton IG10 1HF
Proposal: First floor rear extension.

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 through loss of light to the principal rooms. The proposal was considered an overdevelopment of the plot that would also create a tunnel effect.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10.10pm.

Application No: EPF/0950/14
Officer: Jennifer Cordell
Applicant Name: Mr K M Wijesuriya
Location: Land at Barncroft Road, Loughton IG10 3EY
Proposal: Demolition of existing storage building/garages and erection of 2 bed dwelling with off street car parking.

The Committee had NO OBJECTION to this application.

Application No: EPF/0973/14
Officer: Ralph Bintley
Applicant Name: Mr S & Mrs M Dale
Location: 1 Warren Hall, Manor Road, Loughton IG10 4RP
Proposal: Proposed orangery.

If you are viewing this report in an electronic format, click on the link below to view

The Committee had NO OBJECTION to this application.

Application No: EPF/0975/14
Officer: Ralph Bintley
Applicant Name: Mr Kenneth Sharp
Location: 1 Rectory Lane, Loughton IG10 1NZ
Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0984/14
Officer: David Baker
Applicant Name: Mr Dave Mundy
Location: 91 Spring Grove, Loughton IG10 4QG
Proposal: Single Storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1005/14

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. (Revised application to EPF/2672/13 incorporating reduced extension at first and second floor rear, close to boundary with No.20).

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10.15pm.

Application No: EPF/1033/14

Officer: David Baker

Applicant Name: Mr Simon Raine

Location: 1 Hogarth Reach, Loughton IG10 3HP

Proposal: First floor front extension above garage and conversion of garage to habitable room.

The Committee had NO OBJECTION to this application.

474.2 Deemed Permission – provided for information only:

Application No: EPF/0964/14

Officer: Mavis Bird

Applicant Name: Mrs Angela Ayscough

Location: 20 Roundmead Avenue, Loughton IG10 1QB

Proposal: Certificate of lawful development for proposed hip to gable loft conversion with rear dormer and 3 rooflights to front.

The Committee NOTED this application.

Application No: EPF/0986/14

Officer: Mavis Bird

Applicant Name: Mr Anthony Latham

Location: 25 Deepdene Path, Loughton IG10 3PT

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

The Committee NOTED this application.

474.3 Others – provided for information only – EPF/0990/14, EPF/0991/14, EPF/1022/14, EPF/1027/14 and EPF/1122/14

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

PL475 Decisions

475.1 Decisions by Epping Forest District Council

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

PL476 Licensing Applications

No licensing applications had come to officers' attentions.

PL477 Enforcement and Compliance

477.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 12 – 16 May 2014.

Signed:.....
Date: 16 June 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16 June 2014 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C Davies (in the Chair)
P Abraham J Bostock M Chalk
P Beales (as substitute for J Angold-Stephens)
S Pewsey (as substitute for T Downing)

Also in attendance:

Councillors: D Wixley

Officer: Vivienne Messenger (Planning Committee Clerk)

9 members of the public

PL478 Apologies for Absence

Apologies for absence had been received from Cllrs J Angold-Stephens and Downing. The Planning Committee Clerk reported that Cllrs Beales and Pewsey had been nominated as their respective substitutes for this meeting.

PL479 Declarations of Interest

Cllr Bostock declared a non-pecuniary and non-prejudicial interest in EPF/0402/14 as she had a friend who lived nearby, and EPF/1153/14 as she occasionally visited the premises.

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.

PL480 Confirmation of Minutes

The Minutes of the meeting held on 2 June 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL481 Planning Applications

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

Application No: EPF/1153/14

Officer: Katie Smith

Applicant Name: Mitchells & Butlers

Location: Plume of Feathers, 123 Church Hill, Loughton IG10 1QR

Proposal: Extension of existing car park with minor amendments to existing paved areas, boundary details & external lighting. Construction of new rear entrance lobby.

The Committee NOTED the contents of 24 letters of objection.

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

The Committee OBJECTED to this application which would cause the loss of ten trees including one with a tree preservation order (TPO) in place, and was considered an overdevelopment of the site. Concern was raised at the removal of so many trees and that, as the car park boundary would be pushed back towards the houses at the rear in Marjorams Avenue, this would affect the amenities of those residents.

In light of the recent publication of the Loughton Community Tree Strategy, the Committee viewed the development as an incursion into a refuge for fauna and flora – an area of quiet enjoyment lost to the town, wildlife and residents alike.

Members were concerned for highway safety with the increased traffic flow of vehicles using the narrow entrance to the proposed larger car park. Concern was expressed over the works to the new rear entrance lobby and paving amendments as the increased use of these areas could be detrimental to neighbouring properties by creating more noise nuisance with the reduction in tree cover.

As information had been received at the meeting that bats were present at this location, the Committee asked if a bat survey, in addition to a biodiversity and tree survey, would be requested by the Local Planning Authority before a decision was made.

If the District Council was minded to grant this application, members asked for a planning condition for all lighting to be turned off half an hour after closing time. A suitable planting scheme was asked for, with hedges in place of the proposed plants, as this was considered to be a more effective boundary treatment.

PL482 Matters for Report

482.1 Notice of Appeal – 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 PL471.1.1

The Committee nominated Cllr J Angold-Stephens to represent the Town Council at the informal hearing to be held at the Epping Forest District Council Civic Offices in Epping on Wednesday 2 July 2014 at 10am to reinforce its objections to this proposal.

482.2 Amended application – EPF/0402/14 – Gable Lodge, 108 Church Hill, Loughton IG10 1LH – Erection of three storey building comprising 11 age exclusive apartments with associated communal facilities, access, parking and landscaping. (Demolition of existing buildings) – Min no PL434.1

The Committee considered the amended plans and reiterated its comments previously made, which were:

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.

The Committee asked for conditions on working hours to avoid disturbance to neighbouring residents.

Additionally, the Committee maintained its concern for parking provision that was considered inadequate, and likely to increase onstreet parking in St Johns Road; a section of the road which narrowed in the direction of the busy crossroads with the A121 at the top of Church Hill.

482.3 Withdrawn application – EPF/0968/14 – 10 Honeycroft, Loughton IG10 3PR – Proposed two storey side extension – Min no PL470

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

482.4 Epping Forest District Council iPlan – PL410.4

The Committee NOTED the report provided by the Planning Committee Clerk on the Parish Councils iPlan User Group meeting she had attended at the District Council Civic Offices on 29 May 2014.

The following points were noted.

1. Little progress had been made towards licensing records being available online.
2. Parish / town council planning application representations were already viewable on iPlan.
3. The validation checklist was in place on iPlan.
4. Any councillors / officers aware of historical issues on local sites were invited to submit information to Mavis Bird, District Planning Support Officer, who was collating this information.
5. It was unlikely that EFDC would provide paper copies of major planning applications where a portfolio of plans and reports had been submitted.

The Committee NOTED that paper copies of planning applications submitted via the Planning Portal would not be sent out to parish councils from 1 October 2014. Members would support this scheme and AGREED to adopt the paperless scheme from 1 July 2014.

482.5 Heritage Asset Review – Min no PL441.2

The Planning Committee Clerk brought to members' attention at the request of Cllr C C Pond, the forthcoming District Cabinet meeting on 23 June 2014, Agenda item 11, Baldwins Hill Conservation Area Character Appraisal and Article 4 Direction. There was concern that the Article 4 Direction in place for the Staples Road Conservation Area should be applied to both the Baldwins Hill and York Hill conservation areas. Members nominated Cllr C P Pond as its representative to speak on behalf of the Town Council at this meeting.

PL483 Training and Conferences

The Committee APPROVED Cllr Abraham's attendance at the Epping Forest District Council Planning Seminar, for the purposes of paying travel expenses. This was to have been held on 20 June 2014 in the Civic Offices, Epping, but had been postponed and would be rescheduled.

PL484 Planning Applications

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

Application No: EPF/0754/14

Officer: Jennifer Cordell

Applicant Name: Ms Louise Margolin

Location: Rear of R Timpson Ltd, 249 High Road, Loughton IG10 1AD

Proposal: Single storey building for either A1 (retail) or A2 (Financial & Professional services) use.

The Committee had NO OBJECTION to this application.

Application No: EPF/0827/14

Officer: David Baker

Applicant Name: Gary Eales

Location: 29 Mowbrey Gardens, Loughton IG10 2EU

Proposal: Proposed single storey rear extension and two storey side extension.

The Committee had NO OBJECTION to this application, but was concerned the two storey side extension ended at the site boundary. Members also disliked the flat roof of the rear extension, concerned for the security of the property that could be compromised by this design.

Application No: EPF/0861/14

Officer: Jennifer Cordell

Applicant Name: Miss Kike Fadey

Location: 18 Parkmead, Loughton IG10 3JW

Proposal: First floor side, part single part two storey rear and roof extension.

The Committee was concerned that the mass and bulk of the proposed scheme would affect the amenities of the neighbour at no 16 Parkmead.

Application No: EPF/0992/14

Officer: Ralph Bintley

Applicant Name: Mr P Minhas

Location: 82 Tycehurst Hill, Loughton IG10 1DA

Proposal: Second floor side extension.

The Committee would have preferred a design that reflected the heritage of this notable art deco house designed by the renowned architect P D Hepworth, and disliked the proposed UPVC fenestration.

Application No: EPF/1053/14

Officer: David Baker

Applicant Name: Mr & Mrs P B Alier

Location: 18 Forest View Road, Loughton IG10 4DX

Proposal: Proposed single-storey garden annexe extension at rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/1055/14

Officer: James Rogers

Applicant Name: Mr Gennaro Schiano

Location: 17 Barfields, Loughton IG10 3JQ

Proposal: Proposed first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1086/14

Officer: Ralph Bintley

Applicant Name: Mr & Mrs Poul and Tuce Laursen

Location: 53 The Drive, Loughton IG10 1HG

Proposal: Proposed single storey rear extension and front porch.

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.45pm.

Application No: EPF/1087/14

Officer: Ralph Bintley

Applicant Name: Tania & Jo Mason

Location: 41 Alderton Hill, Loughton IG10 3JD

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

The Committee had NO OBJECTION to this application.

Application No: EPF/1088/14

Officer: David Baker

Applicant Name: Mr John Redgrave

Location: 1 Pyrles Lane, Loughton IG10 2NW

Proposal: Removal of existing garage and construction of part two storey and part single storey side extension, and new front porch. (Revised application to EPF/0525/14).

The Committee had NO OBJECTION to this application.

Application No: EPF/1098/14

Officer: David Baker

Applicant Name: Mr Thornhill

Location: 51 The Crescent, Loughton IG10 4PU

Proposal: Rear conservatory.

The Committee had NO OBJECTION to this application.

Application No: EPF/1107/14

Officer: Jennifer Cordell

Applicant Name: Mr N J Godsave

Location: 74 Oakwood Hill, Loughton IG10 3EP

Proposal: Demolition of existing structurally unstable three bedroom end of terrace house. New build of two number two bedroom terraced houses.

The Committee had NO OBJECTION to this application.

Application No: EPF/1108/14

Officer: David Baker

Applicant Name: Mr O Akinola

Location: 16 Greensted Road, Loughton IG10 3DW

Proposal: Proposed part two storey and part single storey rear extension.

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10pm.

Application No: EPF/1109/14

Officer: James Rogers

Applicant Name: Mr G Brooks

Location: 4 Eleven Acre Rise, Loughton IG10 1AN

Proposal: Demolition of existing garage and erection of replacement. (Resubmission of EPF/0811/14).

The Committee had NO OBJECTION to this application.

Application No: EPF/1114/14CA

Officer: Ralph Bintley

Applicant Name: Mr Christopher Renn

Location: The Lindy House, Steeds Way, Loughton IG10 1HX

Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application provided the proposed design reflected the original design of this architecturally important dwelling, and the materials were sympathetic to the existing building.

Application No: EPF/1125/14

Officer: Jennifer Cordell

Applicant Name: Ms Stephanie Valente

Location: 1 Kenilworth Gardens, Loughton IG10 3AG

Proposal: Proposed garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/1135/14

Officer: Ralph Bintley

Applicant Name: Mrs A Thomas

Location: 22 Roding Gardens, Loughton IG10 3NH

Proposal: Ground and first floor rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/1160/14

Officer: Ralph Bintley

Applicant Name: Mrs Deborah Shulton

Location: 22 Station Road, Loughton IG10 4NX

Proposal: Alteration to front of house to create a new porch.

The Committee had NO OBJECTION to this application.

484.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/1077/14

Officer: Robin Hellier

Applicant Name: Mrs S Wynn

Location: Woodpeckers, 37 Woodbury Hill, Loughton IG10 1JF

Proposal: TPX/EPF/1077/14: York Hill Conservation Area Notice: T1 Cedar: Reduce crown by up to 2.5 meters in height and spread.

The Committee NOTED this application.

Application No: EPF/1269/14

Officer: Robin Hellier

Applicant Name: Mrs P Wilson

Location: 71 York Hill, Loughton IG10 1HZ

Proposal: YORK HILL CONSERVATION AREA:

Copper Beech - Light Trim Crown Reduction (Repeat Works) Lawson Cypress - Fell (Dead).

The Committee NOTED this application.

484.3 Deemed Permission – provided for information only:

Application No: EPF/1124/14

Officer: Mavis Bird

Applicant Name: Mr Frederick Smith

Location: 15 Barrington Green, Loughton IG10 2BA

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

The Committee NOTED this application.

Application No: EPF/1134/14

Officer: Mavis Bird

Applicant Name: Mrs Heidi Oliver

Location: 7 Alderton Way, Loughton IG10 3EQ

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

The Committee NOTED this application.

484.4 Others – provided for information only –EPF/1059/14 and EPF/1146/14

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

PL485 Decisions

485.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

485.2 Decisions by The Planning Inspectorate

The Planning Decisions from the Planning Inspectorate were NOTED.

PL486 Licensing Applications

No licensing applications had come to officers' attentions.

PL487 Enforcement and Compliance

487.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 12 – 30 May and 2 – 6 June 2014.

Signed:.....

Date: 30 June 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 30 June 2014 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham J Bostock M Chalk (from Min no PL491)
C Davies (from Min no PL491)
S Pewsey (as substitute for T Downing)

Officer: Vivienne Messenger (Planning Committee Clerk)

5 members of the public

PL488 Apologies for Absence

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

PL489 Declarations of Interest

Cllrs Abraham, J Angold-Stephens and Pewsey declared a non-pecuniary and non-prejudicial interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

EPF/0833/14, EPF/1128/14, EPF/01232/14 and EPF/1265/14.

Cllr Pewsey declared a non-pecuniary and non-prejudicial interest in agenda item 4.2, Heritage Asset Review, as he helped draft the Hills Amenity Society's response to the District Council Conservation Area Character Appraisals.

PL490 Confirmation of Minutes

The Minutes of the meeting held on 16 June 2014 were CONFIRMED as a correct record and signed by the Chairman.

Cllr Chalk joined the meeting.

PL491 Planning Applications

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

Application No: EPF/1183/14

Officer: Stephan Solon

Applicant Name: Mr Harpal Lakhan

Location: 95 High Road, Loughton IG10 4JD

Proposal: Proposed double storey rear extension including enlargement of existing basement and loft conversion with rear dormer windows.

The Committee NOTED the contents of two letters of objection.

Cllr Davies joined the meeting.

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

The Committee commented that this was the fifth application that had been submitted for this site, which members considered was vexatious and could not understand why an application for a seemingly larger scheme had been submitted to the Local Planning Authority. Members NOTED that they had objected to all previous applications and that these had also been refused by the District Council and even one dismissed on appeal.

The Committee OBJECTED to this application. The proposed scheme was considered overbearing and monolithic in the context of a Victorian pair of semis. It would visually impact on the surrounding properties. The proposal was considered an overdevelopment of the site.

Members were concerned these works would be intrusive to neighbours and 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 the dwellings to the rear in Alghers Mead.

There was concern the development would lead to the parking of more vehicles than could be accommodated on the forecourt, as the property fronted the busy A121. Members asked again whether the District Council Arboricultural Officer could place tree preservation orders (TPOs) on the trees in the rear garden to safeguard private amenity.

Application No: EPF/1285/14

Officer: Katie Smith

Applicant Name: Mrs N Clewes

Location: 43 Algiers Road, Loughton IG10 4NG

Proposal: Single storey rear extension and raised patio (Amended application to EPF/0265/14).

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 the overbearing and intrusive nature of the rear extension and raised patio, which members considered would lead to loss of amenity and privacy to the neighbours either side.

The Committee was extremely concerned that works were proceeding in advance of this application – apparently not as per the original plan, and that the materials did not match those existing.

PL492 Matters for Report

492.1 Withdrawn application – EPF/0894/14 – Woodberrie, Woodbury Hill, Loughton IG10 1JB – Two storey extension to dwelling house, demolition of garage and erection of new dwelling house – Min no PL470

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

492.2 Heritage Asset Review – Min no PL482.5

The Committee NOTED that that the District Council's Conservation Officer was "aware of the local support for an extension to the York Hill Conservation Area Article 4 Direction to cover the same aspects of development as the Staples Road and the proposed Baldwins Hill Article 4

Directions,” as these would be “beneficial in protecting the conservation area and would bring the planning controls in line with the neighbouring conservation areas, allowing a consistent approach to be taken across all three Loughton areas.”

The Conservation Officer also advised that the extension of the York Hill Article 4 Direction would be contained within a future Cabinet report, hopefully for the early September 2014 Cabinet meeting.

The Committee also NOTED that at the District Council Cabinet meeting on 23 June 2014, it was recommended that “the adoption and publication of the Character Appraisal and Management Plan for the Baldwins Hill Conservation Area in Loughton be approved; that the proposed extension to the Baldwins Hill Conservation Area boundary be approved; and that to restrict the permitted development rights as set out in Appendix 2 of the report, the making of an Article 4 Direction pursuant to Article 4(1) and Article 6 of the General Permitted Development Order covering the Baldwins Hill Conservation Area be authorised.”

492.3 Epping Forest District Council Planning Enforcement – Min no PL452

The Committee NOTED that the District Council Senior Planning Enforcement Officer, Jerry Godden, had accepted the invitation from members to speak on planning enforcement issues. The Committee meeting on 14 July 2014 would be preceded at 7.30pm by this training and a question and answer session.

Members were ASKED to submit questions on planning enforcement issues, particularly those regarding business premises, to the Planning Committee Clerk by 7 July 2014.

492.4 Community Assets – Min no PL471.4

The Planning Committee Clerk reported that the District Council would advise the date of the Appeal over its formal refusal to the Town Council’s application to register the Sir Winston Churchill Public House as a Community Asset.

PL493 Essex County Council planning application CC/EPF/36/14 – Staples Road Primary School, Staples Road, Loughton IG10 1HR – Demolition of an existing outbuilding on the southern perimeter of Staples Road Primary School and the construction of a new boundary wall

The Committee had NO OBJECTION to this application.

PL494 Epping Forest District Council – Planning Protocol

The District Council had, for many years, operated a general protocol to guide councillors in their role in the planning process and the current version of the protocol was now in need of revision.

The Committee commented that it had NO OBJECTION to the members’ planning code produced by Lawyers in Local Government (LLG).

PL495 Financial Position

The end of year report for 2013/14 was NOTED.

PL496 Planning Applications

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

Application No: EPF/0833/14

Officer: Jennifer Cordell

Applicant Name: Mr Cliff Cooper

Location: Land adj 15 Connaught Avenue, Loughton IG10 4DP

Proposal: New detached house with integral garage.

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments made on planning application EPF/1791/10 which were:

The Committee OBJECTED to the application as following recent changes to Planning Policy Statement 3 the proposal was considered garden grabbing. Also the loss of the open aspect and removal of trees would have an adverse effect on the streetscene. Moreover a concern was raised over the loss of amenity to the property at no.15 Connaught Avenue. However, if approval was given by the District Council then the Committee requested the replanting of any trees that had been lost.

Application No: EPF/1128/14

Officer: David Baker

Applicant Name: Mr S Sharif

Location: 18 Alderton Hill, Loughton IG10 3JB

Proposal: External remodelling to include front, side and rear two storey extensions (comprising an amendment to approved EPF/2030/10 by incorporation of 2 additional first floor side windows facing no 16 Alderton Hill, and one additional first floor side window facing no 20 Alderton Hill).

The Committee NOTED the contents of a letter of concern.

The Committee expressed concern on the bulk and overbearing nature of the proposed works.

Application No: EPF/1130/14

Officer: David Baker

Applicant Name: Mr Ian Jewell

Location: 76 Southern Drive, Loughton IG10 3BX

Proposal: Removal of existing conservatory and replacement with new 3 metre rear extension, with landing and steps down to rear garden.

The Committee had NO OBJECTION to this application.

Application No: EPF/1152/14

Officer: James Rogers

Applicant Name: Mr Dave Pace

Location: 43A Upper Park, Loughton IG10 4EQ

Proposal: Proposed 2 storey front extension, hip to gable rear roof extension, new dormer on side roof slope, enlargement of balcony areas on front elevation and alterations to front elevations.

The Committee had NO OBJECTION to this application.

Application No: EPF/1178/14

Officer: James Rogers

Applicant Name: Epping Forest District Council

Location: Land at Ladyfields Close, Loughton IG10 3RR

Proposal: Provision of new off-street parking facilities in accordance with Essex County Council Parking Standards.

The Committee had NO OBJECTION to this application and asked for the District Council to impose a condition that restricted parking provision for the residents of Ladyfields Close only.

Application No: EPF/1182/14

Officer: Ralph Bintley

Applicant Name: Mr & Mrs Poole

Location: 19 The Square, Loughton IG10 3FE

Proposal: Erect new conservatory to the rear of the property.

The Committee had NO OBJECTION to this application.

Application No: EPF/1189/14

Officer: Ralph Bintley

Applicant Name: Mr Philip Leonard

Location: 21 Englands Lane, Loughton IG10 2QX

Proposal: Single storey rear extension and first floor extension over existing rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1196/14

Officer: Ralph Bintley

Applicant Name: Mr Chris Moulton

Location: 2 Chester Green, Loughton IG10 2LX

Proposal: Proposed single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1198/14

Officer: Ralph Bintley

Applicant Name: Mr Adam Curtis

Location: 9 Roundmead Avenue, Loughton IG10 1QA

Proposal: Proposed two storey side extension and a single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1208/14CA

Officer: David Baker

Applicant Name: Mr Balbir Doal

Location: 5 Baldwins Hill, Loughton IG10 1SE

Proposal: Two storey side and rear extension, part basement to rear, tiled conservatory to rear, front porch and internal alterations. (Revision to approval - EPF/0298/12).

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/1217/14

Officer: Robin Hellier

Applicant Name: Mrs M Dennant

Location: 28 Upper Park, Loughton IG10 4EW

Proposal: TPO/EPF/26/11 - 1 x Lime - Selective pruning 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/1232/14

Officer: David Baker

Applicant Name: Mr H Gultekin

Location: 295 High Road, Loughton IG10 1AL

Proposal: Change of use of A1 shop to A5 hot food take away use, with extract duct on roof of back addition.

The Committee NOTED the contents of a letter of objection.

The Committee strongly OBJECTED to the change of use, which would breach the 30 per cent rule in the key retail frontage of the High Road, and to the positioning of the extract vent in the middle of the paved roof area outside a front door and windows of the occupants in the flats above. Members were extremely concerned this would cause substantial noise nuisance and odours to the detriment of those residents. There was additional concern for late night disturbance from the patrons of the proposed takeaway.

Members also NOTED that a licence application had been granted in July 2013 for the Sale of Alcohol Monday to Sunday from 8am to 11pm, to prevent public nuisance and possible crime and disorder in the vicinity.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.45pm.

Application No: EPF/1265/14

Officer: James Rogers

Applicant Name: Mr David Stringer

Location: 79 Whitehills Road, Loughton IG10 1TU

Proposal: Two storey side and single storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee was concerned by the bulk of the development proposed and by the terracing effect that could arise as the works extended to the site boundary.

Application No: EPF/1278/14

Officer: James Rogers

Applicant Name: Mr P Dhaliwal

Location: 5 Regents Place, Loughton IG10 4PP

Proposal: Proposed two storey side extension (Revised application to EPF/2694/13).

The Committee reiterated its previous comments made on planning application EPF/2694/13 which were:

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/1286/14
Officer: Jennifer Cordell
Applicant Name: Mr Brian Phillips
Location: 2 Durnell Way, Loughton IG10 1TG
Proposal: New attached dwelling.

The Committee OBJECTED to this application as it was considered an overdevelopment of the plot and garden grabbing, which left a lack of private amenity space, and would be detrimental to the streetscene.

Application No: EPF/1290/14
Officer: Jennifer Cordell
Applicant Name: Mr Peter Macallan
Location: 3 Brancaster Place, Church Hill, Loughton IG10 1QN
Proposal: Integral conversion of garage contrary to condition 4 of EPF/0954/94. No external changes.

The Committee OBJECTED to this application as parking provision was limited on this site and it would put increased strain on parking at an already overcrowded location.

Application No: EPF/1315/14
Officer: James Rogers
Applicant Name: Mr Christopher Pasterfield
Location: Garages (rear of 11-37 The Broadway), Vere Road, Loughton IG10 3SX
Proposal: Demolition of existing garages and meter cupboard and addition of new hard standing for the parking of vehicles.

The Committee had NO OBJECTION to this application but asked for a condition that would allow priority parking for residents.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10pm.

Application No: EPF/1327/14
Officer: David Baker
Applicant Name: Mr Roger Hoefurtner
Location: 46 Tycehurst Hill, Loughton IG10 1DA
Proposal: First floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1349/14
Officer: Robin Hellier
Applicant Name: Mr G Haley
Location: 1 Catherine Close, Loughton IG10 3NJ

Proposal: TPO/EPF/30/89 - T22 - Oak - Cut back side growth by up to 1.5m, 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/1362/14

Officer: Robin Hellier

Applicant Name: Mr G Scott

Location: French Gables, 117 High Road, Loughton IG10 4JA

Proposal: TPO/EPF/07/14 - Lime x 6 – Re-pollard to previous pruning points.

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

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

Application No: EPF/1374/14

Officer: Robin Hellier

Applicant Name: Grange Court Management

Location: Rear of 23 Hazelwood / Grange Court, Loughton IG10 4QY

Proposal: TPO/EPF/40/88/A1 - T1 Sycamore - Crown reduce by up to 3.5m, 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/1377/14

Officer: Christopher Neilan

Applicant Name: Crawford & Company

Location: 8 Connaught Avenue, Loughton IG10 4DP

Proposal: TPO/EPF/31/88 - Fell Holly.

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/1389/14

Officer: Kathy Howell

Applicant Name: Mr D Morris

Location: 5 Woodcote Mews, Loughton IG10 4QS

Proposal: TPO/EPF/04/98 - T1-7 - Poplar - Reduce to previous points 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.

496.2 Deemed Permission – provided for information only:

Application No: EPF/0847/14

Officer: Mavis Bird

Applicant Name: Miss Kike Fadeyi

Location: 18 Parkmead, Loughton IG10 3JW

Proposal: Certificate of lawful of development for proposed ground floor rear extension and loft conversion.

The Committee NOTED this application.

Application No: EPF/1259/14

Officer: Mavis Bird

Applicant Name: Mrs Jill Skinner

Location: 71 Grosvenor Drive, Loughton IG10 2LA

Proposal: Certificate of Lawful Development for a proposed single storey rear extension.

The Committee NOTED this application.

Application No: EPF/1306/14

Officer: Mavis Bird

Applicant Name: Mr Adam Zacaria

Location: 10 The Avenue, Loughton IG10 4PT

Proposal: Application for a certificate of lawfulness for a proposed hip to gable conversion, loft conversion with rear dormer and 2.no roof lights to front elevation.

The Committee NOTED this application.

Application No: EPF/1355/14

Officer: Mavis Bird

Applicant Name: Mr Kevin Corrigan

Location: 24 Woodland Road, Loughton IG10 1HJ

Proposal: Certificate of lawful development for conversion of loft into habitable space.

The Committee NOTED this application.

496.3 Others – provided for information only –EPF/1227/14, EPF/1427/14 and EPF/1461/14

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

PL497 Decisions

497.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL498 Licensing Applications

No licensing applications had come to officers' attentions.

The Planning Committee Clerk reported that a street trading consent for two proposed sites from the operator of Mins Tea Hut had been received by the District Council Licensing Section. This was for a mobile hot and cold food and drinks van that would move between the two sites. As the sites fell within Waltham Abbey Town Council's boundary, the Committee NOTED this street trading application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10.05pm.

PL499 Enforcement and Compliance

499.1 No reports had been received.

Signed:.....

Date: 14 July 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 14 July 2014 at 7.45pm at 1 Buckingham Court.

Present:

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

Also in attendance:

Councillors: S Pewsey (until Min no PL504)

Officer: Vivienne Messenger (Planning Committee Clerk)

32 members of the public

PL500 Apologies for Absence

No apologies for absence were received.

PL501 Declarations of Interest

Cllrs Abraham, J Angold-Stephens, Chalk, Davies, Downing and Pewsey declared a non-pecuniary and non-prejudicial interest in EPF/0980/14 and EPF/1317/14 owing to comments received on these applications from the Loughton Residents Association Plans Group.

Cllr Bostock declared a non-pecuniary and non-prejudicial interest in EPF/1317/14 as she had friends that lived opposite.

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in EPF/0980/14 as she was a governor at Roding Valley High School, but had not taken part in any discussions on this item, at a governor meeting she had attended.

PL502 Confirmation of Minutes

The Minutes of the meeting held on 30 June 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL503 Planning Applications

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

Application No: EPF/1412/14

Officer: Katie Smith

Applicant Name: Constable Homes

Location: Former Public Car Park, Church Hill, Loughton IG10 1QR

Proposal: The redevelopment of a disused car park to provide 350sqm of A1 retail space with six C3 residential apartments above with car parking and associated landscaping.

The Committee NOTED the contents of forty letters, some in support but most against the scheme.

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

The Committee OBJECTED to this application for a Sainsbury's retail outlet over concerns for highway safety from the impact of delivery lorries and customers' vehicles entering and exiting onto the busy A121, Church Hill. There was concern this would increase existing congestion for road users and difficulties for pedestrians caused by deliveries and customers driving to The Plume of Feathers Public House and the Esso Petrol Station either side, as well as Homebase located opposite. The vehicle exit route from Sainsbury's was designed to be over the entry to the Esso garage and this was likely to give rise to traffic conflict. If the District Council was minded to grant this application, a condition was sought to stagger deliveries to these businesses to minimise the occurrence of blockages on Church Hill, which was also an important route for buses.

Members expressed concern that onstreet parking in nearby roads would worsen from the lack of parking provision proposed for residents (seven spaces and only one bay allocated for visitors); customers to Sainsbury's (nine with one disabled bay); and their staff, who were encouraged to use public transport or walk but, in reality, some will use cars.

Concern was voiced that the siting of a Sainsbury's retail outlet would have a negative impact on other smaller, local independent businesses in Church Hill, Goldings Hill and Lower Road where a sub Post Office and ATM were located. The Committee also considered this proposal could set a trend for mixed business/residential usage in this area of Loughton.

The Committee considered the proposed design was bulky and would be detrimental to the streetscene.

Members also asked the District Council for a condition to ensure the replacement of the Town Council's bench by the developers, as this would need to be removed to enable access to the site. The Town Council could then find a suitable location elsewhere in the town for the siting of a new bench.

Application No: EPF/1199/14

Officer: Katie Smith

Applicant Name: Mrs Ozcan Allen

Location: 68 Goldings Road, Loughton IG10 2QN

Proposal: Replacement of existing annexe.

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

The Committee OBJECTED to this application which was considered garden grabbing. Members were concerned that no proposed block plan had been submitted to show the proposed location and size of what seemed to be a 2-bedroom en-suite outbuilding in the rear garden, which would set a precedent.

From the photographs supplied of the existing building, this proposed development was set right by the rear boundary, to the detriment of those adjoining neighbours at nos 66, 70 and 74 Goldings Road. The pitched roof would also be more imposing than the existing flat roof.

Members asked the District Arboricultural Officer if a TPO existed on a large tree from a neighbouring property that would appear to overhang the outbuilding, as the tree was quite old.

As information received at the meeting suggested that the existing 'annexe' was already being rented out as residential accommodation, there was concern for an unacceptable health and safety risk to those occupants as emergency vehicles had no direct access to the property and the building was unregulated. The Committee instructed the Planning Committee Clerk to report this to District Planning Enforcement to make further investigations, as a 2004 planning application (EPF/1009/04) had a condition imposed that the proposed granny annexe "shall only be used as ancillary accommodation for the existing dwelling house and shall not be occupied as a unit separately from the dwelling known as 68 Goldings Road".

If the District Council was minded to grant planning permission, the Committee requested the same condition be attached to this current proposal.

Cllr Pewsey left the meeting.

PL504 Matters for Report

504.1 Notice of Appeal – EPF/0219/14 – 49 Southern Drive, Loughton IG10 3BX – Single storey side and rear extension with part second storey to side and rear – Min no PL420

The Committee NOTED the information received from Epping Forest District Council that, as the appeal was proceeding under the Householder Appeals Service, there was no opportunity to submit further comments.

504.2 Essex County Council – Essex Replacement Minerals Local Plan – Min no PL433

The Committee NOTED that the County Council had now received the Inspector's report on the examination of the ECC Replacement Minerals Local Plan 2013 with an appendix of main modifications. The report had concluded that the Essex Replacement Minerals Local Plan provided an appropriate basis for the planning of the County up to the year 2029.

504.3 Community Assets – Min no PL492.4

The Planning Committee Clerk reported that the District Council Appeal Panel would convene on Monday 28 July 2014 at 4pm, over its formal refusal to the Town Council's application to register the Sir Winston Churchill Public House as a Community Asset. Members nominated Cllr J Angold-Stephens to represent the Town Council but were extremely concerned since the pub had been demolished before the Appeal had taken place and would take advice from the Town Clerk on whether to proceed with the Appeal hearing.

PL505 Local Government (Miscellaneous Provisions) Act 1982 Street Trading – Policy

The Committee considered the proposed amendments to the District Council Street Trading Policy. Members recommended the inclusion of town and parish councils in the list of those organisations/persons living in the vicinity consulted by the District Council on street trading applications.

PL506 Planning Applications

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

Application No: EPF/0980/14

Officer: James Rogers

Applicant Name: Mrs Rekha Galot

Location: Bridge House, Roding Road, Loughton IG10 3ED

Proposal: Demolition of existing house and erection of 3 two bedroom and 3 one bedroom flats in three storey block.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this 3-storey apartment block which was considered unsuitable development of urban open space land contrary to Policies LL5 and LL6 of Epping Forest District Council's adopted Local Plan & Alterations.

Members considered the surrounding playing fields would be unacceptably overlooked by this bulky and overbearing development, which was also considered unsympathetic to the streetscene and contrary to policies DBE 9 and DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee was particularly concerned for highway safety, as parking provision was considered inadequate with no allocated visitor parking, and the site exited onto the heavily congested Roding Road. Pavements were also in constant use by pedestrians going to/from the High Road shops and Loughton Station, and young people walking to/from local schools.

Application No: EPF/1226/14

Officer: Stephan Solon

Applicant Name: Mr Vijay Patel

Location: 182 Roding Road, Loughton IG10 3BS

Proposal: Proposed outbuilding to provide storage for maintenance equipment.

The Committee OBJECTED to this application. The proposed outbuilding was to be sited adjacent to the front garden of no 184 Roding Road and forward of the building line of this block of terraced houses, which was considered overbearing on the streetscene, particularly as the site was located opposite green belt land.

Application No: EPF/1240/14

Officer: Ralph Bintley

Applicant Name: Mr & Mrs K Polworth

Location: 12 Shelley Grove, Loughton IG10 1BY

Proposal: Proposed rear and side extensions and summer house at bottom of garden.

Cllr J Angold-Stephens and Bostock declared a non-pecuniary and non-prejudicial interest in this application as they knew the next door neighbours.

The Committee had NO OBJECTION to this application but was concerned the planning application lacked a proposed block plan to show the size and where the summer house would be located on the plot. Members asked for a planning condition to ensure ancillary use of the summer house with the main house only, to prevent its use as separate residential accommodation.

Application No: EPF/1317/14

Officer: James Rogers

Applicant Name: Mr & Mrs S Walters

Location: 33 Millsmead Way, Loughton IG10 1LR

Proposal: Single storey side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1338/14

Officer: Jennifer Cordell

Applicant Name: Mr J Porter

Location: 89 Tycehurst Hill, Loughton IG10 1BZ

Proposal: Provision of additional front gable and ground floor front extension, two storey side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1363/14

Officer: Jennifer Cordell

Applicant Name: Mr Stuart Isaacs

Location: 172 High Road, Loughton IG10 1DN

Proposal: Certificate of lawful development for existing use for a shop on the ground floor (A1) and 1 no. 1 bedroom flat and 1 no. x 2 bedroom flat at first floor.

The Committee NOTED this application.

Application No: EPF/1373/14

Officer: Robin Hellier

Applicant Name: Mr A Silver

Location: 9 Hazelwood, Loughton IG10 4ET

Proposal: TPO/EPF/26/11 - Wellingtonia - Roof pruning, as specified to enable installation of root barrier.

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/1386/14

Officer: David Baker

Applicant Name: Mr David Lidner

Location: 7 The Beacons, Loughton IG10 2SQ

Proposal: First floor extension over garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/1515/14

Officer: Robin Hellier

Applicant Name: Mrs R Chahal

Location: 39 Hazelwood, Loughton IG10 4ET

Proposal: TPO/EPF/26/11: Ash - Crown reduction and thinning 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/1576/14
Officer: Robin Hellier
Applicant Name: Ms Alison Humphrys
Location: 262 High Road, Loughton IG10 1RB
Proposal: TPO/EPF/06/79 - Lime Tree: Thin by 30% 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.

506.2 Deemed Permission – provided for information only:

Application No: EPF/1353/14
Officer: Mavis Bird
Applicant Name: Mr Vangel Angov
Location: 5 Maybury Close, Loughton IG10 3PF
Proposal: Certificate of Lawful Development for loft conversion and single storey rear extension.

The Committee NOTED this application.

Application No: EPF/1415/14
Officer: Mavis Bird
Applicant Name: Mr & Mrs C Sleiman
Location: 85 The Drive, Loughton IG10 1HL
Proposal: Application for a Lawful Development Certificate for proposed garden room.

The Committee NOTED this application.

506.3 Others – provided for information only – EPF/1496/14, EPF/1522/14, EPF1552/14 and EPF/1561/14

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

PL507 Decisions

507.1 Decisions by Epping Forest District Council

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

PL508 Licensing Applications

No licensing applications had come to officers' attentions.

PL509 Enforcement and Compliance

509.1 The Committee NOTED the reports.

Signed:.....
Date: 28 July 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 28 July 2014 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham J Bostock M Chalk
T Downing

Officer: Vivienne Messenger (Planning Committee Clerk)

7 members of the public

PL510 Apologies for Absence

Apologies for lateness and possible absence were received from Cllr Davies.

PL511 Declarations of Interest

Cllrs Abraham, J Angold-Stephens, Chalk and Downing declared a non-pecuniary and non-prejudicial interest in EPF/1438/14 and EPF/1503/14 owing to comments received on these applications from the Loughton Residents Association Plans Group.

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in EPF/1503/14 as she knew two neighbours of the property in attendance at the meeting.

PL512 Confirmation of Minutes

The Minutes of the meeting held on 14 July 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL513 Planning Applications

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

Application No: EPF/1503/14

Officer: David Baker

Applicant Name: Connaught Avenue Essex Ltd

Location: 2 Connaught Avenue, Loughton IG10 4DP

Proposal: Demolition of existing detached dwelling and construction of nine 2 bedroom flats in a three storey building with underground car park for 11 car spaces.

The Committee NOTED the contents of fifteen letters of objection.

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

The Committee OBJECTED to this application. The proposal was considered an overdevelopment of the plot, which could set a precedent, was out of character and had an overbearing impact on the streetscene.

Concern was expressed at the lack of parking provision provided, which would exacerbate onstreet parking in the roads either side, and add to the existing and daily congestion.

PL514 Matters for Report

514.1 Notice of Appeal – EPF/0278/14 – 57 Chequers Road, Loughton IG10 3QE – 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 – Min no PL411.1

The Committee NOTED the information received from Epping Forest District Council that there was no opportunity to submit further comments, as the appeal was proceeding under the Householder Appeals Service.

514.2 Community Assets – Min no PL492.4

The Chairman read out a letter the Town Clerk had sent on 28 July 2014 to Mr Glen Chipp, Chief Executive of Epping Forest District Council, regarding the withdrawal of the Town Council's appeal following the District Council's refusal to include the Sir Winston Churchill Public House on its list of Community Assets. It read:

"I write with reference to the Appeal Panel meeting scheduled for 4pm this afternoon.

Following the receipt late last Thursday afternoon of the procedure to be followed at today's meeting, the Town Council has given the matter careful consideration.

Given that the Sir Winston Churchill Public House has now been demolished, we consider that an appeal is irrelevant and therefore inform you that the Town Council has regrettably withdrawn its appeal.

The Town Council will now consider its position and reserves the right to question the procedures and processes that have resulted in the published decision for this nomination and the subsequent situation."

The Town Clerk had also issued a press release to that effect.

514.3 Essex County Council – Essex Replacement Minerals Local Plan – PL504.2

The Planning Committee Clerk informed members that the County Council had formally adopted its Minerals Local Plan on 8 July 2014. It was NOTED that the Plan set out ECC's strategy and policies for how the county would approach minerals development until 2029. The document formed part of the ECC Minerals and Waste Development Framework and had officially replaced the Mineral Local Plan adopted in 1996.

PL515 Planning Applications

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

Application No: EPF/0842/14

Officer: David Baker

Applicant Name: Ms Linda Lonsdale

Location: 246 Willingale Road, Loughton IG10 2BX

Proposal: Part one and part two storey side extension.

The Committee was very concerned that the proposal appeared to be for a separate three-storey dwelling as there was no access from the main house. There was also a window at the rear in the roof but no second floor plan to view, while a first floor plan showed a window at this level.

The Committee asked for a three-week extension, until following the next meeting on 18 August 2014, for additional plans to be provided by the applicant as the plans submitted were confusing.

If, however, the District Council was unwilling to allow this extension, the Committee OBJECTED to this application on the basis that this was for a separate dwelling.

Application No: EPF/1312/14

Officer: James Rogers

Applicant Name: Mr & Mrs S Bywater

Location: 7 Brook Road, Loughton IG10 1BW

Proposal: Part single, part two storey rear extension. Alteration to front of property and pitched roof over existing porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1376/14

Officer: David Baker

Applicant Name: Mr Barry Bateman

Location: 10 Lawton Road, Loughton IG10 2AE

Proposal: Single storey rear extension.

The Committee expressed concern over the depth of the proposed rear extension and potential loss of amenity to neighbouring properties. Members also considered the flat roof of the rear extension could compromise the security of the property.

Application No: EPF/1393/14

Officer: David Baker

Applicant Name: Mr T Jones

Location: 3 Seymour Close, Loughton IG10 3NW

Proposal: Rear ground floor extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1414/14

Officer: David Baker

Applicant Name: Mr & Mrs J Taylor

Location: 32 Sparelease Hill, Loughton IG10 1BT

Proposal: Proposed single storey side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1418/14

Officer: David Baker

Applicant Name: Mr Andrew Haney

Location: 64 Roundmead Avenue, Loughton IG10 1PZ

Proposal: Ground and first floor rear extension, alterations to elevations including front ground floor extension and porch, erection of outbuilding at foot of rear garden. (Revised application to EPF/0421/14).

The Committee had NO OBJECTION to this application.

Application No: EPF/1438/14

Officer: James Rogers

Applicant Name: Mr Peter Robinson

Location: 1 Colson Road, Loughton IG10 3RN

Proposal: Double story extension. (Amended application to EPF/0444/14 with the addition of a clear glazed window on the first floor in the side wall).

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous concerns as members considered these still stood, which were:

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/1454/14

Officer: David Baker

Applicant Name: Essex County Council

Location: Staples Road Primary School, Staples Road, Loughton IG10 1HR

Proposal: County Council application for the demolition of an existing outbuilding on the southern perimeter of Staples Road Primary School and the construction of a new boundary wall.

The Committee NOTED this application had already been considered at the meeting on 30 June 2014 – Min no PL493 – when NO OBJECTION had been raised.

Application No: EPF/1457/14

Officer: David Baker

Applicant Name: Mr I Ahmed

Location: 27 Broadstrood, Loughton IG10 2SB

Proposal: Two storey side, front and rear extension and loft conversion with roof lights (revised application to EPF/0885/14).

The Committee OBJECTED to this application because of the sheer bulk of the scheme proposed. It was considered an overdevelopment of the site and there was concern over its effect on the amenities of the neighbours.

Application No: EPF/1460/14

Officer: Stephan Solon

Applicant Name: Epping Forest District Council

Location: 145 Willingale Road, Loughton IG10 2DE

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1467/14

Officer: David Baker

Applicant Name: Mr & Mrs Darren and Catherine Duffy

Location: 35 Woodland Road, Loughton IG10 1HQ

Proposal: Part single storey and part double storey rear and side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1489/14
Officer: David Baker
Applicant Name: Dr S R Sheikh
Location: 57 Church Lane, Loughton IG10 1NW
Proposal: Part one and part two storey side and rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/1490/14
Officer: Jennifer Cordell
Applicant Name: Mr Jack Ricketts
Location: 7 Meadow Road, Loughton IG10 4HY
Proposal: Two storey rear/side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1509/14
Officer: James Rogers
Applicant Name: Mr David Thomas
Location: 50 Chequers Road, Loughton IG10 3QQ
Proposal: Infill of existing balcony to create enlarged new bathroom.

The Committee deplored this retrospective application but had NO OBJECTION to the works carried out.

Application No: EPF/1520/14
Officer: James Rogers
Applicant Name: Mr Scott Thompson
Location: 156 Grosvenor Drive, Loughton IG10 2LE
Proposal: Two storey side extension, and a single storey front extension.

The Committee expressed concern that the proposed development extended to the site boundary at the rear, thus closing the access to the rear garden.

Application No: EPF/1537/14
Officer: Jennifer Cordell
Applicant Name: Mr Ahmed Akhazzan
Location: 13 Forest Road, Loughton IG10 1EB
Proposal: Provision of one bedroom flat within roofspace of existing restaurant.

The Committee was concerned at the raising of the roofline and its effect on the streetscene, as the adjacent properties were Victorian cottages.

Application No: EPF/1544/14
Officer: James Rogers
Applicant Name: Mr & Mrs Alan Steel
Location: 28 Roding Gardens, Loughton IG10 3NH
Proposal: Garage conversion and alterations to external appearance of dwelling.

The Committee had NO OBJECTION to this application.

Application No: EPF/1548/14
Officer: James Rogers
Applicant Name: Mr Mitchell Gipson
Location: 16 Newnham Close, Loughton IG10 4JG

Proposal: Amendments to existing planning permission, including dormer to rear, porch to front, and minor enlargement to approved extension to front side first floor.

The Committee had NO OBJECTION to this application.

515.2 Deemed Permission – provided for information only:

Application No: EPF/1030/14

Officer: David Baker

Applicant Name: Mr Chris Rolf

Location: 50 Meadow Road, Loughton IG10 4HX

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

The Committee NOTED this application.

Application No: EPF/1361/14

Officer: James Rogers

Applicant Name: Mr William McLean

Location: Epping Forest College, Borders Lane, Loughton IG10 3SA

Proposal: Certificate of Lawful Development application for a proposed canopy.

The Committee NOTED this application.

515.3 Others – provided for information only – EPF/1473/14, EPF/1474/14, and EPF/1697/14

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

PL516 Decisions

516.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL517 Licensing Applications

No licensing applications had come to officers' attentions.

PL518 Enforcement and Compliance

518.1 The Committee NOTED the reports.

Signed:.....
Date: 18 August 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 18 August 2014 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C Davies (in the Chair)
J Bostock T Downing (until Min no PL525.1)
I Lawrence (as substitute for J Angold-Stephens)
S Pewsey (until Min no PL525.1)

Also present:

D Wixley

Officers: Enid Walsh (Town Clerk)
Pippa Bryce (Administrative Assistant)

25 members of the public

PL519 Apologies for Absence

Apologies for absence were received from Cllrs Abraham, J Angold-Stephens and Chalk. The Town Clerk reported that Cllr Lawrence had been nominated as Cllr J Angold-Stephens substitute for this meeting.

PL520 Declarations of Interest

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 Davies, Downing, Lawrence, Pewsey and Wixley declared a non-pecuniary and non-prejudicial interest in EPF/1686/14 and EPF/1845/14 owing to comments received on these applications from the Loughton Residents Association Plans Group.

PL521 Confirmation of Minutes

The Minutes of the meeting held on 28 July 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL522 Planning Applications

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

Application No: EPF/1845/14

Officer: Jennifer Cordell

Applicant Name: The Co-operative Food Group Ltd

Location: 113 Church Hill, Loughton IG10 1QR

Proposal: Part demolition and part retention of existing building to provide a convenience foodstore (A1 use) (344 sq m gross): the provision of 12 car parking spaces and a dedicated delivery bay. The installation of an ATM within the shopfront.

The Committee NOTED the contents of twenty seven letters of objection.

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

The Committee OBJECTED to this application for a convenience store on this site.

The three main issues were as follows:

- i. Highway safety concerns resulting from the increased volume of traffic in Church Hill and the impact of additional delivery vehicles and customers entering and exiting onto this busy A121. This would result in further congestion and delays for existing road users including the local bus services and create difficulties for pedestrians. Air pollution would also increase in this area from the resulting vehicle fumes.
- ii. Parking – already a problem in surrounding residential streets. The Committee considered that the twelve spaces to be provided were insufficient for customers and that staff parking would inevitably increase problems in nearby streets.
- iii. There would be a negative impact on the smaller local independent retailers and business in Church Hill, Goldings Hill and Lower Road, particularly the well-used sub post office which currently housed an ATM.

If the District Council was minded to grant this application, two conditions were sought:

- a. Delivery times should be staggered to minimise the occurrence of blockages on Church Hill; and
- b. Additional planting to be provided at the rear of the site to minimise the impact on neighbouring residential properties.

PL523 Essex County Council planning application CC/EPF/42/14 – Staples Road Primary School, Staples Road, Loughton IG10 1HR – Erection of a two storey extension to provide three classrooms and ancillary space; cycle/scooter parking; and amendments to the levels of the south western playground.

All Committee members declared a non-pecuniary and non-prejudicial interest in this item as the speaker was known to them.

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

The Committee OBJECTED to this application citing the following reasons:

- I. The school site was not suitable for the expansion of the existing buildings as this would reduce the already limited outdoor play area space to an unsustainable level. Pupils already needed to be transported to sports facilities. Childhood obesity had already been identified by the Government as a serious health problem and reducing outdoor space in a junior school will not help address this issue.
- II. There was already a lack of on-site parking with teachers and other commuters taking up the available on-street spaces. Parking and traffic

congestion in Staples Road, particularly at the start and close of the school day, was causing residents significant inconvenience and this would certainly be exacerbated by the additional staff and pupils associated with the three new classrooms.

- III. The north elevation of the proposed extension shown on page 12 of the Design and Access Statement appeared rather bland and did not enhance street scene in this conservation area.

PL524 Matters for Report

524.1 Withdrawn Applications

The Committee NOTED that the following applications had been withdrawn by the applicants:

- EPF/0265/14 – 43 Algiers Road, Loughton, IG10 4NG – Single storey rear extension and raised patio – Min no PL491
- EPF/0980/14 – Bridge House, Roding Road, Loughton, IG10 3ED – Demolition of existing house and erection of 3 two bedroom and 3 one bedroom flats in three storey block.
- EPF/0650/14 – 10 Ripley View – New garage and boundary wall – Min no. PL474

524.2 EPF/1226/14 – 182 Roding Road, Loughton, IG10 3BS – Proposed outbuilding to provide storage for maintenance equipment.

The Committee reiterated its previous concerns as members considered these still stood, which were:

The Committee OBJECTED to this application. The proposed outbuilding was to be sited adjacent to the front garden of no 184 Roding Road and forward of the building line of this block of terraced houses, which was considered overbearing on the streetscene, particularly as the site was located opposite green belt land.

524.3 Amended Application EPF/0842/14 - 246 Willingale Road, Loughton IG10 2BX - Proposed part one and part two storey side extension.

The Committee had NO OBJECTION to this amended application.

PL525 Epping Town Council application for the designation of a Neighbourhood Plan Area

The Committee NOTED the information received from Epping Forest District Council regarding the Epping Town Council's application for the designation of a neighbourhood area as the first stage in the preparation of a Neighbourhood Plan.

PL526 Planning Applications

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

Application No: EPF/0753/14

Officer: James Rogers

Applicant Name: Mr Roland Bailey

Location: 59 York Hill, Loughton IG10 1HZ

Proposal: Erection of boundary wall (front) with old yellow stock bricks.

The Committee had NO OBJECTION to this application.

Application No: EPF/1511/14

Officer: Katie Smith

Applicant Name: Mr Fredrick Gay

Location: 10 The Crescent, Loughton IG10 4PY

Proposal: Hip to gable extension with front and rear dormers and single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1545/14

Officer: Sangeeta Dhavde

Applicant Name: Ms J Wood

Location: 17 Roundmead Close, Loughton IG10 1QD

Proposal: First floor extension over existing garage

The Committee had NO OBJECTION to this application.

Application No: EPF/1579/14

Officer: Stephan Solon

Applicant Name: Mr Ivaylo Daskalov

Location: 6 Clays Lane, Loughton IG10 2RZ

Proposal: Proposed open sided glass/tile covered veranda to rear

The Committee had NO OBJECTION to this application.

Application No: EPF/1589/14

Officer: Katie Smith

Applicant Name: Mrs Lorraine Farr

Location: 181 Englands Lane, Loughton, IG10 2NS

Proposal: Ground floor front extension and garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/1591/14

Officer: Stephan Solon

Applicant Name: Ms Sally Hearne

Location: 14 - 21 York Crescent, Loughton IG10 1RW

Proposal: Proposed second floor extensions to nos 14-17 & 18-21 York Crescent to provide 4 no. additional 1 bed flats. Revised Application to EPF/0248/14.

The Committee NOTED that the revisions were not clear from the plans and although the proposal was to provide 4 no. additional 1 bed flats and the floor plans appeared to support this, the Design and Access Statement actually referred to 4 no 2 bedroom flats.

Application No: EPF/1600/14

Officer: Stephan Solon

Applicant Name: Mr S Kapadia

Location: Waterlows

146 High Road, Loughton IG10 4BH

Proposal: Two storey rear extension to provide two self-contained flats at the rear of 146 High Road, Loughton, Loughton IG10 4BH

The Committee commented on both the lack of amenity space and parking provision, but had NO OBJECTION to this application provided the accommodation

provided for the occupants satisfied the guidance contained within the National Planning Policy Framework and policy RP5A of the adopted Local Plan and Alterations.

Application No: EPF/1611/14

Officer: Jennifer Cordell

Applicant Name: Ms Elizabeth Forewood

Location: 2 Barrington Road, Loughton IG10 2AY

Proposal: Single storey side extension, new porch, continuous roof to front of house over porch, removal of existing porch and garage, new vehicular crossover and remodelling of front garden. Demolish porch and garage, new porch and roof over, vehicle crossover and side extension.

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.45pm.

Application No: EPF/1615/14

Officer: Jennifer Cordell

Applicant Name: Mr Brendan McParland

Location: 94 Lawton Road, Loughton IG10 2AA

Proposal: Revision to 3 dwellings approved under EPF/0296/14 to include dormer windows and roof lights.

The Committee had NO OBJECTION to this application.

Application No: EPF/1617/14

Officer: James Rogers

Applicant Name: Mr D Dabrega

Location: 64 River Way, Loughton IG10 3LH

Proposal: Loft conversion revised application to EPF/0756/14

The Committee had NO OBJECTION to this application.

Application No: EPF/1654/14

Officer: Stephan Solon

Applicant Name: Mr G Brooks

Location: 4 Eleven Acre Rise, Loughton IG10 1AN

Proposal: Proposed three storey, front, side and rear extension

The Committee had NO OBJECTION to this application.

Application No: EPF/1686/14

Officer: Katie Smith

Applicant Name: Mr Spencer Rose + Gary Lucas

Location: Lucas McMullen Jacobs
258A High Road, Loughton IG10 1RB

Proposal: Alterations to building and conversion to 9 dwellings.

The Committee NOTED the contents of one letter of objection.

The Committee OBJECTED to this application. Members were unable to consider this application due to the misleading plans submitted. The proposal was for nine

dwellings and yet drawing no FF0 210, Site and Plans as proposed, referred to flat nos 11 - 14.

Application No: EPF/1713/14

Officer: Robin Hellier

Applicant Name: Mr Dave Gamester

Location: 6 Bryony Close, Loughton IG10 3PG

Proposal: TPO/EPF/27/93:

T9 (Your T32) Lime - Remove 2 lower limbs (dead)

T10 (Your T31) Lime - Remove 2 lower limbs

T11 (Your T30) Norway Maple - Crown lift 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/1715/14

Officer: Stephan Solon

Applicant Name: Mr Brett Cases

Location: 7 Wellfields, Loughton IG10 1PB

Proposal: Single storey front extension, single storey rear extension, part 1st floor rear extension and loft conversion with 2 rear dormers

The Committee had NO OBJECTION to this application.

Application No: EPF/1717/14

Officer: Jennifer Cordell

Applicant Name: Mr & Mrs Mark Turley

Location: 89 Smarts Lane, Loughton IG10 4BP

Proposal: Ground/first floor side extension and Ground floor front/rear extensions to original building replacing previous extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/1720/14 – Meadows, Wellington Hill, Loughton IG10 4AH

This proposal referred to a property in Waltham Abbey and the Committee made no comment.

Application No: EPF/1721/14

Officer: Mavis Bird

Applicant Name: Alper Kani

Location: 10 Rookwood Gardens, Loughton IG10 2DQ

Proposal: Certificate of Lawful Development for a proposed rear dormer window in a loft conversion.

The Committee NOTED this application.

Application No: EPF/1733/14

Officer: James Rogers

Applicant Name: Mr & Mrs D Oliver

Location: Forest House, Nursery Road, Loughton IG10 4EA

Proposal: Ground floor single-storey front extension and first floor rear extension.

The Committee reiterated its previous response made regarding a similar application in 2011 as follows:

The Committee questioned the effect of what it considered an over-large roof extension on the streetscene.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10pm.

Cllrs Pewsey and Downing left the meeting.

Application No: EPF/1734/14

Officer: Mavis Bird

Applicant Name: Mrs Joanna Fox

Location: 49 Lower Park Road, Loughton, IG10 4NB

Proposal: Certificate of Lawful Development for a single storey rear extension.

The Committee NOTED this application had been withdrawn by the applicant.

Application No: EPF/1740/14

Officer: James Rogers

Applicant Name: Mr Stuart Bowtell

Location: 18 Etheridge Road, Loughton IG10 2HT

Proposal: Proposed apartment re submission of EPF/0739/14 Demolition of existing outbuilding and side extension and erection of 1 two storey, two bedroom house.

Whilst noting that the width of the side extension had been reduced slightly, the Committee reiterated its previous comments, as below, since the minor amendments had not changed its view:

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 would be detrimental to the streetscene and create a loss of amenity to the neighbours.

Application No: EPF/1742/14

Officer: James Rogers

Applicant Name: Mr Gennaro Schiano

Location: 17 Barfields, Loughton IG10 3JQ

Proposal: Revised roof, for an erection of first floor rear extension. Revised application to EPF/1055/14.

The Committee had NO OBJECTION to this application.

PL527 Determinations & Works to Trees in Conservation Areas – provided for information only:

Application No: EPF/1767/14CA

Officer: Robin Hellier

Applicant Name: Mrs A Harding

Location: 43 York Hill, Loughton IG10 1HZ

Proposal: TPO/EPF/03/87 - T1 Lime - Clean out for ongoing maintenance
T2 Holly - Fell

The Committee NOTED this application.

Application No: EPF/1816/14

Officer: Kathy Howell

Applicant Name: Mr M Walters

Location: 1 Queens Road, Loughton IG10 1RR

Proposal: Loughton Conservation Area: T1 - Goat Willow: Removal of 1 main stem as specified.

The Committee NOTED this application.

Application No: EPF/1853/14

Officer: Robin Hellier

Applicant Name: Mr S Dott

Location: Strathallan, 20 Clays Lane Loughton IG10 2RZ

Proposal: TPO/EPF/42/91 - T17 Oak: Crown reduce as specified. G3 Limes: Crown lift as specified.

The Committee NOTED this application.

PL528 Others – provided for information only:

Application No: EPF/1590/14

Officer: David Baker

Applicant Name: Mr James Waller

Location: Clinton Cards Plc,

The Crystal Building, Langston Road, Loughton IG10 3TH

Proposal: Prior approval application for demolition of west section of existing commercial building

The Committee NOTED this application.

Application No: EPF/1708/14

Officer: David Baker

Applicant Name: Mr Carl Hellen

Location: 2 Churchfields, Loughton IG10 1AG

Proposal: Application for approval of details reserved by condition 2 'Materials' and condition 5 'Hard and Soft Landscaping details' of planning permission EPF/2707/13 (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 this application.

Application No: EPF/1802/14

Officer: Mavis Bird

Applicant Name: Mr Sean Judd

Location: 3 Coles Green, Loughton IG10 2QS

Proposal: Prior approval application for a 4 metre deep single storey rear extension, height to eaves 2.75 metres and maximum height 3.5 metres.

The Committee NOTED this application.

PL529 Decisions

Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL530 Licensing Applications

No licensing applications had come to officers' attentions.

PL531 Enforcement and Compliance

The Town Clerk reported that the proliferation of advertising boards and A-frames in Oakwood Hill near the junctions with the Oakwood Hill Industrial Estate and Chigwell Lane did not fall within the remit of Epping Forest District Council's Planning Enforcement Team as this was highway land. The complaints had been passed to Essex County Council.

The Committee NOTED the reports.

Signed:.....
Date: 8 September 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 8 September 2014 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: D Wixley (in the Chair) (as substitute for J Angold-Stephens)
P Abraham J Bostock T Downing
P Beales (as substitute for C Davies)

Officer: Vivienne Messenger (Planning Committee Clerk)

In the absence of both the Chairman and Vice Chairman the members present elected Cllr Wixley to take the Chair and Cllr Bostock as Vice Chairman for this meeting.

PL532 Apologies for Absence

Apologies for absence were received from Cllrs J Angold-Stephens, Chalk and Davies. The Planning Committee Clerk reported that Cllr Wixley had been nominated as Cllr J Angold-Stephens substitute and Cllr Beales as Cllr Davies' substitute for this meeting. The Planning Committee Clerk also informed members that the Town Clerk had received a letter dated 7 September 2014 from Cllr Pewsey, who had stood down from this Committee with immediate effect.

PL533 Declarations of Interest

Cllr Bostock declared a non-pecuniary and non-prejudicial interest in EPF/1803/14CA as she knew the neighbours.

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 Abraham, Beales, Downing and Wixley declared a non-pecuniary and non-prejudicial interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

EPF/1765/14, EPF/1812/14, EPF/1840/14CA and EPF/1943/14.

PL534 Confirmation of Minutes

The Minutes of the meeting held on 18 August 2014 amended from those circulated to read at Min no PL519, The Town Clerk reported that Cllr Lawrence had been nominated as Cllr J Angold-Stephens substitute for this meeting, were CONFIRMED as a correct record and signed by the Chairman.

PL535 Matters for Report

535.1 Withdrawn Application – EPF/1285/14 – 43 Algiers Road, Loughton IG10 4NG – Single storey rear extension and raised patio (Amended application to EPF/0265/14) – Min no PL524.1

The Committee NOTED that the application had been withdrawn by the applicant and also that this was reported at the meeting on 18 August 2014 in error, as planning application EPF/0265/14.

535.2 Amended descriptions:

535.2.1 EPF/1654/14 – 4 Eleven Acre Rise, Loughton IG10 1AN – Proposed three storey, front, side and rear extension – Min no PL526.1

The Committee NOTED the amended description below that the proposal was for a:

Proposed two storey front, side and rear extensions with accommodation within roofspace with dormer windows to front.

535.2.2 EPF/1686/14 – 258A High Road, Loughton IG10 1RB – Alterations to building and conversion to 9 dwellings – Min no PL526.1

The Committee NOTED the amended description below that the proposal was for an:

Extension to building comprising addition of second and third (within Mansard roof) floors and conversion to 9 dwellings.

Members reiterated their previous objections, which were:
The Committee OBJECTED to this application. Members were unable to consider this application due to the misleading plans submitted. The proposal was for nine dwellings and yet drawing no FF0 210, Site and Plans as proposed, referred to flat nos 11 - 14.

Notwithstanding the site was in a town centre location, the Committee commented that there was no provision for any car parking whatsoever, and was concerned about the existing pressure on parking on the surrounding roads.

535.3 EPF/1734/14 – 49 Lower Park Road, Loughton IG10 4NB – Certificate of Lawful Development for a single storey rear extension – Min no PL526.1

The Committee NOTED this application, and that it had not been withdrawn by the applicant as was reported at the meeting on 18 August 2014.

PL536 Planning Applications

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

Application No: EPF/1565/14

Officer: Stephan Solon

Applicant Name: Mrs Amy Rattee

Location: 57 Chequers Road, Loughton IG10 3QE

Proposal: Single storey rear extension, two storey and single storey side extensions with roof windows, loft conversion with rear box dormer, new smooth face decorated render finish to external walls and new 'black framed' windows throughout. Revised application to EPF/0278/14.

The Committee remained concerned the proposal was an overdevelopment of a restricted plot, which still showed the ground floor level being built to the site boundary and could lead to a terracing effect with future development.

Members were also concerned the proposed black framed windows would not blend in with the streetscene.

Application No: EPF/1666/14

Officer: Katie Smith

Applicant Name: Mr Marcin Oliwa

Location: 64 Lushes Road, Loughton IG10 3QB

Proposal: Single storey ground floor wrap around side/rear extension with pitched roof and 5 roof windows. (Revised application to EPF/0319/12).

The Committee expressed concern that the proposed works extended to the site boundary.

Application No: EPF/1685/14

Officer: David Baker

Applicant Name: Mr S Brody

Location: Warren House, Manor Road, Loughton IG10 4RP

Proposal: Two storey side extension to existing single dwelling at side of main house.

The Committee had NO OBJECTION to this application.

Application No: EPF/1700/14

Officer: David Baker

Applicant Name: Miss Linda Cheetham

Location: 14A Smarts Lane, Loughton IG10 4BX

Proposal: Proposed loft conversion with roof light windows.

The Committee had NO OBJECTION to this application, but was concerned about the round window on the front elevation with regard to its effect on the symmetry of the adjacent properties and on the streetscene.

Application No: EPF/1718/14

Officer: David Baker

Applicant Name: Mr Michael Briggs

Location: 1A Baldwins Hill, Loughton IG10 1SA

Proposal: First floor rear extension.

The Committee expressed concern for the impact of the first floor extension on the amenities of the neighbours.

Application No: EPF/1745/14

Officer: Sangeeta Dhavde

Applicant Name: Mrs Susan Pinder

Location: 53 Broadstrood, Loughton IG10 2SB

Proposal: Proposed front and rear extension.

The Committee had NO OBJECTION to this application but was concerned about the effect of the rear extension on the neighbour at no 55 Broadstrood, as it extended to the site boundary.

Application No: EPF/1752/14

Officer: Jennifer Cordell

Applicant Name: Mr Stuart Grant

Location: 20 Coteford Close, Loughton IG10 2NT

Proposal: Single storey side/front extension and single storey rear extension.

The Committee had NO OBJECTION to this application.

The Committee AGREED to bring forward EPF/1931/14 and dealt with the next two applications together as they were for the same site.

Application No: EPF/1765/14

Officer: Stephan Solon

Applicant Name: Mr T Lane

Location: 10 Ripley View, Loughton IG10 2PB

Proposal: Extensions to bungalow to form a two-storey house, comprising of two-storey and single storey side extensions, first floor and roof addition.

The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to this application but requested replacement trees elsewhere on the site, for the two trees – T1 Mountain Ash and T6 Horse Chestnut – as their removal was given in the accompanying Arboricultural Impact Assessment.

Application No: EPF/1931/14

Officer: Stephan Solon

Applicant Name: Mr Tony Lane

Location: 10 Ripley View, Loughton IG10 2PB

Proposal: Erection of new entrance gates, wall and railings at front of the property, and erection of double garage in front forecourt area (Amendment to EPF/0650/14).

The Committee was concerned the redesigned garage was matched on the plans to the footprint of the original building, which made it difficult for members to see how this would impact on the footprint of the proposed two-storey house.

The Committee, however, NOTED the reduced size and height of the amended garage but expressed concern on the height of the boundary fence.

Application No: EPF/1772/14

Officer: Jennifer Cordell

Applicant Name: Mr Aiden Garner

Location: 45 Alderton Hill, Loughton IG10 3JD

Proposal: Extensions & Alterations re-submission of EPF/0325/14 (Two storey front, rear and side extensions and front and rear dormer windows).

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.45pm.

Application No: EPF/1777/14

Officer: David Baker

Applicant Name: Mr C Pillai

Location: 4 Whitehills Road, Loughton IG10 1TS

Proposal: Erection of two storey side extension, erection of two storey part single part rear extension and erection of front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1803/14CA

Officer: Stephan Solon

Applicant Name: Mr John Downes

Location: 50 York Hill, Loughton IG10 1JA

Proposal: Proposed demolition of existing single storey front garage and utility room, erection of single storey replacement front extension and erection of two storey side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1805/14

Officer: Sangeeta Dhavde

Applicant Name: Mr Kike Fadey

Location: 18 Parkmead, Loughton IG10 3JW

Proposal: Proposed first floor side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1812/14

Officer: James Rogers

Applicant Name: Mr Jay Singh

Location: 39 Sparelease Hill, Loughton IG10 1BS

Proposal: Single storey front extension and conversion of garage to utility room.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10pm.

Application No: EPF/1813/14

Officer: David Baker

Applicant Name: Mr Robert Kairis

Location: 3 Longfield, Loughton IG10 4EE

Proposal: First floor front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1840/14CA

Officer: Jennifer Cordell

Applicant Name: Mrs Patricia Cowey

Location: Woodberrie, Woodbury Hill, Loughton IG10 1JB

Proposal: Demolition of an existing garage and the erection of a two storey extension to an existing dwelling house.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as the proposed extension was considered unsympathetic to the existing dwelling, in particular the flat roof, and was sited in a conservation area.

Members also commented that it was unclear from the plans how the vehicles would access the new garage.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10.15pm.

Application No: EPF/1855/14

Officer: Stephan Solon

Applicant Name: Mr S Denne

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

Proposal: Erection of single-storey side extension and two-storey front extension.
Erection of detached 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/1866/14

Officer: Sangeeta Dhavde

Applicant Name: Mr & Mrs V Prasse

Location: 58 High Road, Loughton IG10 4QU

Proposal: Single storey side / rear extension with monopitch roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/1881/14

Officer: David Baker

Applicant Name: Mr Spencer Mehlman

Location: 16 Carroll Hill, Loughton IG10 1NJ

Proposal: Extend garage to front in connection with conversion of garage to gym room provision of new in-out drive with new gates and new bin and cycle store in front area.

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/1888/14

Officer: Stephan Solon

Applicant Name: Mr K O'Connor

Location: 14 Eleven Acre Rise, Loughton IG10 1AN

Proposal: Proposed two storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1909/14

Officer: James Rogers

Applicant Name: Mr Richard Rankin

Location: 29 Hillcrest Road, Loughton IG10 4QH

Proposal: Loft conversion with roof alterations and rear dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/1918/14CA

Officer: David Baker

Applicant Name: Ms Ara Towndrow

Location: 59 Staples Road, Loughton IG10 1HR

Proposal: Single storey lower ground floor rear extension and alterations to elevations.

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10.30pm.

Application No: EPF/1941/14

Officer: Robin Hellier

Applicant Name: Miss J Lambert

Location: 17 Roding Gardens, Loughton IG10 3NH

Proposal: TPO/EPF/30/89: T22 - Oak: Reduce branches to alleviate issues to neighbouring property.

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/1943/14

Officer: David Baker

Applicant Name: GK2

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

Proposal: Erection of a two bedroom bungalow on land to the rear of 71 & 71A Stonards Hill.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application which was considered out of character with the streetscene and garden grabbing. The proposal would also leave inadequate private amenity space.

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.

536.2 Deemed permission – provided for information only:

Application No: EPF/1667/14

Officer: James Rogers

Applicant Name: Mr Marcin Oliwa

Location: 64 Lushes Road, Loughton IG10 3QB

Proposal: Certificate of Lawful Development for a proposed single storey ground floor side and rear extension, roof extension and loft conversion.

The Committee NOTED this application.

Application No: EPF/1764/14

Officer: Mavis Bird

Applicant Name: Mr & Mrs V Prasse

Location: 58 High Road, Loughton IG10 4QU

Proposal: Application for Certificate of Lawful Development for a proposed loft conversion with a gable end roof and a rear dormer window.

The Committee NOTED this application.

Application No: EPF/1814/14

Officer: Mavis Bird

Applicant Name: Mr Elliott Lawlor

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

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

The Committee NOTED this application.

Application No: EPF/1908/14

Officer: Mavis Bird

Applicant Name: Mr Richard Rankin

Location: 29 Hillcrest Road, Loughton IG10 4QH

Proposal: Certificate of Lawful Development for a proposed single storey rear extension.

The Committee NOTED this application.

536.3 Others – provided for information only – EPF/1825/14, EPF/1921/14, EPF/1927/14, EPF/2038/14 and EPF/2050/14

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

PL537 Decisions

537.1 Decisions by Epping Forest District Council

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

PL538 Licensing Applications

538.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Café Bengal, 41 The Broadway, Loughton IG10 3RX

The Committee asked if the closing times applied for could all be reduced by half an hour to allow patrons and staff clearing up to leave earlier, thereby reducing noise disturbance to residents in the flats above.

PL539 Enforcement and Compliance

539.1 Land at Woodforever, Debden House, Debden Green, Loughton IG10 2NX

The Committee NOTED the information received from Epping Forest District Council that that an Enforcement Notice had been issued in respect of Land at Woodforever, Debden House, Debden Green, Loughton IG10 2NX. This was regarding, without planning permission, the change of use of the Land from a domestic garden to a wood reclamation yard (B2), including the open storage of wood and wooden items, the parking of vehicles used in connection with the use, the sale of wood and/or wooden items made from the reclaimed wood to the public, the use of power tools and the stationing of a wooden shed and canopy.

539.2 The Committee NOTED the reports.

Signed:.....

Date: 22 September 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 22 September 2014 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham J Bostock M Chalk
C Davies (from Min no PL544.1)

Officer: Vivienne Messenger (Planning Committee Clerk)

PL540 Apologies for Absence

Apologies for absence were received from Cllr Downing.

PL541 Declarations of Interest

Cllr Bostock declared a personal and prejudicial interest in EPF/2036/14CA as she had an elderly uncle that lived next door and stated she would leave the meeting when this item was considered by the Committee.

Cllr Abraham declared a non-pecuniary and non-prejudicial interest in EPF/1998/14 as he had an account for a PO Box with the Royal Mail.

PL542 Confirmation of Minutes

The Minutes of the meeting held on 8 September 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL543 Matters for Report

543.1 Amended plans – EPF/1654/14 – 4 Eleven Acre Rise, Loughton IG10 1AN – Proposed two storey front, side and rear extensions with accommodation within roofspace with dormer windows to front – Min no PL535.2.1

The Committee had NO OBJECTION to these amended plans.

PL544 Planning Applications

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

Application No: EPF/1922/14

Officer: Jennifer Cordell

Applicant Name: Mrs T Sami

Location: 43 Fallow Fields, Loughton IG10 4QP

Proposal: Loft conversion with two rear dormer windows.

The Committee had NO OBJECTION to this application.

Application No: EPF/1935/14

Officer: Katie Smith

Applicant Name: Mr Udy A

Location: 39 Traps Hill, Loughton IG10 1SZ

Proposal: Outbuilding within rear garden and hardsurfaced games area enclosed by 3m high fencing.

The Committee had NO OBJECTION to this application.

Application No: EPF/1995/14

Officer: James Rogers

Applicant Name: Mr D Fletcher

Location: 16 Stanmore Way, Loughton IG10 2SA

Proposal: Add full first floor to existing house including new attic space. Extend over garage to side at first floor level. Single storey rear extension. Front extension/remodelling. New front wall/gates.

The Committee had NO OBJECTION to this application.

Application No: EPF/1998/14

Officer: David Baker

Applicant Name: Royal Mail Group

Location: Unit 6b and 7, Imprimo Park, Lenthall Road, Loughton IG10 3UF

Proposal: The erection of 9 lamp posts and other external lighting, in connection with proposed use of premises as a Royal Mail delivery office.

The Committee had NO OBJECTION to this application.

Application No: EPF/2016/14

Officer: James Rogers

Applicant Name: Mr Matthew Mead

Location: 21 Hillcrest Road, Loughton IG10 4QH

Proposal: Proposed extension to existing front wall.

The Committee reiterated its previous objection for planning application EPF/0907/14 as members still considered the proposal was detrimental to the streetscene, which were:

The Committee OBJECTED to the proposed boundary treatment which was considered harmful to the streetscene and would adversely affect the beautiful open aspect of the road.

Cllr Davies joined the meeting.

Application No: EPF/2018/14

Officer: Sangeeta Dhavde

Applicant Name: Mr & Mrs Gregory & Katia Lansdowne

Location: 33 Poundfield Road, Loughton IG10 3JN

Proposal: Proposed rear extension 3.5m from house.

The Committee had NO OBJECTION to this application but was concerned the flat roof of the rear extension could compromise the security of the property.

Application No: EPF/2020/14

Officer: David Baker

Applicant Name: Mr & Mrs Stephan & Marion Dale

Location: 1 Warren Hall, Manor Road, Loughton IG10 4RP

Proposal: Division of existing 2 bedroom flat into two, 2 bedroom flats.

The Committee had NO OBJECTION to this application.

Application No: EPF/2032/14
Officer: Jennifer Cordell
Applicant Name: Mr Thomas Braithwaite
Location: 15 Albion Hill, Loughton IG10 4RA
Proposal: First floor side/rear extension.

The Committee had NO OBJECTION to this application.

Cllr Bostock left the meeting for this item only.

Application No: EPF/2036/14CA
Officer: Sangeeta Dhavde
Applicant Name: Mr Ross Alexander
Location: 81 York Hill, Loughton IG10 1HZ
Proposal: Proposed loft conversion with rear dormer window with juliet balcony.

The Committee had NO OBJECTION to this application.

Cllr Bostock rejoined the meeting.

Application No: EPF/2047/14
Officer: Sangeeta Dhavde
Applicant Name: Mr Ashley Hyde
Location: 7 Chester Path, Loughton IG10 2LN
Proposal: Two storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2102/14
Officer: David Baker
Applicant Name: Telefonica UK Ltd
Location: Pavement outside Homebase Ltd, 140 Church Hill, Loughton IG10 1LH
Proposal: Upgrade of telecommunications base station comprising the removal of the existing 12.5m high column, and its replacement with a 15.0 m high column (height including Antenna Shroud), provision of additional equipment cabinet and ancillary development).

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

The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this application.

Application No: EPF/2132/14CA
Officer: Robin Hellier
Applicant Name: Mrs B Long
Location: 1 Woodbury Hill, Loughton IG10 1JB
Proposal: CHI/02/68/A1: Lawson Cypress - 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/2141/14

Officer: Robin Hellier

Applicant Name: Mr L Smyth

Location: 18 Fallow Fields, Loughton IG10 4QP

Proposal: TPO/EPF/04/98 W1: 4 x Black Poplars - Reduce to previous pruning points.

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

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

544.2 Deemed permission – provided for information only:

Application No: EPF/2046/14

Officer: Mavis Bird

Applicant Name: Mr Martin Aarons

Location: 57 Fallow Fields, Loughton IG10 4QP

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

The Committee NOTED this application.

544.3 Others – provided for information only – EPF/2137/14 and EPF/2154/14

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

PL545 Decisions

545.1 Decisions by Epping Forest District Council

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

PL546 Local Government (Miscellaneous Provisions) Act 1982 Street Trading Licence

546.1 Street Trading Consent – The Broadway – Debden Traders Association

The Committee NOTED this street trading application.

PL547 Enforcement and Compliance

547.1 The Committee NOTED the reports.

Signed:.....

Date: 6 October 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

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

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham J Bostock M Chalk
C Davies

Officer: Vivienne Messenger (Planning Committee Clerk)

1 member of the public

PL548 Apologies for Absence

Apologies for absence were received from Cllr Downing.

PL549 Declarations of Interest

The Committee declared a non-pecuniary interest in EPF/2069/14 as the architect was known to the Council.

Cllrs Abraham, J Angold-Stephens, Chalk and Davies declared a non-pecuniary and non-prejudicial interest in EPF/2066/14 owing to comments received on this application from the Loughton Residents Association Plans Group.

PL550 Confirmation of Minutes

The Minutes of the meeting held on 22 September 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL551 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/2069/14

Officer: David Baker

Applicant Name: Mr Arafat Bashir

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

Proposal: Proposed new garage to new dwelling approved under EPF/2449/13.

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

The Committee had NO OBJECTION to this application.

PL552 Matters for Report

552.1 Withdrawn Application – EPF/1686/14 – 258A High Road, Loughton IG10 1RB – Extension to building comprising addition of second and third (within Mansard roof) floors and conversion to 9 dwellings – Min no PL535.2.2

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

552.2 Essex County Council planning application CC/EPF/42/14 – Staples Road Primary School, Staples Road, Loughton IG10 1HR – Erection of a two storey extension to provide three classrooms and ancillary space; cycle/scooter parking; and amendments to the levels of the south western playground – Min no PL523

The Committee considered the revised plans and additional information submitted to the County Council and reiterated its comments previously made, which were:

The Committee OBJECTED to this application citing the following reasons:

- i. The school site was not suitable for the expansion of the existing buildings as this would reduce the already limited outdoor play area space to an unsustainable level. Pupils already needed to be transported to sports facilities. Childhood obesity had already been identified by the Government as a serious health problem and reducing outdoor space in a junior school will not help address this issue.*
- ii. There was already a lack of on-site parking with teachers and other commuters taking up the available on-street spaces. Parking and traffic congestion in Staples Road, particularly at the start and close of the school day, was causing residents significant inconvenience and this would certainly be exacerbated by the additional staff and pupils associated with the three new classrooms.*
- iii. The north elevation of the proposed extension shown on page 12 of the Design and Access Statement appeared rather bland and did not enhance street scene in this conservation area.*

Furthermore, the Committee stated it would prefer smaller panes on the fenestration to match the existing building.

PL553 Applications for the designation of a Neighbourhood Plan Area

553.1 Buckhurst Hill Parish Council

The Committee NOTED the information received from Epping Forest District Council regarding the Buckhurst Hill Parish Council's application for the designation of a neighbourhood area as the first stage in the preparation of a Neighbourhood Plan.

553.2 North Weald Parish Council

The Committee NOTED the information received from Epping Forest District Council regarding the North Weald Parish Council's application for the designation of a neighbourhood area as the first stage in the preparation of a Neighbourhood Plan.

PL554 Planning Applications

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

Application No: EPF/1984/14

Officer: Jennifer Cordell

Applicant Name: Mr Steve Mucklow

Location: 228C High Road, Loughton IG10 1ET

Proposal: Retrospective application for 2.4m high security/safety fencing on the roof of 228C High Road, Loughton.

The Committee OBJECTED to the over-obtrusive nature of the 2.4-metre high railings installed. Members sought an alternative design more in keeping with the surroundings, as this fencing was considered detrimental to the streetscene.

The Committee AGREED to bring forward EPF/2066/14 and dealt with the next two applications together as they were for adjoining properties.

Application No: EPF/2053/14

Officer: Sangeeta Dhavde

Applicant Name: Levy Brothers

Location: 61 Hillcroft, Loughton IG10 2PS

Proposal: Construction of a single storey rear extension and conversion of the existing integral garage to provide additional living accommodation to the existing house.

The Committee had NO OBJECTION to this application but was concerned the flat roof of the rear extension proposed could compromise the security of the property.

Application No: EPF/2066/14

Officer: Jennifer Cordell

Applicant Name: Levy Brothers

Location: 59 Hillcroft, Loughton IG10 2PS

Proposal: Construction of a new 2 storey house on land to the side of the existing property with associated alteration to the existing flats.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as the proposal was considered:

- garden grabbing and contrary to government guidelines;
- an overdevelopment of the site and extended to the site boundary;
- out of keeping with the streetscene;
- detrimental to the neighbours from the increased use of the small site; and
- left inadequate private amenity space.

Application No: EPF/2058/14

Officer: Sangeeta Dhavde

Applicant Name: Mr & Mrs Tunde Adjayi

Location: 106 Colson Road, Loughton IG10 3RF

Proposal: Construction of a single storey rear shower room extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2082/14

Officer: David Baker

Applicant Name: A M & S Turnell

Location: 44 Greenfields, Loughton IG10 3HF

Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2095/14
Officer: Sangeeta Dhavde
Applicant Name: Mr Andrew Donnelly
Location: 27 Millsmead Way, Loughton IG10 1LR
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2098/14
Officer: Jennifer Cordell
Applicant Name: Mr J Porter
Location: 89 Tycehurst Hill, Loughton IG10 1BZ
Proposal: Infill to recess in side/rear corner of existing dwelling (amendment to application number EPF/1338/14).

The Committee had NO OBJECTION to this application.

Application No: EPF/2114/14
Officer: David Baker
Applicant Name: Mr & Mrs Sian
Location: 48 Alderton Hill, Loughton IG10 3JB
Proposal: Single storey front and rear ground floor extensions, reconfiguration of existing garage with new storey over, extension to rear and rear first floor roof terrace, together with reconfiguration of vehicular access at front of site including new front wall, railings and gates.

The Committee had NO OBJECTION to this application but asked for planting behind the proposed railings to soften their impact on the street scape.

Application No: EPF/2201/14
Officer: Robin Hellier
Applicant Name: Mr D Morris
Location: 6 Woodcote Mews, Loughton IG10 4QS
Proposal: TPO/EPF/04/98:
6 x Poplar - Fell
1 x Ash - Fell
1 x Oak - 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 strongly objected to this application and was particularly against the felling of the Oak and Ash trees.

Application No: EPF/2262/14
Officer: Robin Hellier
Applicant Name: Mr D Grant
Location: 3 Nafferton Rise, Loughton IG10 1UB
Proposal: TPO/EPF/16/87:
A1: Oak overhanging 2 Wayside Cottages - Shorten overhanging branches as specified to balance tree.

Cllrs J Angold-Stephens and Bostock declared a non-pecuniary and non-prejudicial interest in this item as they knew a neighbour who lived in an adjacent property.

The Committee had NO OBJECTION to this application.

554.2 Deemed permission – provided for information only:

Application No: EPF/2109/14

Officer: Mavis Bird

Applicant Name: Mr Michael Gomersall

Location: 14 Chigwell Lane, Loughton IG10 3RW

Proposal: Certificate of Lawful Development for a proposed hip to gable, rear dormer and two rooflights to front in a loft conversion.

The Committee NOTED this application.

554.3 Others – provided for information only – EPF/2101/14 and EPF/2299/14

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

PL555 Decisions

555.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL556 Licensing Applications

No licensing applications had come to officers' attentions.

PL557 Enforcement and Compliance

557.1 No reports had been received.

Signed:.....
Date: 20 October 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 October 2014 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham M Chalk C Davies
T Downing

Officer: Vivienne Messenger (Planning Committee Clerk)

2 members of the public

PL558 Apologies for Absence

Apologies for absence were received from Cllr Bostock.

PL559 Declarations of Interest

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in EPF/2296/14 as she knew the wife of the applicant who attended the same church.

PL560 Confirmation of Minutes

The Minutes of the meeting held on 6 October 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL561 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/2296/14

Officer: James Rogers

Applicant Name: I M Carthy

Location: 6 Chapel Terrace, Forest Road, Loughton IG10 1ED

Proposal: Erection of Garden Room - works have already commenced.

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

The Committee had NO OBJECTION to this application but asked for a planning condition to ensure ancillary use of the garden room with the main house only, to prevent it being used as a separate dwelling.

PL562 Matters for Report

No reports were received.

PL563 Planning Applications

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

Application No: EPF/1882/14

Officer: James Rogers

Applicant Name: Ms Andrea Cooper

Location: Beautec Beauty Academy, 183 High Road IG10 4LF

Proposal: Change of use from a beauty salon (sui generis) to a beauty training academy (use class D1). To be used between 9.00am - 6.00pm Monday to Saturday.

Cllr Abraham declared a non-pecuniary and non-prejudicial interest in this item as his wife knew the owner of the business.

The Committee had NO OBJECTION to this application.

Application No: EPF/1934/14

Officer: James Rogers

Applicant Name: Mr Raymond Houghton

Location: 21 Albion Hill, Loughton IG10 4RA

Proposal: Single storey side extension to be used as an annexe.

The Committee was concerned that the side extension would be built to the site boundary. If the District Council was minded to grant planning permission, members asked for a planning condition to ensure ancillary use of the annexe with the main house only, to prevent it being used as a separate dwelling.

Application No: EPF/2151/14

Officer: David Baker

Applicant Name: Mr Hedley Smith

Location: 3A Baldwins Hill, Loughton IG10 1SA

Proposal: Removal of existing single storey side extension and erection of part one and part two storey side extension with rear first floor Juliet style balcony, formation of bay window at front of existing house, and alterations to elevations.

The Committee had NO OBJECTION to this application.

Application No: EPF/2153/14

Officer: David Baker

Applicant Name: Mr John Redgrave

Location: 1 Pyrles Lane, Loughton IG10 2NW

Proposal: Demolition of existing garage and replacement with two storey side extension and front porch (Amended application).

The Committee had NO OBJECTION to this application.

Application No: EPF/2158/14

Officer: James Rogers

Applicant Name: Mr Paul Riddle

Location: 199A High Road, Loughton IG10 4LF

Proposal: New signage, illuminated box sign and non-illuminated projection and flat board sign.

The Committee OBJECTED to the signage (the designs and the heights) installed, which detracted from the heritage of the Victorian building, and was considered detrimental to the streetscene. Members commented that the signage should be more discreet.

For information: This property, built around 1881 by architect and owner Edmond Egan, was identified by the Town Council as one of the additional buildings worthy of consideration for inclusion by Epping Forest District Council on its Locally Listed Buildings register as part of the Heritage Asset Review.

Application No: EPF/2195/14
Officer: Christopher Neilan
Applicant Name: Mr H Lakhan
Location: 8 Connaught Avenue, Loughton IG10 4DP
Proposal: TPO/EPF/04/14:
T1 Cypress - Fell
T3 Yew - Removal of stump and shoots

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/2228/14
Officer: David Baker
Applicant Name: Mr Steve Mucklow
Location: Cycle Rhythm, 228B High Road, Loughton IG10 1ET
Proposal: Retrospective application for retention of internally illuminated 'Cycle Rhythm' sign on exposed south facing flank wall at first floor level - in connection with gymnasium/leisure use.

The Committee deplored this retrospective application and OBJECTED to the signage, which was considered too large and detrimental to the streetscene. Members suggested the signage should be sited on the windows where it would be less obtrusive.

Application No: EPF/2229/14
Officer: Stephan Solon
Applicant Name: Mr Michael Rolfe
Location: 2 Malvern Gardens, Loughton IG10 3AD
Proposal: Pair of 3 bedroom semi-detached houses (revised application).

The Committee OBJECTED to this application, which was considered an overdevelopment and garden grabbing proposal. It would become too cramped on the plot, which would have an adverse effect on the amenities of the neighbouring properties, and be particularly imposing to the first floors of the shops on Valley Hill.

Application No: EPF/2239/14
Officer: Sangeeta Dhavde
Applicant Name: Mr & Mrs R Lester
Location: 68 Alderton Hill, Loughton IG10 3JB
Proposal: Rear single storey extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2251/14
Officer: Jennifer Cordell
Applicant Name: Mr Gohir Rashid
Location: 30 Albion Hill, Loughton IG10 4RD
Proposal: Revision to EPF/0823/13 (Loft conversion, hip to gable, two storey front projection and internal alterations). Revisions comprising changes to detailing of windows and door on front elevation, removal of single roof light. Removal of first

floor side window and addition of ground floor window facing Pollards Close. Additional high level rear dormer window and new window in rear gable. New side facing roof light and ground floor side window facing 28 Albion Hill.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application owing to the overlooking of the property at the rear, Thurlestone in Pollards Close, from the roof level rear gable window and high side-facing window.

Application No: EPF/2266/14

Officer: David Baker

Applicant Name: Mr Nigel Pinamang

Location: 19 Harwater Drive, Loughton IG10 1LP

Proposal: Two storey side extension, loft conversion with rear dormer window and single story rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2350/14

Officer: Robin Hellier

Applicant Name: Mrs T Cushion

Location: 5 Woodbury Hill, Loughton IG10 1JB

Proposal: TPO/EPF/02/68:

Portuguese Laurel - Reduce height and face back as specified

Lawson Cypress group - Tie up to tighten form and reshape

Goat Willow - Fell and grind out stump

Magnolia Grandiflora - 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/2375/14

Officer: Robin Hellier

Applicant Name: Mr D Morris

Location: 68 Spring Grove, Loughton IG10 4QE

Proposal: TPO/EPF/19/89:

T28 Juniper - Reduce lateral branches by 1m

T31 Willow - Reduce height by 2m, remove diseased wood and reshape

T37 Cherry - Dead: Fell

T38 Plum - Crown thinning and reduction to alleviate stress on split stem.

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.

563.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/2204/14

Officer: Jennifer Cordell

Applicant Name: McCarthy and Stone

Location: Gable Lodge, 108 Church Hill, Loughton IG10 1LH

Proposal: Demolition determination following planning permission EPF/0402/14 (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 this application.

Application No: EPF/2351/14

Officer: Robin Hellier

Applicant Name: Mr A Catterall

Location: 61 York Hill, Loughton IG10 1HZ

Proposal: York Hill Conservation Area: T1 Yew - Crown reduction to clear branches from property whilst maintaining overall shape.

The Committee NOTED this application.

563.3 Deemed permission – provided for information only:

Application No: EPF/2264/14

Officer: Mavis Bird

Applicant Name: Mr Mark Garrod

Location: 81 The Drive, Loughton IG10 1HL

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

The Committee NOTED this application.

563.4 Others – provided for information only – EPF/2171/14, EPF/2346/14 and EPF/2395/14

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

PL564 Decisions

564.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

564.2 Decisions by Essex County Council

The Planning Decision from Essex County Council was NOTED.

PL565 Licensing Applications

No licensing applications had come to officers' attentions.

PL566 Enforcement and Compliance

566.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 15 September – 10 October 2014.

Signed:.....

Date: 3 November 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 November 2014 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C Davies (in the Chair)
P Abraham J Bostock M Chalk
I Lawrence (as substitute for Cllr Angold-Stephens)

Also in attendance:

Councillors: M Owen (until Min no PL571.1)

Officer: Vivienne Messenger (Planning Committee Clerk)

2 members of the public

PL567 Apologies for Absence

Apologies for absence were received from Cllrs J Angold-Stephens and Downing. The Planning Committee Clerk reported that Cllr Lawrence had been nominated as Cllr J Angold-Stephens' substitute for this meeting.

PL568 Declarations of Interest

Cllrs Abraham, Chalk, Davies and Lawrence declared a non-pecuniary and non-prejudicial interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

EPF/2214/14, EPF/2300/14 and item 8.1, application for a new premises licence in respect of Co-operative Group, 113 Church Hill, Loughton IG10 14R.

PL569 Confirmation of Minutes

The Minutes of the meeting held on 20 October 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL570 Matters for Report

No reports were received.

PL571 Planning Applications

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

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

Application No: EPF/2401/14

Officer: Jonathan Doe

Applicant Name: Graciela Schar

Location: 1 High Silver, Loughton IG10 4EL

Proposal: Two storey side extension and single storey rear extension to replace attached flat roofed garage. Extend patio area to rear with timber decked area with new steps to rear garden.

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.

Application No: EPF/2073/14
Officer: Sangeeta Dhavde
Applicant Name: Mrs J Jay
Location: 56 Colebrook Lane, Loughton IG10 2HJ
Proposal: Single storey side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2105/14
Officer: James Rogers
Applicant Name: Mr Peter Holmes
Location: 152 High Road, Loughton IG10 4BE
Proposal: Proposed first floor rear extension to accommodate new first floor flat (Revised application).

The Committee reiterated its previous comments made on the original application EPF/0865/14 which were:

The Committee would have OBJECTED to building above the existing shop as the visual amenity would be spoilt and would also have a detrimental impact on the streetscene at this locality. Members, however, considered the plans were inadequate as they were unable to evaluate the proposal.

Application No: EPF/2126/14
Officer: Jonathan Doe
Applicant Name: Mr Russell Huntley
Location: 20 Connaught Avenue, Loughton IG10 4DS
Proposal: Extension and alteration of existing chalet bungalow to create a two storey house with rooms in the roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/2207/14
Officer: David Baker
Applicant Name: JD Wetherspoon plc
Location: The Last Post, 227 High Road, Loughton IG10 1BB
Proposal: Variation of condition 5 on planning permission EPF/0274/93 so as to allow the pub/restaurant use to stay open one hour longer (to 24:00 hours) on Christmas Eve and New Year's Eve.

Cllr Chalk declared a non-pecuniary and non-prejudicial interest in this item as she was a patron of The Last Post.

The Committee had NO OBJECTION to this application.

Application No: EPF/2214/14
Officer: Stephan Solon
Applicant Name: East Thames Housing Group
Location: Land and garages off Burton Road, Loughton IG10 3TA
Proposal: Erection of 52 affordable dwellings with 27 parking spaces, private gardens and amenity space.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds.

1. The proposed housing scheme was considered an overdevelopment of the site.
2. The heights of the properties, particularly the flats, were considered overbearing on the Torrington Drive houses. Members appreciated the slanting pitch of the roofs but it was felt this would still impact on those houses.
3. The limited parking provision of only 27 spaces would exacerbate existing parking congestion in the vicinity caused by commuters using Debden Underground Station, and from shoppers and residents of The Broadway.
4. Members commented on the disproportionate inconsistency between the parking provision allocation of 64 spaces for 64 flats approved for application EPF/2163/13 by the District Council for the Sir Winston Churchill site and for this development, and was deemed contrary to policy DBE 6 of Epping Forest District Council's adopted Local Plan & Alterations.
5. The Committee was concerned that the existing bus stand provision on Burton Road was insufficient as buses frequently parked up on the pavement. This highway safety concern should be addressed, as there would be an increase in pedestrians using Burton Road from the proposed development.
6. The Committee regretted that a play area for the development had not been accommodated in the scheme, as the nearest existing ones at Monksgrove (off Oakwood Hill) and Westall Road were some distance away.
7. The Committee would prefer the use of LED street lighting and the use of solar powered lighting in view of Essex County Council's part night street lighting policy.
8. Members asked if the development could include more environmentally sustainable elements, such as solar panels.

Cllr Owen left the meeting.

Application No: EPF/2244/14

Officer: Jennifer Cordell

Applicant Name: McCarthy and Stone Ltd

Location: Gable Lodge, 108 Church Hill, Loughton IG10 1LH

Proposal: Proposed sign boards and hoarding.

The Committee deplored this retrospective application but had NO OBJECTION to this application.

Application No: EPF/2245/14

Officer: Stephan Solon

Applicant Name: Mr Mark Bowman

Location: 7 Albion Hill, Loughton IG10 4RA

Proposal: Proposed removal of condition 7 (privacy screens to flat 6, facing 9 Albion Hill, and flat 7, facing 5 Albion Hill) of planning permission EPF/0095/13.

The Committee considered the condition should remain, as it was difficult to ascertain whether there was sufficient tree cover from the plans provided.

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

Application No: EPF/2289/14

Officer: Stephan Solon

Applicant Name: Mrs Hilary Rippon

Location: 52 Ollards Grove, Loughton IG10 4DW

Proposal: Detached garage/studio, replace front fence with dwarf wall/railings and gates.

The Committee had NO OBJECTION to this application.

Application No: EPF/2290/14

Officer: Stephan Solon

Applicant Name: Mrs Hilary Rippon

Location: 52 Ollards Grove, Loughton IG10 4DW

Proposal: Detached garage and annexe dwelling - replace front fence with dwarf wall/railings and gate.

The Committee had NO OBJECTION to this application but asked for a planning condition to ensure ancillary use of the detached garage and annexe dwelling with the main house only, to prevent it being used as a separate residence.

Application No: EPF/2298/14

Officer: Jennifer Cordell

Applicant Name: Mr Devji Kerai

Location: 57 and 59 Wellfields, Loughton IG10 1PA

Proposal: Two storey rear extensions and loft rooms to 57 and 59 Wellfields including side dormer.

The Committee considered this scheme was an improvement on the previous design submitted for application EPF/0280/14 but concern was expressed that there was still too much bulk, which would impinge on the amenities of no 55 Wellfields, and be detrimental to the streetscene.

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

Application No: EPF/2300/14

Officer: David Baker

Applicant Name: Mr Hasan Dagdelen

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

Proposal: Change in existing temporary use of ground level of 169 High Road as a restaurant to permanent restaurant use (in order to continue to provide additional seating area for the A5 use restaurant/takeaway at 171 High Street).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the permanent change of use of this premises, as it would not wish to lose another retail unit in the key frontage of the High Road.

Application No: EPF/2333/14

Officer: Sangeeta Dhavde

Applicant Name: Mr & Mrs Martin and Elinor Greatorex

Location: 74 Algiers Road, Loughton IG10 4NF

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

The Committee had NO OBJECTION to this application.

Application No: EPF/2348/14

Officer: David Baker

Applicant Name: Mr Elliott Lawlor

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

Proposal: Ground floor rear extension, first floor dormer window and alterations to elevations.

The Committee deplored this retrospective application but had NO OBJECTION.

Application No: EPF/2360/14

Officer: Jennifer Cordell

Applicant Name: Mr & Mrs Dan Carberry

Location: 63 Spring Grove, Loughton IG10 4QE

Proposal: First floor rear extension and replacement of existing front pitched roofs with flat roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/2373/14

Officer: James Rogers

Applicant Name: Mr T Salmon

Location: Hatchwood House, Nursery Road, Loughton IG10 4EF

Proposal: Conversion of garage into habitable living space.

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.55pm.

Application No: EPF/2379/14

Officer: Jennifer Cordell

Applicant Name: Mr Spencer Rose

Location: Lucas McMullen Jacobs, 258A High Road, Loughton IG10 1RB

Proposal: Extension of existing building in connection with proposed residential use forming 9 new dwellings (8 x 1 Bed and 1 x 2 Bed). Re-submission following withdrawn application EPF/1686/14.

The Committee considered this proposal was an improvement on the previous plan and had NO OBJECTION. However, there was still concern that no parking provision had been included in the scheme. Members were also concerned that the existing plant equipment, to be retained for the restaurant below, would cause a noise and smell nuisance to the occupiers of the proposed flats above.

Application No: EPF/2381/14
Officer: James Rogers
Applicant Name: Mr D Dabrega
Location: 64 River Way, Loughton IG10 3LH
Proposal: Proposed rear dormer window.

The Committee had NO OBJECTION to this application.

Application No: EPF/2402/14
Officer: Sangeeta Dhavde
Applicant Name: Mr Richard Rankin
Location: 29 Hillcrest Road, Loughton IG10 4QH
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2505/14
Officer: Robin Hellier
Applicant Name: Miss D Lahon
Location: 1 Westfield, Loughton IG10 4EB
Proposal: TPO/EPF/01/72:
Conifer Group - Height reduction and face back for Highway Maintenance
Lime - Crown reduction for Highway Maintenance
2 x Apple - Crown reduction for Highway Maintenance
Laurel Group - Height reduction and face back for Highway Maintenance.

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.

571.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/2532/14
Officer: Robin Hellier
Applicant Name: Mrs L Everson
Location: 11 Wallers Hoppet Loughton IG10 1SP
Proposal: York Hill Conservation Area:
4 x Conifers - Reduce height by 40-50%
Sycamores on boundary - Reduce to previous prune points.

The Committee NOTED this application.

Application No: EPF/2533/14
Officer: Robin Hellier
Applicant Name: Mrs M Lowe
Location: 22 Baldwins Hill, Loughton IG10 1SD
Proposal: Baldwins Hill Conservation Area:
T10 Crab Apple - Prune to previous points
T11, 12 & 13 Prunus - Prune to previous points
T14 Field Maple - Prune to previous points

The Committee NOTED this application.

571.3 Deemed permission – provided for information only:

Application No: EPF/1794/14

Officer: Mavis Bird

Applicant Name: Mr & Mrs Greenberg

Location: 17 Hilltop Close, Loughton IG10 1PY

Proposal: Certificate of Lawful Development for the proposed construction of side dormer window.

The Committee NOTED this application.

Application No: EPF/2359/14

Officer: Mavis Bird

Applicant Name: Mrs Joanna Fox

Location: 49 Lower Park Road, Loughton IG10 4NB

Proposal: Certificate of Lawful Development for the proposed construction of a 3m deep, rear single story infill extension.

The Committee NOTED this application.

571.4 Others – provided for information only – EPF/2443/14 and EPF/2466/14

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

PL572 Decisions

572.1 Decisions by Epping Forest District Council

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

PL573 Local Government (Miscellaneous Provisions) Act 1982 Street Trading Licence

573.1 Street Trading Consent – Oakwood Hill Industrial Estate – Mr Colin Davis

The Committee had NO OBJECTION to this street trading application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10pm.

PL574 Licensing Applications

574.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Co-operative Group, 113 Church Hill, Loughton IG10 1QR

The Committee OBJECTED to the sale of alcohol for consumption (off the premises) from Monday to Sunday 06.00 – 23.00 hours.

However, the Committee was advised that the Co-operative Group might adjust the opening time to match the retail use opening time of 07.00 hours, granted permission on planning application EPF/1845/14. Should this be the case, the Committee would be prepared to withdraw its objection.

PL575 Enforcement and Compliance

575.1 The Committee NOTED the current enforcement cases as advised by the District Council in its weekly list for 13 – 24 October 2014.

Signed:.....

Date: 17 November 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 17 November 2014 at 7.45pm at 1 Buckingham Court.

Present:

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

Also in attendance:

Councillors: I Lawrence
S Pewsey (until Min no PL584.1)

Officer: Shirley Haynes (Deputy Town Clerk)

8 members of the public

PL576 Apologies for Absence

No apologies for absence were received.

PL577 Declarations of Interest

Cllrs Abraham, J Angold-Stephens, Chalk, Davies, Downing, Lawrence and Pewsey declared a non-pecuniary and non-prejudicial interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

EPF/2398/14, EPF/2429/14, EPF/2442/14, EPF/2474/14, EPF/2508/14 and EPF/2509/14.

Cllr J Angold-Stephens declared a non-pecuniary and non-prejudicial interest in EPF2398/14 as she was a governor at Roding Valley High School and EPF2468/14 as she was acquainted with a resident of a neighbouring property. Cllr J Angold-Stephens also declared a personal and prejudicial interest in EPF/2545/14 as her daughter was the applicant and stated she would leave the meeting when this item was considered by the Committee.

Cllr Downing declared a non-pecuniary and non-prejudicial interest in EPF2429/14 as he knew someone who lived next door but one and EPF2508/14 as he lived in Smarts Lane but did not know any of the objectors.

PL578 Confirmation of Minutes

The Minutes of the meeting held on 3 November 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL579 Planning Applications

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

Application No: EPF/2284/14

Officer: David Baker

Applicant Name: Mr Carl Hellen

Location: 2 Churchfields, Loughton IG10 1AG

Proposal: Rear extensions to 2 houses being erected at site at 2 Churchfields, Loughton.

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

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its comments previously made for planning applications EPF/2707/13 and 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.

In addition the erection of the two rear extensions would certainly exacerbate the overdevelopment of this site and reduce the already insufficient amenity space.

Application No: EPF/2478/14

Officer: Jonathan Doe

Applicant Name: Mrs N Clewes

Location: 43 Algiers Road, Loughton IG10 4NG

Proposal: Amendment to roof details on approved application EPF/0265/14 – Change in roof slope from 1 degree to 5 degrees.

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/2508/14

Officer: Jennifer Cordell

Applicant Name: Higgins Homes

Location: The Royal Oak (The Oaks), 148 Forest Road, Loughton IG10 1EG

Proposal: Demolition of existing building and redevelopment of the site to provide nine terraced houses, together with associated amenity space in the form of gardens, and car parking.

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

The Committee NOTED the contents of eleven letters of objection.

The Committee OBJECTED to this application as the proposal was considered:

- an overdevelopment of the site;
- out of keeping with the streetscene; and
- the three storey houses would cause overlooking and loss of privacy for the properties facing and those at the side of the proposed development;

- the parking provision was sorely inadequate, and the overflow of vehicles would increase the on-street parking problems in Forest Road which was already extremely congested.

The Committee also noted that this property was a Local Listed building in Epping Forest District Council's list of buildings of local architectural or historic interest. The Clerk advised that Essex County Council officers were investigating an application submitted by local residents concerning the possible public right of way between Smarts Lane and Forest Road and that this was a matter for discussion at the Environment and Heritage Committee meeting on 19 November 2014.

Application No: EPF/2509/14

Officer: James Rogers

Applicant Name: Mr Nurtac Timur

Location: 209D/E Molens Café, High Road, Loughton IG10 1BB

Proposal: Erection of single storey rear extension with relocation of metal stairs for the residential unit above and garden seating area at rear.

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

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as the proposal to use the garden as a seating and play area for children would:

- have a detrimental effect on the local neighbourhood; and
- disturb local residents especially those in Priory Road whose short gardens backed onto this premises.

PL580 Matters for Report

580.1 Notice of Appeal - EPF/1537/14 – 13 Forest Road, Loughton IG10 1EB – Provision of one bedroom flat within enlarged roofspace of existing restaurant – Min no PL515.1

The Committee noted that an appeal had been made to the Secretary of State in respect of the above site.

The Committee reiterated its previous comment which was:

The Committee was concerned at the raising of the roofline and its effect on the streetscene, as the adjacent properties were Victorian cottages.

580.2 Licensing Applications under delegated powers – Notice of application for a new premises licence under the Licensing Act 2003 in respect of Co-operative Group, 113 Church Hill, Loughton IG10 1QR – Min no PL574.1

The Committee CONFIRMED the amended response prepared under delegated powers by the Planning Committee Clerk for this licence application as the consultation period ended on 14 November 2014, as follows:

The Committee OBJECTED to the sale of alcohol for consumption (off the premises) from Monday to Sunday 06.00 – 23.00 hours on the grounds of the prevention of public nuisance.

However, the Committee was advised that the Co-operative Group might adjust the opening time to match the retail use opening time of 07.00 hours, granted permission on planning application EPF/1845/14. Should this be the case, the Committee would be prepared to withdraw its objection.

580.3 Licensing Act 2003: Premises Licence Application in respect of in respect of Co-operative Group, 113 Church Hill, Loughton IG10 1QR – Min no PL574.1

The Committee was advised that a meeting to determine this application would be held on Thursday 4 December 2014 at Epping Forest District Council Civic Offices, High Street, Epping at 10.00am.

PL581 Planning Applications

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

Application No: EPF/1757/14

Officer: James Rogers

Applicant Name: Mr Peter Begley

Location: Unit 15, Oakwood Hill Industrial Estate, Loughton IG10 3TZ

Proposal: Change of use from B1 offices into gymnasium and use of the site for car valeting.

The Committee was concerned about the separation of business activities which according to the application form included the supply of tyres and batteries and the serving of hot and cold food, to which an A3 change of use would be needed. It was requested that if this application was granted then a condition should be applied preventing the use of A-frame advertising boards on the highway.

Application No: EPF/2361/14

Officer: David Baker

Applicant Name: Mr & Mrs Paul Twelftree

Location: 46 Highland Avenue, Loughton IG10 3AH

Proposal: Raising ridge of roof, hip to gable roof extension, rear dormer window, in connection with conversion of loft.

The Committee had NO OBJECTION to this application.

Application No: EPF/2398/14

Officer: James Rogers

Applicant Name: Mrs Rekha Galot

Location: Bridge House, Roding Road, Loughton IG10 3ED

Proposal: Demolition of existing house and erection of 3 two bedroom and 3 one bedroom flats in three storey block. Re-submission following withdrawal of EPF/0980/14.

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its comments previously made for planning application EPF/0980/14, which was:

The Committee OBJECTED to this 3-storey apartment block which was considered unsuitable development of urban open space land contrary to Policies LL5 and LL6 of Epping Forest District Council's adopted Local Plan & Alterations.

Members considered the surrounding playing fields would be unacceptably overlooked by this bulky and overbearing development, which was also considered unsympathetic to the streetscene and contrary to policies DBE 9 and DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee was particularly concerned for highway safety, as parking provision was considered inadequate with no allocated visitor parking, and the site exited onto the heavily congested Roding Road. Pavements were also in constant use by pedestrians going to/from the High Road shops and Loughton Station, and young people walking to/from local schools.

Application No: EPF/2429/14

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. Re-submission following withdrawal of EPF/0250/14.

The Committee NOTED the contents of two letters of objection.

The Committee reiterated its comments previously made for planning applications EPF/0250/14, and EPF/0576/13 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/2442/14

Officer: Jonathan Doe

Applicant Name: Mr Michael Hill

Location: 89 High Road, Loughton IG10 4JD

Proposal: Demolition of existing house and erection of a building to accommodate ten one-bedroom flats. Parking area, of ten spaces to rear of building, with vehicular access to southwest of building. Pedestrian bridge to front entrance of building.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the proposal which it considered was an overdevelopment of the site and provided insufficient off road parking. The vehicle entrance was located close to the junction of the High Road and The Crescent, directly opposite the driveway for Richmond Court, and therefore could create traffic dangers. Also, the screening of the bin stores was considered to be inadequate.

The Committee AGREED to bring forward EPF/2452/14 and dealt with the next two applications together as they were for the same premises.

Application No: EPF/2445/14
Officer: Jonathan Doe
Applicant Name: Cardtronics UK Ltd
Location: Martin McColls, 47-49 The Broadway, Loughton IG10 3SX
Proposal: Retention of an Automated Teller Machine.

The Committee had NO OBJECTION to this application.

Application No: EPF/2452/14
Officer: Jonathan Doe
Applicant Name: Cardtronics UK Ltd
Location: Martin McColls, 47-49 The Broadway, Loughton IG10 3SX
Proposal: Two non-illuminated advertisements in association with Automated Teller Machine.

The Committee had NO OBJECTION to this application.

Application No: EPF/2448/14
Officer: Jonathan Doe
Applicant Name: Mr Jamie Cole
Location: 10 Longfield, Loughton IG10 4EE
Proposal: Rear ground floor extension and new sloping roof to the front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/2465/14
Officer: Jonathan Doe
Applicant Name: Mrs Jacqui Thomson
Location: NatWest, 102 High Road, Loughton IG10 4AS
Proposal: Advertisement consent for two replacement fascia signs, with illuminated lettering; two replacement projecting signs, internally illuminated; internally illuminated chevron logo sign above entrance door to replace existing sign; two non-illuminated replacement name plate signs; and, replacement sign above keypad of ATM.

The Committee had NO OBJECTION to this application.

Application No: EPF/2468/14
Officer: Sangeeta Dhavde
Applicant Name: Mr Stephen Porcas
Location: 12 Marjorams Avenue, Loughton IG10 1PT
Proposal: The enlargement of the previously approved but not fully completed ground and first floor extensions. Initial consent given under EPF/0674/74 and garage plus structural works completed and meaningful start achieved within period stipulated under planning consent certificate.

The Committee NOTED the contents of a letter of objection

The Committee was concerned that the terracing effect could reduce the amount of sunlight to the neighbouring property.

Application No: EPF/2474/14

Officer: Jennifer Cordell

Applicant Name: Mr Saffet Akdeniz

Location: 168A High Road, Loughton IG10 1DN

Proposal: Construction of three new floors comprising 3 no flats.

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its comments previously made for planning application EPF/0590/14:

The Committee OBJECTED to this application. The proposal was considered an overdevelopment of the plot; it would have a detrimental visual impact on the streetscene and cause a loss of amenity to properties at the rear in Forest Road from overlooking. Members were concerned that no parking provision was proposed.

In addition, the Committee considered that this would greatly detract from this part of the High Road and harm the visual harmony of the terrace.

Application No: EPF/2477/14

Officer: David Baker

Applicant Name: Mr S Brody

Location: Warren House, Manor Road, Loughton IG10 4RP

Proposal: Partial replacement of existing flat roofs with new mansard roof over existing two storey single family dwelling.

It was reported that this application had been withdrawn by the applicant.

Application No: EPF/2492/14

Officer: David Baker

Applicant Name: Paul Thomson

Location: Entrance to North Farm, off Spring Grove, Loughton IG10 4QG

Proposal: Retention of vehicular access and erection of a wooden field gate reinforced with an iron frame gate behind, to provide access to North Farm. The wooden gate would be in front facing Spring Grove. (This application is an amendment to previously approved planning application EPF/0249/14 and a reinforced gate is now proposed because of concern about the vulnerability of the site).

The Committee had NO OBJECTION to this application.

Application No: EPF/2499/14

Officer: Sangeeta Dhavde

Applicant Name: Mr Evaldas Sarusevas

Location: 15 Cleland Path, Loughton IG10 2JZ

Proposal: Loft conversion and single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2526/14

Officer: David Baker

Applicant Name: Mr & Mrs Schalkwyk

Location: 34 Barrington Green, Loughton IG10 2BA

Proposal: Demolition of single storey flat and redevelopment to provide 3 flats in a three storey building with accommodation within the roof and provision of 3 off street

car spaces at the front with one space allocated to the adjoining dwelling at number 36.

The Committee OBJECTED to this application as the proposal was considered an overdevelopment of the site and out of keeping with the streetscene. There was no private amenity space and inadequate parking provision.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.45pm.

Application No: EPF/2529/14

Officer: Jennifer Cordell

Applicant Name: Dr David Dighton

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

Proposal: Extension and change of use of building from former beauty studio to form two 2 bedroom dwellings with ancillary parking, cycle storage and landscaping/amenity space (amended scheme from EPF/2216/13).

The Committee OBJECTED to this application. Members considered that there was insufficient parking particularly as the narrow access road would not allow the majority of modern cars to reach the parking spaces shown at the rear of the property. The smaller houses in Meadow Road would also be overlooked by this development.

Application No: EPF/2531/14

Officer: James Rogers

Applicant Name: Mr Stuart Bowtell

Location: 18 Etheridge Road, Loughton IG10 2HT

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

The Committee had NO OBJECTION to this application.

Application No: EPF/2541/14

Officer: Jonathan Doe

Applicant Name: Mr Andrew Wetherall

Location: 27 Ladyfields Loughton IG10 3RP

Proposal: Demolish conservatory. Two storey side extension, accommodating garage, and single storey side extension. Single storey rear extension with sloping roof. Front canopy.

The Committee had NO OBJECTION to this application provided the applicant applied for the appropriate highway crossover permission.

Cllr J Angold-Stephens left the meeting and Cllr Davies took the Chair for the next item.

Application No: EPF/2545/14

Officer: Jennifer Cordell

Applicant Name: Mr & Mrs Anderson

Location: 12 Roundmead Close, Loughton IG10 1QD

Proposal: First floor front extension over garage (previously granted) and loft conversion including hip to gable with dormer to rear.

The Committee had NO OBJECTION to this application.

Cllr J Angold-Stephens rejoined the meeting.

Application No: EPF/2547/14

Officer: James Rogers

Applicant Name: Mr & Mrs Mike Ruiz

Location: 61 Alderton Hill, Loughton IG10 3JD

Proposal: Ground floor extension to side of existing swimming pool enclosure building including continuation of pitched roof to replace flat roof.

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.55pm.

Application No: EPF/2559/14

Officer: David Baker

Applicant Name: Mr Mark Roach

Location: 90 High Road, Loughton IG10 4QU

Proposal: Demolition of rear part of the existing house and construction of two storey side and rear extension.

The Committee OBJECTED to this application as the proposal was considered an overdevelopment of the site and out of keeping with the streetscene. There was a concern over its effect on the neighbouring properties. It was considered that this property was also of some historic interest in a prominent location.

Application No: EPF/2570/14

Officer: Robin Hellier

Applicant Name: Dr Radhakrishnan

Location: 1 Little Dragons, Loughton IG10 4DG

Proposal: TPO/EPF/04/70: Hornbeam - Crown reduction to re-stabilise tree.

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.

581.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/2597/14

Officer: Robin Hellier

Applicant Name: Mr R Leake

Location: Woodbury House, Woodbury Hill Loughton IG10 1JB

Proposal: York Hill Conservation Area:

T1 Horse chestnut - Crown and lateral reduction of 3.5m

T2 Lawson Cypress - Height reduction of 4-5m and facing back

T3 Ash - Fell

T4 Silver Birch - Remove dead wood (exempt)

T5a Oak - Fell sapling

T5b Oak - Reduce lateral branches by 3.5m and top right hand section by 3.5m

T6 Oak – Re-prune back to previous pruning points and reduce laterals by 3m

T7 Ash - Fell

T8 Ash – Fell

The Committee NOTED this application.

581.3 Deemed Permission – provided for information only:

Application No: EPF/2572/14

Officer: Mavis Bird

Applicant Name: Ms Clair Stockings

Location: 12 Broadstroad, Loughton IG10 2SB

Proposal: Certificate of lawful development for a proposed rear dormer window.

The Committee NOTED this application.

581.4 Others – provided for information only – EPF/2419/14, EPF/2463/14, EPF/2540/14, EPF/2607/14 and EPF/2611/14.

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

PL582 Decisions

582.1 Decisions by Epping Forest District Council

The Committee NOTED the current enforcement cases as advised by the District Council in its weekly list for 1 – 31 October 2014.

582.2 Decisions by Essex County Council

The Committee NOTED that Essex County Council had granted permission for the following application:

CC/EPF/42/14 Staples Road Primary School, Staples Road, Loughton IG10 1HR	Erection of a two storey extension to provide three classrooms and ancillary space; cycle/scooter parking; and amendments to the levels of the south western playground
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PL583 Licensing Applications

No licensing applications had come to officers' attentions.

PL584 Enforcement and Compliance

584.1 Land at Luxe, 126 High Road, Loughton IG10 4BE

The Committee NOTED that an Enforcement Notice has been issued in respect of Land at Luxe, 126 High Road, Loughton IG10 4BE regarding the material change of use of the premises from an A4 public house to use as a night club (sui generis), without planning permission.

Cllr Pewsey left the meeting during the next item.

584.2 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 27 October – 5 November 2014.

Signed:.....
Date: 1 December 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

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

Present:

Councillors: C Davies (in the Chair) (until Min no PL593.1)
J Bostock (in the Chair) (from Min no PL593.1)
P Abraham M Chalk T Downing
I Lawrence (as substitute for J Angold-Stephens) (until Min no PL593.1)

Officer: Vivienne Messenger (Planning Committee Clerk)

6 members of the public

PL585 Apologies for Absence

Apologies for absence were received from Cllr J Angold-Stephens. The Planning Committee Clerk reported that Cllr Lawrence had been nominated as her substitute for this meeting.

PL586 Declarations of Interest

Cllrs Abraham, Chalk, Davies, Downing and Lawrence declared a non-pecuniary and non-prejudicial interest in EPF/2600/14 and EPF/2603/14 owing to comments received from the Loughton Residents Association Plans Group.

Cllrs Chalk, Downing and Lawrence declared a non-pecuniary and non-prejudicial interest in EPF/2600/14 as they had attended a presentation of the proposed scheme that had been organised separately by the architect.

PL587 Confirmation of Minutes

The Minutes of the meeting held on 17 November 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL588 Planning Applications

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

Application No: EPF/2565/14

Officer: James Rogers

Applicant Name: Mr Jason Moody

Location: 4 Connaught Hill, Loughton IG10 4DU

Proposal: Single storey rear extension, loft conversion and hip to gable, new porch, garage conversion, rendering all house and replacement of all windows. Re-submission following withdrawn application and refused application EPF/2183/13.

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

The Committee NOTED the contents of a letter of objection.

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

Members expressed concern over the possible inaccuracy of the submitted plans as this was brought to their attention by the member of the public that addressed the meeting.

The Committee reiterated its comments previously made on applications EPF/1698/13 and EPF/2183/13 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.

Application No: EPF/2603/14

Officer: David Baker

Applicant Name: Connaught Avenue Essex Ltd

Location: 2 Connaught Avenue, Loughton IG10 4DP

Proposal: Demolition of existing detached dwelling and construction of 8 No of 2 bedroom flats with underground car park. (Revised application following refusal of EPF/1503/14 for 9 flats).

The Committee NOTED the contents of two letters of objection.

The Committee NOTED the redesigned roof and loss of one flat in the revised application but AGREED that its objection to the previous application EPF/1503/14 still stood and reiterated those comments which were:

The Committee OBJECTED to this application. The proposal was considered an overdevelopment of the plot, which could set a precedent, was out of character and had an overbearing impact on the streetscene.

Concern was expressed at the lack of parking provision provided, which would exacerbate onstreet parking in the roads either side, and add to the existing and daily congestion.

Application No: EPF/2620/14

Officer: David Baker

Applicant Name: Mr Yasin Yaman

Location: Biggerland, 57 The Broadway, Loughton IG10 3SP

Proposal: Change of use from (A1) retail to (A3) cafe/restaurant, including installation of external aluminium weather louvre flue to the rear at upper ground floor level.

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/2600/14

Officer: Stephan Solon

Applicant Name: Lawlors Estate Agents

Location: Lawlors Property Services, 165 High Road, Loughton IG10 4LF

Proposal: The demolition of an existing outbuilding and a small section of stairwell to the rear. The erection of a 5 storey building to the rear of the site to provide one

commercial unit (Use Class A2) at ground floor and 12 flats (6x1 bedroom and 4x2 bedroom flats) on upper floors. The refurbishment and revitalisation of the existing building to the front of the property including the erection of an additional floor to provide 2x1 bedroom flats.

The Committee NOTED the contents of a letter of objection.

The Committee liked the new design but OBJECTED to the addition of the fifth floor, which would set a precedent in the High Road and was considered an overdevelopment of the plot.

Members asked for a planning condition to prohibit occupants of those flats from being issued with residents parking permits, if such a scheme was brought into Loughton in the future, as no parking provision was being provided in the design.

PL589 Matters for Report

589.1 Notice of Appeal – EPF/2153/14 – 1 Pyrles Lane, Loughton IG10 2NW – Demolition of existing garage and replacement with two storey side extension and front porch (Amended application) – Min no 563.1

The Committee NOTED the information received from Epping Forest District Council and that there was no opportunity to submit further comments, as the appeal was proceeding under the Householder Appeals Service.

589.2 Licensing Act 2003: Premises Licence Application in respect of in respect of Co-operative Group, 113 Church Hill, Loughton IG10 1QR – Min no PL580.2

The Committee NOTED that the District Council Licensing Section had advised that the Co-operative Group had agreed to change their commencement time to 07.00 hours for the sale of alcohol. Since the Committee had stated it was prepared to withdraw its objection should the applicant make this change, the Planning Committee Clerk reported that the District Council had been informed accordingly.

PL590 Neighbourhood Planning

The Committee RECOMMENDED to Council that an application for the designation of the civil parish of Loughton as a Neighbourhood Area should be submitted to Epping Forest District Council.

PL591 Estimates 2015/15

The estimates as presented in the agenda for 2015/16 were AGREED such that the net figures were as follows:

Planning and Licensing Committee	£
Total budget expenditure**	47,500
Income	0
Net expenditure	47,500
Transfers from earmarked reserves*	-20,000
Total net expenditure	27,500
<i>*Details of transfers from earmarked reserves:</i>	
<i>Neighbourhood Plans</i>	<i>20,000</i>

** **NB:** The total budget expenditure currently included a service recharge of £27,000 (the 2014/15 figure). The 2015/16 figure would be confirmed by the Resources and General Services Committee at its meeting on 14 January 2015 and a revised budget provided to the Planning and Licensing committee at its meeting if appropriate.

PL592 Pre-application Consultation – Proposed new base station – Westall Road Streetworks, junction of Westall Road and Burney Drive, Loughton IG10 2HX

The Committee was concerned by the impact of the four proposed cabinets on the streetscene at this grassy area with trees and a brook nearby. Members asked for Cornerstone Telecommunications Infrastructure Ltd (CTIL) to consider rearranging the cabinets so two backed onto the other two in a block of four, rather than strung out singly along the road. The Committee also asked for additional planting to obscure the cabinets so they would blend in with this grassy area.

PL593 Planning Applications

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

Application No: EPF/2488/14

Officer: Sangeeta Dhavde

Applicant Name: Mr Steve Cameron

Location: Debden House Centre, Debden Green, Loughton IG10 2NZ

Proposal: Retention of wooden hut.

The Committee was unable to comment as no plans had been submitted by the applicant, giving details of the elevations or a floor plan of the building that retention was being applied for. This was of particular concern as the site was green belt.

Cllr Davies left the meeting. In the absence of the chairman and vice chairman, members elected Cllr Bostock to take the Chair for the remainder of the meeting.

Application No: EPF/2543/14

Officer: Jonathan Doe

Applicant Name: Mr H S Sanghera

Location: 61 Deepdene Road, Loughton IG10 3PH

Proposal: Demolition of garage and single storey side extension, erection of two bedroom house at end of resulting terrace. New vehicular crossover for existing house.

The Committee had NO OBJECTION to this application.

Application No: EPF/2596/14

Officer: David Baker

Applicant Name: Littlecroft Properties Ltd

Location: 9 - 11 High Beech Road, Loughton IG10 4BN

Proposal: Ground floor side extension and first floor rear extension to existing offices (renewal of lapsed consent EPF/0758/11).

The Committee had NO OBJECTION to this application.

Application No: EPF/2604/14

Officer: Jonathan Doe

Applicant Name: Mr Adam Curtis

Location: 9 Roundmead Avenue, Loughton IG10 1QA

Proposal: First floor side extension and extension of hipped roof to side. Conversion of garage to accommodation. Single storey rear extension with sloping roof. Rear dormer. Three roof lights on front roof slope. Replacement window frames.

The Committee had NO OBJECTION to this application.

Cllr Lawrence left the meeting.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.45pm.

Application No: EPF/2616/14

Officer: Jonathan Doe

Applicant Name: Mrs Ausra Baroniene

Location: 203 Englands Lane, Loughton IG10 2NU

Proposal: Proposed drop down kerb onto England's Lane and vehicle access over grass verge to tarmac hardstanding between house and front boundary of property.

The Committee OBJECTED to this application as it was concerned the proposal would set a precedent and adversely affect the street tree located on the verge outside the property.

Application No: EPF/2617/14

Officer: Sangeeta Dhavde

Applicant Name: Mr R Coletta

Location: 29 Alderton Way, Loughton IG10 3EQ

Proposal: First floor rear extension over part of existing ground floor extension.

The Committee expressed concern for overlooking and loss of light to the neighbours from the proposed first floor rear extension.

Application No: EPF/2628/14

Officer: Sangeeta Dhavde

Applicant Name: S & G Anastasi & Bonjour

Location: 2 Malvern Gardens, Loughton IG10 3AD

Proposal: Single storey side and rear extension.

The Committee was concerned by the height of the proposal as it extended to the site boundary.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10pm.

Application No: EPF/2647/14

Officer: Robin Hellier

Applicant Name: Mr S Hearn

Location: Roding Valley High School, Alderton Hill, Loughton IG10 3JA

Proposal: TPO/02/70: Ash - Remove dead limbs or pollard to preserve tree.

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/2672/14

Officer: James Rogers

Applicant Name: Mr Martin Kerr

Location: 39 Spring Grove, Loughton IG10 4QD

Proposal: Extension to rear of garage and conversion of part of garage to study and store.

The Committee had NO OBJECTION to this application.

Application No: EPF/2681/14

Officer: Jonathan Doe

Applicant Name: Mrs N Beshirova

Location: 12 The Beacons, Loughton IG10 2SQ

Proposal: Erection of outbuilding for use ancillary to dwelling (replacing two sheds). Height to ridge of roof of 4.5m, height to eaves of 2.6m. To accommodate gym, games room, bathroom and utility area.

The Committee had NO OBJECTION to this application but asked for a condition to ensure ancillary use of the outbuilding with the main dwelling only.

Application No: EPF/2688/14

Officer: Sangeeta Dhavde

Applicant Name: Mr Dudley Cummings

Location: 208 High Road, Loughton IG10 1ET

Proposal: Application for consent to display an externally illuminated fascia sign and double sided projection sign.

The Committee OBJECTED to the signage (already installed), which it considered was too large and was detrimental to the streetscene.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10.05pm.

593.2 Others – provided for information only – EPF/2645/14, EPF/2660/14, EPF/2686/14, EPF/2713/14

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

PL594 Decisions

594.1 Decisions by Epping Forest District Council

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

PL595 Local Government (Miscellaneous Provisions) Act 1982 Street Trading Licence

595.1 Street Trading Consent – Langston Road – Mr Jason Cattini

The Committee NOTED the information received from Epping Forest District Council Licensing Section that the applicant had withdrawn the application, as a site visit by a Licensing Officer revealed the parking restrictions in place prevented any parking along the length of Langston Road.

PL596 Licensing Applications

No licensing applications had come to officers' attentions.

PL597 Enforcement and Compliance

597.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 17 – 21 November 2014.

Signed:.....
Date: 15 December 2014

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 15 December 2014 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham J Bostock M Chalk
C Davies

Also in attendance:

Councillors: I Lawrence S Pewsey

Officer: Vivienne Messenger (Planning Committee Clerk)

32 members of the public

PL598 Apologies for Absence

Apologies for absence were received from Cllr Downing. The Planning Committee Clerk reported that Cllr Mann had been nominated as his substitute for this meeting. However, Cllr Mann had since given his apologies, as he was unwell.

PL599 Declarations of Interest

Cllrs Abraham, J Angold-Stephens, Chalk, Davies, Lawrence and Pewsey declared a non-pecuniary and non-prejudicial interest in the following items owing to comments received from the Loughton Residents Association Plans Group:
EPF/2608/14, EPF/2697/14, EPF/2758/14 and EPF2764/14.

Cllr Pewsey declared a non-pecuniary and non-prejudicial interest in EPF/2580/14 as he was a member of the congregation of St Mary's Church.

Cllrs Abraham and J Angold-Stephens declared a non-pecuniary and non-prejudicial interest as they knew parishioners of St Mary's Church.

PL600 Confirmation of Minutes

The Minutes of the meeting held on 1 December 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL601 Planning Applications

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

Application No: EPF/2580/14

Officer: Jennifer Cordell

Applicant Name: St Mary's Church

Location: St Mary's Church, 203 High Road, Loughton IG10 1BB

Proposal: The demolition of the two storey "Ignite Centre" and replacement with a single storey multi-purpose community building to be known as the "Hope Centre" with a glazed link connection to the main church. Demolition of masonry under the width of the south facing window leaving the window and stone cill intact to enable the link connection.

The Committee NOTED the contents of twenty letters and two petitions of support.

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/2608/14

Officer: Jennifer Cordell

Applicant Name: Trevalyn House Limited

Location: Trevelyan House, Arewater Green, Loughton IG10 2SP

Proposal: Demolition of three existing properties and associated buildings to be replaced with 10 no. new dwelling houses, new access road, parking and landscaping.

The Committee NOTED the contents of five letters of objection.

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

The Committee OBJECTED to this application. The proposal of ten dwelling houses was considered an overdevelopment of the site, which would be visible to the neighbouring heritage area owned by the City of London and the almshouses bordering the plot.

There was concern for highway safety as the existing Monkchester Close residents had difficulty exiting onto the busy and steep Goldings Hill, the A121, which was a gateway road into Loughton and congested on a daily basis during peak travel hours.

The plans were considered to be unclear as it appeared access to the housing development would be relying on land owned by the neighbouring historic allotment site known as the Loughton Potato Ground. Members also expressed concern that the proposal lacked adequate parking provision and would not be sustainable for these ten houses. There appeared to be no turnaround for vehicles on the site. The access road was also considered too narrow for refuse and emergency vehicles.

Application No: EPF/2758/14

Officer: Jennifer Cordell

Applicant Name: Mr Declan O'Driscoll

Location: 16 Eleven Acre Rise, Loughton IG10 1AN

Proposal: Demolition of existing house, replacement house with 3 no. 6 bedroom houses. New front wall and gates.

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

The Committee NOTED the contents of seven letters 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 was garden grabbing, an overdevelopment of the site, and a backland development contrary to National Planning Policies. There was concern there would be substantial loss of privacy and overlooking of neighbouring properties in Eleven Acre Rise and those at the rear in The Uplands owing to the gradients on the site, and was deemed contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations.

Relatively little private amenity space would be allocated to the proposed three new dwellings, which was considered contrary to Policy DBE 8 of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee was concerned by the lack of parking provision proposed, which was not compliant with Essex County Council guidelines, and would exacerbate onstreet parking problems. This would only add to the daily congestion in the road used for parking by shoppers, workers and visitors to the nearby GP practice, library and leisure centre.

The proposed high gates and railings were considered an unnecessary urbanisation, which was out of keeping with the open aspect of the road and detrimental to the streetscene.

Application No: EPF/2764/14

Officer: Stephan Solon

Applicant Name: Mr Sanjay Raj

Location: 20 Ollards Grove, Loughton IG10 4DW

Proposal: Change of use from use as a dwelling house (use class C3) to use for purposes as a residential institution as an Approved Premises for the management and supervision of offenders or defendants (Use Class C2).

The Committee NOTED the contents of thirty-one letters of objection and an online petition of 107 names also objecting.

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

The Committee OBJECTED to this application concerned that an Approved Premises would be sited in a residential area close to a large secondary school, two primary schools, two nursery schools (at the Baptist Church and St Mary's Church) and child-minding services. It was therefore on a direct daily walking route for many local families so this was considered an inappropriate location for "high risk" offenders and defendants.

There was much concern that it was unclear from the application if the proposal was to be led by the National Offender Management Service (NOMS) or was a private initiative. This was important as public protection was a key outcome of the service provided by an Approved Premises.

Members did not consider the proposal sustainable as support services were not based locally. The nearest Alcohol and Drug team was based in Harlow and the Criminal Justice mental health team in Chelmsford.

The lack of parking provision for staff, residents and visitors was another main concern, which would exacerbate onstreet parking in the road, and add to the existing daily congestion problems.

PL602 Matters for Report

602.1 Notice of Appeal – EPF/1286/14 – 2 Durnell Way, Loughton IG10 1TG – New attached dwelling – Min no PL496.1

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

602.2 Section 106 Agreements – Min no PL351.1

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

Environment and Heritage:

- i. Public toilets
- ii. Town and other signs
- iii. Bus shelters
- iv. Replacement of non-conforming street lights

Recreation:

- 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:

- i. Noticeboards

PL603 London Borough of Newham Planning Applications – London City Airport, Hartman Road, Silvertown, London E16 2PX – City Airport Development Programme applications (CADP):

CADP1 (planning application 13/01228/FUL) – Works to demolish existing buildings and structures and provide additional infrastructure and passenger facilities at London City Airport.

CADP2 (planning application 13/01373/OUT) – Erection of a hotel with up to 260 bedrooms, ancillary flexible A1-A4 floor space at ground floor, meeting/conference facilities together with associated amenity space, landscaping, plant and ancillary works.

The Committee NOTED these planning applications.

PL604 Planning Applications

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

Application No: EPF/1932/14

Officer: Sangeeta Dhavde

Applicant Name: Specsavers

Location: Specsavers Opticians, 231 High Road, Loughton IG10 1AD

Proposal: Advertisement consent to install illuminated signage on existing shop front fascia.

The Committee had NO OBJECTION to this application but asked if the premises lighting could be turned off at 11.30pm with no overnight illumination.

Application No: EPF/2501/14

Officer: Sangeeta Dhavde

Applicant Name: Mrs Patricia Byrne

Location: Frothy Coffee, Station Approach, Station Road, Loughton IG10 4NZ

Proposal: Grade II Listed Building application for internal works and alterations.

The Committee had NO OBJECTION to this application, but asked if adequate extractor fan(s) were installed and could be improved, as the station ticket hall was usually overwhelmed by frying fat/cooking smells, particularly during busy commuter times.

Application No: EPF/2502/14

Officer: Sangeeta Dhavde

Applicant Name: Mrs Patricia Byrne

Location: Prestige Dry Cleaners, Unit 1, Station Approach, Station Road, Loughton IG10 4PD

Proposal: Grade II Listed Building Application for replacement of front and side signs with new clear ones, add vinyls to side windows and reduce the amount of coverage if need be. No set wash needed.

The Committee had NO OBJECTION to this application.

Application No: EPF/2503/14

Officer: Sangeeta Dhavde

Applicant Name: Mrs Patricia Byrne

Location: Tooty Frooty, Station Approach, Station Road Loughton IG10 4PD

Proposal: Grade II listed building application for internal works and alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/2590/14

Officer: Jonathan Doe

Applicant Name: Mr Mohammed Hanif

Location: 60 Tycehurst Hill, Loughton IG10 1DA

Proposal: Replacement dwelling house with basement and roof accommodation. Alterations to ground levels.

The Committee OBJECTED to this application as the proposal was considered too bulky and an overdevelopment of the site.

The Committee was concerned for the welfare of the trees on the site owing to the substantial increase in the footprint of the replacement dwelling and NOTED the report by the District Council's Arboricultural Officer on its website, for a revised tree report from the applicant, which members supported.

Application No: EPF/2643/14

Officer: Jonathan Doe

Applicant Name: Mr Mark Mannering

Location: The Loughton Seedbed Centre, Seedbed Centre, Langston Road, Loughton IG10 3TQ

Proposal: Replacement of existing single-glazed windows and doors with new uPVC double glazed units to Blocks B and D.

The Committee had NO OBJECTION to this application.

Application No: EPF/2691/14

Officer: Jennifer Cordell

Applicant Name: Mr Alex Swan

Location: 19 The Greens Close, Loughton IG10 1QE

Proposal: Proposed loft conversion, including hip to gable rear dormer, ground floor and lower level rear extension and side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2697/14

Officer: Sangeeta Dhavde

Applicant Name: The Lopping Hall Endowment Trust

Location: Lopping Hall, 187 -189 High Road, Loughton IG10 4LF

Proposal: Removal of metal external escape staircase.

Cllr Pewsey declared a non-pecuniary interest in this item as he was a trustee of the Lopping Endowment, which had responsibility for Lopping Hall.

The Committee NOTED the contents of a letter.

The Committee had NO OBJECTION to this application.

Application No: EPF/2719/14

Officer: Sangeeta Dhavde

Applicant Name: Mr Ashley Hyde

Location: 7 Chester Path, Loughton IG10 2LN

Proposal: Two storey side extension following refusal of EPF/2047/14.

The Committee had NO OBJECTION to this application.

Application No: EPF/2722/14

Officer: James Rogers

Applicant Name: Mr & Mrs Pillai

Location: 4 Harvest Lane, Loughton IG10 4PN

Proposal: Proposed two storey side extension, single storey rear extension, Roof extension with front and rear dormers to create a loft conversion and a basement extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2761/14

Officer: Jonathan Doe

Applicant Name: Ms H Furlong

Location: 42 Baldwins Hill, Loughton IG10 1SF

Proposal: Addition of first floor to northwestern side of building to accommodate bedroom with walk-in closet, en-suite and rear balcony. Ground floor side extension to northwestern side of building to enlarge study. Single storey side extension to southeastern side of building to enlarge utility room.

The Committee had NO OBJECTION to this application but the Local Planning Authority should check that there was no encroachment on the legal forest.

Application No: EPF/2786/14

Officer: Sangeeta Dhavde

Applicant Name: Mr Simon Rogers

Location: 97 Staples Road, Loughton IG10 1HR

Proposal: Demolition of existing single storied kitchen and conservatory extension and construction of new single storied kitchen and family room extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2795/14

Officer: James Rogers

Applicant Name: Mr Mark Morrell

Location: 61 Queens Road, Loughton IG10 1RR

Proposal: Single storey rear extension, former conservatory removed.

The Committee had NO OBJECTION to this application.

PL605 Decisions

605.1 Decisions by Epping Forest District Council

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

PL606 Licensing Applications

No licensing applications had come to officers' attentions.

PL607 Enforcement and Compliance

607.1 No reports had been received.

Signed:.....

Date: 5 January 2015

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 5 January 2015 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham J Bostock M Chalk
C Davies

Officer: Vivienne Messenger (Planning Committee Clerk)

PL608 Apologies for Absence

Apologies for absence were received from Cllr Downing.

PL609 Declarations of Interest

Cllrs Abraham, J Angold-Stephens, Chalk and Davies declared a non-pecuniary and non-prejudicial interest in EPF/2721/14 owing to comments received on this application from the Loughton Residents Association Plans Group.

PL610 Confirmation of Minutes

The Minutes of the meeting held on 15 December 2014 were CONFIRMED as a correct record and signed by the Chairman.

PL611 Matters for Report

611.1 Notice of Appeal – EPF/1412/14 – Former Public Car Park, Church Hill, Loughton IG10 1QR – The redevelopment of a disused car park to provide 350sqm of A1 retail space with six C3 residential apartments above with car parking and associated landscaping – Min no PL503

The Committee NOTED the information received from Epping Forest District Council and reiterated its comments previously made which were:

The Committee OBJECTED to this application for a Sainsbury's retail outlet over concerns for highway safety from the impact of delivery lorries and customers' vehicles entering and exiting onto the busy A121, Church Hill. There was concern this would increase existing congestion for road users and difficulties for pedestrians caused by deliveries and customers driving to The Plume of Feathers Public House and the Esso Petrol Station either side, as well as Homebase located opposite. The vehicle exit route from Sainsbury's was designed to be over the entry to the Esso garage and this was likely to give rise to traffic conflict. If the District Council was minded to grant this application, a condition was sought to stagger deliveries to these businesses to minimise the occurrence of blockages on Church Hill, which was also an important route for buses.

Members expressed concern that on-street parking in nearby roads would worsen from the lack of parking provision proposed for residents (seven spaces and only one bay allocated for visitors); customers to Sainsbury's (nine with one disabled bay); and their staff, who were encouraged to use public transport or walk but, in reality, some will use cars.

Concern was voiced that the siting of a Sainsbury's retail outlet would have a negative impact on other smaller, local independent businesses in Church Hill, Goldings Hill and Lower Road where a sub Post Office and ATM were located. The Committee also considered this proposal could set a trend for mixed business/residential usage in this area of Loughton.

The Committee considered the proposed design was bulky and would be detrimental to the streetscene.

Members also asked the District Council for a condition to ensure the replacement of the Town Council's bench by the developers, as this would need to be removed to enable access to the site. The Town Council could then find a suitable location elsewhere in the town for the siting of a new bench.

Furthermore, the Committee noted that the Co-operative Food Group Ltd had secured planning permission for a supermarket close by. (See EPF/1845/14 – 113 Church Hill, Loughton IG10 1QR – Part demolition and part retention of existing building to provide a convenience foodstore (A1 use) (344 sq m gross): the provision of 12 car parking spaces and a dedicated delivery bay. The installation of an ATM within the shopfront.) This would mean that there could be two supermarkets almost next door to each other, which only served to reinforce the Town Council's objections.

611.2 Withdrawn Applications:

The Committee NOTED the information received from Epping Forest District Council that the following applications had been withdrawn by the applicants:

611.2.1 EPF/2508/14 – The Royal Oak (The Oaks), 148 Forest Road, Loughton IG10 1EG – Demolition of existing building and redevelopment of the site to provide nine terraced houses, together with associated amenity space in the form of gardens, and car parking – Min no PL579

611.2.2 EPF/2509/14 – 209D/E Molens Café, High Road, Loughton IG10 1BB – Erection of single storey rear extension with relocation of metal stairs for the residential unit above and garden seating area at rear – Min no PL579

611.3 Loughton Building Design Award – Min no PL330.2

Awarded annually since 2012 (except in 2014), the Chairman ASKED members for nominations of this award to recognise and reward individual examples of good design and construction, and raise public awareness of the built environment within Loughton.

The Town Council wished to recognise significant contributions during the previous 12 months for building works that either:

- enhanced the town;
- improved a dilapidated building;
- upgraded or enhanced a conservation area; or were
- noteworthy in terms of design or innovation.

Councillors were reminded that nominations should be sent to the Planning Committee Clerk by the closing date of 31 January 2015.

PL612 Planning Applications

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

Application No: EPF/2721/14

Officer: David Baker

Applicant Name: Mr & Mrs S Mirza

Location: 1 Kings Place, Loughton IG10 4PW

Proposal: Part one and part two storey side extension, including alterations to existing garage.

The Committee NOTED the contents of a letter of objection.

The Committee expressed concern about the lack of parking provision resulting from the loss of the garage, as it would not be easy to accommodate on-street parking in Kings Place, which was quite a narrow road.

Application No: EPF/2749/14

Officer: Sangeeta Dhavde

Applicant Name: Specsavers

Location: Specsavers Opticians, 231 High Road, Loughton IG10 1AD

Proposal: Addition of condenser units.

The Committee had NO OBJECTION to this application.

Application No: EPF/2753/14

Officer: David Baker

Applicant Name: Miss Jacqueline Jolliffe

Location: Jacks Tattoos, 66 Borders Lane, Loughton IG10 3QX

Proposal: Change of use from a tattoo studio to use as a cafe (Use Class A3) - to be open from 8am to 6pm.

The Committee had NO OBJECTION to this application.

Application No: EPF/2774/14

Officer: Jennifer Cordell

Applicant Name: Mr Andy Velleman

Location: 32 Valley Hill, Loughton IG10 3AQ

Proposal: First floor side and rear extensions.

The Committee OBJECTED to the proposed cantilever on the side extension, which was considered over-dominant on the streetscene and out of keeping with the neighbouring property.

Application No: EPF/2829/14

Officer: David Baker

Applicant Name: Mrs Claire Sales

Location: 52 Sparelease Hill, Loughton IG10 1BT

Proposal: Erection of 2 storey side extension, first floor rear extension and provision of roof light windows in rear and side roof as part of loft conversion.

The Committee was concerned for the welfare and possible loss of trees from the site to accommodate this proposal, despite the assurances to the contrary given in the planning application documentation.

Application No: EPF/2834/14

Officer: Jennifer Cordell

Applicant Name: Dr Neil Rice

Location: 3 Goldings Rise, Loughton IG10 2QP

Proposal: Single storey rear extension / orangery and changes to roof over existing extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2851/14

Officer: David Baker

Applicant Name: Mr Jose Rubio

Location: 47 Wellfields, Loughton IG10 1PA

Proposal: Erection of a two storey side extension, part one and part two storey front extension including a porch and a rear ground floor extension.

The Committee OBJECTED to this application. This was considered an overbearing development owing to the bulk and size of the proposed scheme, the impact of which would be accentuated by the slope of the land. The two storey side extension would also extend to within only 900mm of the neighbouring property.

Members were concerned over the loss of light and amenity to the neighbour, downhill of the site at no 49 Wellfields, and for possible infringement of the 45 degree rule.

Application No: EPF/2854/14

Officer: James Rogers

Applicant Name: Mr & Mrs N Mushtaq

Location: 74 Roundmead Avenue, Loughton IG10 1PZ

Proposal: Two storey side and rear extension.

Members considered the proposal was an overdevelopment of the site and expressed concern for the loss of amenity to the neighbouring properties.

Application No: EPF/2861/14

Officer: James Rogers

Applicant Name: Mr John Doherty

Location: 2 Rookwood Avenue, Loughton IG10 2DG

Proposal: Part single, part two storey rear extension.

The Committee OBJECTED to this application, which was considered an overdevelopment and out of keeping with the green belt and open countryside it adjoined. Members were also concerned the works would impact on the amenities of the neighbours at nos 2A to 8 and the maisonettes numbered 10 to 16 Rookwood Avenue.

Application No: EPF/2953/14

Officer: Robin Hellier

Applicant Name: Mr J Hodgeson

Location: 1 Stanmore Way, Loughton IG10 2SA

Proposal: TPO/EPF/04/79: Horse Chestnut - Reduce to previous prune 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.

612.2 Deemed Permission – provided for information only:

Application No: EPF/2794/14

Officer: Mavis Bird

Applicant Name: Mr Thomas Carter

Location: 54 Forest Road, Loughton IG10 1EQ

Proposal: Certificate of Lawful Development for a proposed loft conversion with rear dormer, 2 no. velux roof windows to front.

The Committee NOTED this application.

Application No: EPF/2818/14

Officer: Mavis Bird

Applicant Name: Mr & Mrs M Chudasama

Location: 22 Millsmead Way, Loughton IG10 1LR

Proposal: Certificate of Lawful Development application for a proposed ground floor rear extension

The Committee NOTED this application.

612.3 Others – provided for information only – EPF/2828/14 and EPF/2846/14

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

PL613 Decisions

613.1 Decisions by Epping Forest District Council

The Planning Decisions for November 2014 from Epping Forest District Council were NOTED.

PL614 Licensing Applications

No licensing applications had come to officers' attentions.

PL615 Enforcement and Compliance

615.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 24 November – 12 December 2014.

Signed:.....

Date: 19 January 2015

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 19 January 2015 at 7.45pm at 1 Buckingham Court.

Present:

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

Officer: Vivienne Messenger (Planning Committee Clerk)

3 members of the public

PL616 Apologies for Absence

No apologies for absence were received.

PL617 Declarations of Interest

Cllrs Abraham, J Angold-Stephens, Chalk, Davies and Downing declared a non-pecuniary and non-prejudicial interest in amended application EPF/2565/14 owing to comments received on this application from the Loughton Residents Association Plans Group.

PL618 Confirmation of Minutes

The Minutes of the meeting held on 5 January 2015 were CONFIRMED as a correct record and signed by the Chairman.

PL619 Matters for Report

619.1 Amended application – EPF/2565/14 – 4 Connaught Hill, Loughton, Essex, IG10 4DU – Single storey rear extension, loft conversion and hip to gable, new porch, garage conversion, rendering all house and replacement of all windows. Re-submission following withdrawn application and refused application EPF/2183/13 – Min no PL588

The Committee AGREED to defer this item to later in the meeting as the member of the public who had registered to speak on this item asked if he could confer with the other members of the public present, since the plans provided on iPlan contained only two amended plans – less than was expected.

619.2 Loughton Building Design Award – Min no PL611.3

Councillors were reminded that nominations for this award to recognise and reward individual examples of good design and construction, and raise public awareness of the built environment within Loughton should be sent to the Planning Committee Clerk by the closing date of 31 January 2015.

619.3 Amended application – EPF/1840/14CA – Woodberrie, Woodbury Hill, Loughton IG10 1JB – Demolition of an existing garage and the erection of a two storey extension to an existing dwelling house – Min no PL536.1

The Committee asked the Planning Committee Clerk to enquire if the District Council Planning Officer would allow a short time extension as this item was

reported at the meeting, and the amendments/revisions to the plans were not immediately obvious to the members.

PL620 Training and Conferences

The Committee APPROVED the attendance of the following councillors at the training course on Safeguarding (Child Protection) and Promoting the Welfare of Children and Young People on 24 February 2015 run by Epping Forest District Council at the Civic Offices in Epping, to enable them to claim travel expenses:

- Cllrs Jennings, Mann and Thomas

PL621 Planning Applications

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

Application No: EPF/2784/14

Officer: Sangeeta Dhavde

Applicant Name: Mr Bernard Green

Location: 2 Howards Close, Loughton IG10 3NR

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2875/14

Officer: James Rogers

Applicant Name: Mr Malcolm Adams

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

Proposal: Erection of a new Valet Building and Cosmetic Repair Centre, together with various external works, new boundary and internal palisade fencing; new high level security fencing extending above existing palisade boundary fencing; new hit and miss timber fencing to the existing refuse area and general re-surfacing within the lower car park.

The Committee OBJECTED to this application owing to the proposed removal of trees along Chigwell Lane that screened the vehicle premises from residents of the cottages opposite and road users of the A1168, the main eastern gateway thoroughfare into Loughton.

Application No: EPF/2894/14

Officer: David Baker

Applicant Name: Mr Nigel Pinamang

Location: 19 Harwater Drive, Loughton IG10 1LP

Proposal: Two storey side extension, loft conversion with rear dormer window and single storey rear extension. (Revised application to EPF/2266/14 showing the first floor side extension set in by 1m from side boundary).

The Committee had NO OBJECTION to this application.

Application No: EPF/2914/14

Officer: David Baker

Applicant Name: Ms S Sawyer

Location: 31 Connaught Avenue, Loughton IG10 4DS

Proposal: First floor rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application concerned for the loss of light and amenities to the neighbour at no 37 Forest View Road and, owing to the bulk of the rearward projection of the proposed works, considered this might also breach the 45 degree rule.

Application No: EPF/2915/14

Officer: David Baker

Applicant Name: Mr Raguvaran

Location: 72 Spring Grove, Loughton IG10 4QE

Proposal: Proposed single storey rear orangery extension and installation of new roof and lantern top to existing rear ground floor extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2926/14CA

Officer: James Rogers

Applicant Name: Mr Naeem Mushtaq

Location: High Holly, Kings Hill, Loughton IG10 1JE

Proposal: Remove existing detached garage to side. Proposed two storey side extension with pitched roofs. Proposed vehicle gates to existing open driveway.

The Committee had NO OBJECTION to this application.

Application No: EPF/2947/14

Officer: James Rogers

Applicant Name: Mr C Collis

Location: 9 Goldings Rise, Loughton IG10 2QP

Proposal: First floor addition to existing bungalow.

The Committee had NO OBJECTION to this application.

Application No: EPF/2950/14

Officer: Jonathan Doe

Applicant Name: Mr Aaron Morgan

Location: 210A High Road, Loughton IG10 1DZ

Proposal: Advertisement consent for internally illuminated fascia sign and internally illuminated projecting sign.

The Committee had NO OBJECTION to this application.

PL622 Matters for Report

622.1 Amended application – EPF/2565/14 – 4 Connaught Hill, Loughton, Essex, IG10 4DU – Single storey rear extension, loft conversion and hip to gable, new porch, garage conversion, rendering all house and replacement of all windows. Re-submission following withdrawn application and refused application EPF/2183/13 – Min no PL588

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.

In light of information provided by a member of the public, members were concerned that several amended plans and report(s) did not appear to have been made available to the Town Council or published online on the District Council's iPlan database. The Committee therefore reiterated its comments previously made, which were:

Members expressed concern over the possible inaccuracy of the submitted plans as this was brought to their attention by the member of the public that addressed the meeting.

The Committee reiterated its comments previously made on applications EPF/1698/13 and EPF/2183/13 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.

PL623 Planning Applications

623.1 Deemed Permission – provided for information only:

Application No: EPF/2860/14

Officer: James Rogers

Applicant Name: Mr John Doherty

Location: 2 Rookwood Avenue, Loughton IG10 2DG

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

The Committee NOTED this application.

623.2 Others – provided for information only – EPF/2877/14 and EPF/0018/15

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

PL624 Decisions

624.1 Decisions by Epping Forest District Council

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

PL625 Licensing Applications

No licensing applications had come to officers' attentions.

PL626 Enforcement and Compliance

626.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 1 – 9 January 2015.

Signed:.....
Date: 2 February 2015

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 2 February 2015 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham J Bostock M Chalk
T Downing

Officer: Enid K Walsh (Town Clerk)

PL627 Apologies for Absence

No apologies for absence were received.

PL628 Declarations of Interest

No Declarations of Interest were received.

PL629 Confirmation of Minutes

The Minutes of the meeting held on 19 January 2015, amended from those circulated at Min no 619.2 to read "Loughton Building Design Award – Min no PL611.3", were CONFIRMED as a correct record and signed by the Chairman.

PL630 Matters for Report

630.1 Amended application – EPF/1840/14CA – Woodberrie, Woodbury Hill, Loughton IG10 1JB – Demolition of an existing garage and the erection of a two storey extension to an existing dwelling house – Min no PL536.1

The Committee noted the amendments to the proposal but OBJECTED to the application as follows:

The contemporary design of the proposed additional structure to the existing house, which was located in the York Hill Conservation Area, was considered unsympathetic and detrimental to the streetscene.

If the District Council was minded to grant this application, the Committee asked for a condition on working hours because of the difficult access to the site. There were concerns for highway safety during the building works from the narrowness of Woodbury Hill at this location, which is used by pedestrians, particularly school children on a daily basis, and the potential for damage to hedges on the narrow access roads to the site.

In addition, the Committee requested an arboricultural report to consider the threat to the trees on the site.

630.2 Neighbourhood Planning – Min no PL590

The Town Clerk reported that the District Council had confirmed that the consultation period for the Town Council's submission for the designation of the town as a Neighbourhood Area would run from 9 February – 20 March 2015.

PL631 Consultation – Proposed upgrade to existing base station at CTIL_144866, VF_73004 – Epping Forest College, Borders Lane, Loughton IG10 3SA

The Committee had NO OBJECTION to the proposals to upgrade this base station to improve network capacity in the area.

PL632 Department for Communities and Local Government – Plain English guide to planning system (January 2015)

The Committee NOTED the new Government guide to the planning system in England.

PL633 Planning Applications

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

Application No: EPF/2807/14

Officer: James Rogers

Applicant Name: Mr Craig Glister

Location: 102 Oakwood Hill, Loughton IG10 3ER

Proposal: Erection of a 3 bedroom house, on land to the side of existing property.

The Committee had NO OBJECTION to this application.

Application No: EPF/2944/14CA

Officer: David Baker

Applicant Name: Ms Anne-Marie Shevlin

Location: 25 Staples Road, Loughton IG10 1HP

Proposal: Erection of ground floor side extension, lower ground floor rear extension and rear dormer window, together with provision of side window to dining room.

The Committee had NO OBJECTION to this application.

Application No: EPF/2963/14CA

Officer: Stephan Solon

Applicant Name: Mr John Downes

Location: 50 York Hill, Loughton IG10 1JA

Proposal: Proposed 2 storey side and rear house extension with single storey replacement of front garage and demolition of side utility room (all previously approved). Loft conversion and new rear dormer roof.

The Committee OBJECTED to this proposal which it considered was a bulky overdevelopment of the property and out of keeping with the Conservation Area. Members were also concerned about the impact of the dormer roof on the neighbouring property.

Application No: EPF/2969/14

Officer: David Baker

Applicant Name: Mr S Brody

Location: Warren House, Manor Road, Loughton IG10 4RP

Proposal: Partial replacement of existing flat roofs with new mansard roof over existing two storey single family dwelling. (Resubmission following withdrawal of EPF/2477/14).

The Committee had NO OBJECTION to this application.

Application No: EPF/2972/14
Officer: James Rogers
Applicant Name: Mr Sela Cicek
Location: 7 Colebrook Lane, Loughton IG10 2HQ
Proposal: First floor side and single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2986/14
Officer: Jennifer Cordell
Applicant Name: Mr Warren Shaw
Location: 40 Sparelease Hill, Loughton IG10 1BT
Proposal: Application for variation of condition 1 (plan numbers) to allow addition of bi-fold doors to rear and two windows to front gable for application EPF/2722/13.

The Committee had NO OBJECTION to this application.

Application No: EPF/2989/14
Officer: Jennifer Cordell
Applicant Name: Mrs Jodie Erics
Location: The Thomas Willingale County Primary School, The Broadway, Loughton IG10 3SR
Proposal: Single storey infill extension between existing buildings.

The Committee had NO OBJECTION to this application.

Application No: EPF/3013/14
Officer: James Rogers
Applicant Name: Mr Jason Spearing
Location: 10 Fallow Fields, Loughton IG10 4QP
Proposal: First floor extension above garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/0009/15
Officer: Sangeeta Dhavde
Applicant Name: Louisa Sadlers
Location: 2 Valley Close, Loughton IG10 3AB
Proposal: Loft conversion to first floor apartment.

The Committee NOTED that this application had been invalidated by the Planning Authority.

Application No: EPF/0013/15
Officer: Sangeeta Dhavde
Applicant Name: Mrs Michelle Bendall
Location: 10 River Way, Loughton IG10 3LH
Proposal: Loft conversion comprising rear dormer and side hip to gable.

The Committee had NO OBJECTION to this application but requested that the new side windows should be fitted with obscure glass to avoid overlooking of the neighbouring property.

Application No: EPF/0022/15

Officer: Stephan Solon

Applicant Name: Mr Terry Chimes

Location: 4 Richmond Park, Loughton IG10 4PQ

Proposal: Single storey side extension with additional front entrance.

The Committee had NO OBJECTION to this application provided a restriction was applied preventing the use of the extension as a separate dwelling at any time in the future.

Application No: EPF/0023/15

Officer: Stephan Solon

Applicant Name: Mr John Huxley

Location: 40 Greensted Road, Loughton IG10 3DL

Proposal: Single storey front extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0041/15

Officer: James Rogers

Applicant Name: Mr Nurtac Timur

Location: Molens Café, 209D/E High Road, Loughton IG10 1BB

Proposal: Erection of single storey rear extension with relocation of metal stairs for the residential unit above. Resubmission following withdrawal of application EPF/2509/14.

The Committee had NO OBJECTION to this application. However, members commented on the lack of natural light in the extension. They also expressed concern regarding the Health and Safety danger likely to result from the location of the disabled toilet by the entrance to the kitchen. Its large door would open outwards completely blocking the egress corridor from the kitchen.

Application No: EPF/0159/15

Officer: Robin Hellier

Applicant Name: Mrs C Brown

Location: 48 Ollards Grove, Loughton IG10 4DW

Proposal: CHI/04/70 A1:

Oak 0 Reduce lateral branches and thin crow.

2 x Sycamore - Reduce height by 50%.

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.

633.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/0083/15CA

Officer: Robin Hellier

Applicant Name: Mr R M Jennings

Location: 94 York Hill, Loughton IG10 1JA

Proposal: York Hill Conservation Area:

Magnolia Grandiflora - Height reduction of 10ft and lateral branches by 1m.

Laurel - Height reduction of 8ft and reshape of crown.

Hazel - Height reduction of 10ft and lateral branches by 5ft.

The Committee NOTED this application.

633.3 Deemed Permission – provided for information only:

Application No: EPF/2946/14

Officer: Mavis Bird

Applicant Name: Mr Jamie Bedworth

Location: 14 Collard Green, Loughton IG10 2ES

Proposal: Certificate of Lawful Development for proposed rear extension and loft conversion involving hip to gable roof.

The Committee NOTED this application.

Application No: EPF/2962/14

Officer: James Rogers

Applicant Name: Mr Sela Cicek

Location: 7 Colebrook Lane, Loughton IG10 2HQ

Proposal: Certificate of Lawful Development for proposed rear dormer window as part of a loft conversion.

The Committee NOTED this application.

Application No: EPF/2974/14

Officer: Mavis Bird

Applicant Name: Mr Stuart Passmore

Location: 9 Tycehurst Hill, Loughton IG10 1BX

Proposal: Certificate of lawful development for a proposed two hip to gable roofs with rear dormer and three roof lights to front.

The Committee NOTED this application.

Application No: EPF/3014/14

Officer: Mavis Bird

Applicant Name: Mr Didier Blanchet

Location: 24 Meadow Road, Loughton IG10 4HX

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

The Committee NOTED this application.

633.4 Others – provided for information only – EPF/2720/14, EPF0025/15, EPF0057/15 and EPF0078/15

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

PL634 Decisions

634.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL635 Licensing Applications

No licensing applications had come to officers' attentions.

PL636 Enforcement and Compliance

636.1 The Committee NOTED the reports of the current enforcement cases as advised by the District Council in its weekly list for 12 – 23 January 2015.

Signed:.....

Date: 16 February 2015

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16 February 2015 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C Davies (in the Chair)
P Abraham J Bostock M Chalk
T Downing
D Wixley (as substitute for J Angold-Stephens)

Officer: Vivienne Messenger (Planning Committee Clerk)

2 members of the public

PL637 Apologies for Absence

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

PL638 Declarations of Interest

The Committee declared a non-pecuniary and non-prejudicial interest in item 4.1, Amended application – EPF/2379/14 – Lucas McMullen Jacobs, 258A High Road, Loughton IG10 1RB, as they knew Cllr J Angold-Stephens who was a member of the Methodist Church located at 260 High Road.

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 Abraham, Chalk, Davies, Downing and Wixley declared a non-pecuniary and non-prejudicial interest in these proceedings owing to comments received from the Loughton Residents Association Plans Group that asked for members "to impose the usual condition on working hours where an application involved significant demolition and/or construction work".

PL639 Confirmation of Minutes

The Minutes of the meeting held on 2 February 2015 were CONFIRMED as a correct record and signed by the Chairman.

PL640 Matters for Report

640.1 Amended application – EPF/2379/14 – Lucas McMullen Jacobs, 258A High Road, Loughton IG10 1RB – Extension of existing building in connection with proposed residential use forming 9 new dwellings (8 x 1 Bed and 1 x 2 Bed). Re-submission following withdrawn application EPF/1686/14 – Min no PL571.1

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 the amended application to relocate the bin storage area to the access road, which would result in the loss of a parking space and narrow the road. Members also considered a row of refuse bins would have a detrimental impact on the streetscene, as these would be clearly visible to shoppers and drivers on the High Road. There was additional concern as the access road served other shops/businesses and residents of the flats above, also the former Post Office Sorting Office site earmarked for potential redevelopment for possibly 27 residential units. Members also queried whether the application was viable as it showed on the plans that the land the bins were to be sited on was not under the applicant's ownership.

The Committee was pleased that a bike storage area was included but did not consider this compensated for the scheme's zero parking provision for nine new dwellings.

The Committee NOTED that the existing plant equipment was shown as having been relocated more to the side of the building in this amended application, as it had a previous concern for noise and smell nuisance to the occupiers of the proposed flats above.

PL641 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/0246/15

Officer: David Baker

Applicant Name: CTIL & Telefonica UK Ltd & Vodafone

Location: Street Record, Burney Drive, Loughton IG10 2HX

Proposal: Prior approval application - telecommunications installation comprising of the erection of a 15 metre high street pole and 3 ground level cabinets on pavement adjoining parkland area, 15 metres to the south of junction of Westall Road and Burney Drive.

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

The Committee OBJECTED to this application for the following reasons.

1. The three cabinets sited on the footway would narrow the pavement, which was considered unacceptable as this was on a bus route and would push pedestrians closer to the edge of the busy road. This would be a Highway safety concern for the many pedestrians using this section of pavement, especially for pupils of five schools in the vicinity, and parents with buggies.
2. The Committee was concerned by the impact of the proposed cabinets on the streetscene at this grassy area with trees and a brook nearby.
3. Should the District Council be minded to approve this application for prior notification, the Committee also asked for additional planting to obscure the cabinets so they would blend in with this grassy area.
4. Members NOTED the health concerns raised by the public who drew their attention to a previous application EPF/0386/11 for an 11.8m high pole, sited some 30 metres diagonally opposite by the Etheridge and Westhall Roads crossroads. This was refused permission and "would be perceived as a health risk by these residents". The Committee supported these concerns.

PL642 Matters for Report

642.1 Loughton Building Design Award – Min no PL619.2

The Committee NOTED that the award would not be presented this year owing to a lack of nominations meeting the criteria.

PL643 Planning Applications

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

Application No: EPF/2803/14

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Terry and Amanda Callagher

Location: 17 Campions, Loughton IG10 2SG

Proposal: Ground floor front extension. Conversion of garage to accommodation. Two storey and single storey rear extension. Change roof form to side gabled roof with rear dormers.

The Committee expressed concern for the bulky and incongruous scheme that was considered not in keeping with the streetscene, especially the design of the roof. Members also considered the rendered finish proposed was detrimental to the streetscene and preferred the existing facing brickwork.

Application No: EPF/2855/14

Officer: Jonathan Doe

Applicant Name: Dr Anantha

Location: 45 Forest View Road, Loughton IG10 4DY

Proposal: Two storey rear extension with crown flat roof and Juliette balconies on rear elevation. Convert integral garage to accommodation.

The Committee had NO OBJECTION to this application.

Application No: EPF/2874/14CA

Officer: Jonathan Doe

Applicant Name: Mr Stuart Linney

Location: Woodbury Homes, 25A York Hill, Loughton IG10 1RL

Proposal: Retention of air conditioning unit with screen on roof.

The Committee considered the plans did not provide adequate information on the dimension of the screen or impact of the air conditioning unit (already installed), as the plot was within the York Hill Conservation Area and at a gateway location. There was also no sight of the advice given by the District Conservation Officer in the accompanying application documentation.

Application No: EPF/2973/14

Officer: Jonathan Doe

Applicant Name: Mr A Cresswell

Location: 2A Summerfield Road, Loughton IG10 4QD

Proposal: Erection of a front boundary wall with metal railing above with a combined height of 1.8m. Metal automated sliding gate.

The Committee OBJECTED to the proposed boundary treatment which was considered harmful to the streetscene and would adversely affect the beautiful open aspect of the road and cause undue urbanisation.

Members were also concerned that the sliding gate was positioned flush with the pavement and not set back into the property, thus blocking both the footway and highway when vehicles entered the property.

Application No: EPF/0070/15
Officer: Jonathan Doe
Applicant Name: Mr R Willoughby
Location: 49 The Uplands, Loughton IG10 1NQ
Proposal: Two storey rear extension. Extend patio to rear.

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

The Committee had NO OBJECTION to this application but was concerned whether the proposal would affect the amenities of the neighbours, especially at no 51 The Uplands.

Application No: EPF/0103/15
Officer: David Baker
Applicant Name: Mr John Redgrave
Location: 1 Pyrles Lane, Loughton IG10 2NW
Proposal: Erection of two storey side extension (revision to previously approved scheme EPF/2153/14 by incorporation of a chimney stack on the flank wall).

The Committee had NO OBJECTION to this application.

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

Application No: EPF/0122/15
Officer: Marie-Claire Tovey
Applicant Name: Mr Stuart Passmore
Location: 9 Tycehurst Hill, Loughton IG10 1BX
Proposal: Rear first floor extension and rear first floor side extension.

The Committee had NO OBJECTION to this application but was concerned for overlooking of the neighbours at no 7 Tycehurst Hill.

Application No: EPF/0138/15
Officer: James Rogers
Applicant Name: Mr Lee Pollock
Location: 24 Newnham Close, Loughton IG10 4JG
Proposal: Part single, part two storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0147/15
Officer: David Baker
Applicant Name: Mr Paul Dickinson
Location: 1 Hill Top Close, Loughton IG10 1PY
Proposal: Removal of existing conservatory and erection of two storey rear extension.

The Committee had NO OBJECTION to this application.

643.2 Deemed Permission – provided for information only:

Application No: EPF/0015/15
Officer: Mavis Bird
Applicant Name: Mr Matthew Hopkinson

Location: 6 Felstead Road, Loughton IG10 3AZ

Proposal: Certificate of lawful development for a proposed dormer and roof extension.

The Committee NOTED this application.

Application No: EPF/0064/15

Officer: Mavis Bird

Applicant Name: Mr R Walker

Location: 15A Carroll Hill, Loughton IG10 1NL

Proposal: Certificate of lawful development for proposed library extension in rear of building at ground floor level.

The Committee NOTED this application.

Application No: EPF/0072/15

Officer: Mavis Bird

Applicant Name: Mr D Kavanagh

Location: 15 Carroll Hill, Loughton IG10 1NL

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

The Committee NOTED this application.

Application No: EPF/0115/15

Officer: Mavis Bird

Applicant Name: Mr Frank Bell

Location: Red Acres, Debden Lane, Loughton IG10 2PD

Proposal: Certificate of lawful development for a proposed replacement garage.

The Committee NOTED this application.

643.3 Others – provided for information only – EPF/0077/14 and EPF0239/15

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

PL644 Decisions

644.1 Decisions by Epping Forest District Council

The Planning Decisions for January 2015 from Epping Forest District Council were NOTED.

PL645 Licensing Applications

No licensing applications had come to officers' attentions.

PL646 Enforcement and Compliance

646.1 The Committee NOTED the reports of the current enforcement cases as advised by the District Council in its weekly list for 26 January – 13 February 2015.

Signed:.....

Date: 2 March 2015

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 2 March 2015 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham J Bostock M Chalk
C Davies

Officer: Vivienne Messenger (Planning Committee Clerk)

1 member of the public

PL647 Apologies for Absence

Apologies for absence were received from Cllr Downing.

PL648 Declarations of Interest

Cllr J Angold-Stephens declared a pecuniary and prejudicial interest in the following items and stated she would leave the meeting when these were considered by the Committee:

EPF/0247/15 as she was a governor at Roding Valley High School from which the applicant currently hired the use of its sports facilities, and EPF/0283/15 as her daughter was the applicant.

Cllr Davies declared a non-pecuniary and non-prejudicial interest in EPF/0247/15 as her daughter attended a cheerleading class run by the applicant.

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

Item 5, Pre-application Consultation – Proposed base station installation – CTIL_150059 High Road and Warren Hill junction, Loughton IG10 4JH, EPF/0163/15 and EPF/0247/15.

PL649 Confirmation of Minutes

The Minutes of the meeting held on 16 February 2015 were CONFIRMED as a correct record and signed by the Chairman.

PL650 Matters for Report

650.1 Neighbourhood Planning – Min no PL630.2

The Committee NOTED the information received from the District Council that technical problems on its website had delayed access to the Loughton Neighbourhood Plan Consultation until 13 February 2015, hence the consultation period had been extended by a week until 27 March 2015.

650.2 Department for Communities and Local Government – Building more homes on brownfield land: Consultation proposals

Owing to time constraints, members AGREED to forward any comments to the Planning Committee Clerk by midday Wednesday 4 March.

The Planning Committee Clerk would reply under delegated powers, in discussion with the Chairman, as the consultation deadline was 11 March 2015.

PL651 Pre-application Consultation – Proposed base station installation – CTIL_150059 High Road and Warren Hill junction, Loughton IG10 4JH

The Committee NOTED the contents of a letter of objection.

The Committee raised the following concerns.

1. The cabinets to be sited on the footway would narrow the pavement and push pedestrians closer to the edge of the busy A121, a bus route and gateway road into Loughton, which was considered unacceptable. This would be a highway safety concern for the many pedestrians using this section of pavement, especially for pupils of Oaklands School nearby, and parents with buggies.
2. When the cabinet doors were shown as open on the accompanying plans these would extend to the edge of the road by the T-junction with the High Road and Warren Hill exacerbating highway safety and forcing pedestrians into the road.
3. Members also drew the applicant's attention to the on-street parking in Warren Hill, used by parents parking to drop off and pick up children, as well as visitors to the forest.
4. The proposed siting of a 15-metre high monopole and three cabinets alongside Epping Forest were considered out of keeping with the open aspect of the adjoining forest land, which was owned by the City of London.

PL652 Planning Applications

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

Application No: EPF/3012/14

Officer: Jonathan Doe

Applicant Name: Mr Balbir Bagria

Location: 24 Alderton Hill, Loughton IG10 3JB

Proposal: Demolish garage and replace with two storey extension, 1m from boundary, with continuation of roof above. Attached garage to other side of house, 1.1m from boundary, with "granny flat/studio" above. Three front dormers. Two storey and single storey rear extensions. Associated alterations.

The Committee had NO OBJECTION to this application. However, members asked for a planning condition to ensure ancillary use of the proposed granny flat/studio with the main dwelling only, with no further permitted development allowed.

Application No: EPF/0007/15

Officer: James Rogers

Applicant Name: Mr Peter Holmes

Location: 152 High Road, Loughton IG10 4BE

Proposal: Convert existing first floor room and extend the first floor to create a one bedroom flat.

The Committee NOTED the revised design at the back of the property but was still concerned for the amenities of the neighbour at no 19 Smarts Lane.

Application No: EPF/0009/15
Officer: Jennifer Cordell
Applicant Name: Louisa Sadlers
Location: 2 Valley Close, Loughton IG10 3AB
Proposal: Loft conversion to first floor apartment.

The Committee had NO OBJECTION to this application.

Application No: EPF/0125/15
Officer: Marie-Claire Tovey
Applicant Name: Mr L Keeling
Location: 43 Valley Hill, Loughton IG10 3AQ
Proposal: First floor side and rear extension. Single storey rear extension.

The Committee OBJECTED to this application owing to the bulk and 300mm overhang of the proposal. However, members would withdraw their objection if the overhang was brought back in line with the ground floor.

Application No: EPF/0163/15
Officer: Jonathan Doe
Applicant Name: Mr H S Sanghera
Location: 61 Deepdene Road, Loughton IG10 3PH
Proposal: Demolition of garage and single storey side extension, erection of two bedroom house at end of resulting terrace. New vehicular crossover for existing house.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which was considered an overdevelopment of the site and would leave inadequate private amenity space for the occupants of the two bedroom property proposed.

Application No: EPF/0169/15
Officer: James Rogers
Applicant Name: Mr David Stringer
Location: 79 Whitehills Road, Loughton IG10 1TU
Proposal: First floor side extension with dormer window to front. Single storey rear extension to front and rear elevation.

The Committee liked the fact that the design was stepped down but not that the works still extended to the site boundary at ground floor level. Members therefore reiterated their previous comments made on EPF/1265/14 which were:

The Committee was concerned by the bulk of the development proposed and by the terracing effect that could arise as the works extended to the site boundary.

Application No: EPF/0178/15
Officer: David Baker
Applicant Name: Mr Anthony Lomas
Location: Oak Field House, Debden Road, Loughton IG10 2NY
Proposal: Erection of a single bay extension to existing oak barn to the rear of the house.

The Committee OBJECTED to this application located on green belt land, owing to the bulky proposal that changed the character of the existing barn.

Application No: EPF/0189/15
Officer: Jennifer Cordell
Applicant Name: Mr Uldis Kretovs
Location: 47 Poundfield Road, Loughton IG10 3JN
Proposal: Single storey side extension and part single storey rear extension.

The Committee expressed concern that the proposed scheme would extend to the site boundary.

Application No: EPF/0197/15
Officer: Jennifer Cordell
Applicant Name: Esso Petroleum Co Ltd
Location: 117 Church Hill, Loughton IG10 1QR
Proposal: New illuminated and non-illuminated forecourt signage.

The Committee had NO OBJECTION to this application.

Application No: EPF/0202/15
Officer: Jennifer Cordell
Applicant Name: Mr Steve Whittaker
Location: 11 Hilltop, Loughton IG10 1PX
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0215/15
Officer: David Baker
Applicant Name: Mr Richard Mendoza
Location: 9 The Uplands, Loughton IG10 1NQ
Proposal: Part single, part two storey side extension, and first floor rear extension, and dormer windows to side and rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/0228/15
Officer: Jonathan Doe
Applicant Name: Mr Alan Winter
Location: 50 Traps Hill, Loughton IG10 1TB
Proposal: Detached garage and garden store.

The Committee had NO OBJECTION to this application.

The Committee AGREED to bring forward the following item to enable the Chairman to leave the meeting for the remaining two applications.

Application No: EPF/0248/15
Officer: Jennifer Cordell
Applicant Name: Mr Eray Uzuner
Location: 7 Ladyfields Close, Loughton IG10 3RS
Proposal: Two storey side extension.

The Committee was concerned by the large expanse of brickwork on the flank wall facing towards Chigwell Lane, which was considered overbearing and not in keeping with the streetscene.

Cllr J Angold-Stephens left the meeting and Cllr Davies took the Chair for the next two items.

Application No: EPF/0247/15

Officer: David Baker

Applicant Name: Mr Doug Bacon

Location: Unit 40B, Oakwood Hill Industrial Estate, Loughton IG10 3TZ

Proposal: Change of use from Office and Warehouse (B1/B8 use) to Assembly and Leisure (D2 use) to provide a permanent sports facility specialising in gymnastics, trampolining and cheerleading training for children and young people in the local area including use of 12 car spaces within the site.

The Committee NOTED the contents of a letter of concern.

The Committee was concerned that the proposed parking provision was inadequate and could be detrimental to highway safety, as most of the users would either drive or be driven to the proposed sports facility.

Application No: EPF/0283/15

Officer: Jennifer Cordell

Applicant Name: Mr & Mrs Anderson

Location: 12 Roundmead Close, Loughton IG10 1QD

Proposal: First floor front extension over garage and loft conversion, including roofline alteration and rear dormer.

The Committee had NO OBJECTION to this application.

Cllr J Angold-Stephens rejoined the meeting and retook the chair.

652.2 Deemed Permission – provided for information only:

Application No: EPF/0152/15

Officer: Mavis Bird

Applicant Name: Mr Richard Mendoza

Location: 9 The Uplands, Loughton IG10 1NQ

Proposal: Certificate of lawful development for proposed dormer windows in a loft conversion.

The Committee NOTED this application.

Application No: EPF/0187/15

Officer: Mavis Bird

Applicant Name: Mr Anna Rolfe

Location: 31 Algiers Road, Loughton IG10 4NG

Proposal: Certificate of lawful development for a proposed loft conversion with rear dormer and front roof lights.

The Committee NOTED this application.

Application No: EPF/0200/15

Officer: Mavis Bird

Applicant Name: Mr Stuart Disdale

Location: 76 The Lindens, Loughton IG10 3HT

Proposal: Certificate of Lawful Development for a single storey rear extension.

The Committee NOTED this application.

652.3 Others – provided for information only – EPF/0002/15, EPF/0127/15, EPF/0302/15 and EPF0318/15

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

PL653 Decisions

653.1 Decisions by Epping Forest District Council

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

PL654 Licensing Applications

No licensing applications had come to officers' attentions.

PL655 Enforcement and Compliance

655.1 The Committee NOTED the reports of the current enforcement cases as advised by the District Council in its weekly list for 16 – 20 February 2015.

Signed:.....

Date: 16 March 2015

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16 March 2015 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham J Bostock C Davies

Officer: Vivienne Messenger (Planning Committee Clerk)

PL656 Apologies for Absence

Apologies for absence were received from Cllrs Chalk and Downing.

PL657 Declarations of Interest

The Committee declared a non-pecuniary interest in item EPF/0299/15 as the architect was known to the Council.

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

Item 4.1, Notice of Enforcement Appeal – Land at Luxe, 126 High Road, Loughton IG10 4BE, EPF/0181/15 and EPF/0193/15.

PL658 Confirmation of Minutes

The Minutes of the meeting held on 2 March 2015 were CONFIRMED as a correct record and signed by the Chairman.

PL659 Matters for Report

659.1 Notice of Enforcement Appeal – Land at Luxe, 126 High Road, Loughton IG10 4BE – Without planning permission the material change of use of the premises from an A4 public house to use as a night club (Sui Generis) – Min no PL584.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its comments on this application but replaced “1.30am on Fridays and Saturdays” with, “normal pub opening hours” as detailed below:

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 normal pub opening hours, 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.

659.2 Northern Gateway Access Package (NGAP) – Min no PL432.4

The Committee nominated Cllr C C Pond as the Council's representative to attend a meeting with Waltham Abbey Town Council to co-ordinate responses and enable a representation to be made to the Examination Hearing Sessions.

659.3 Department for Communities and Local Government – Building more homes on brownfield land: Consultation proposals

The Committee NOTED that local District Councillors had forwarded their comments directly to Nigel Richardson, Assistant Director (Development Management), Governance Directorate and/or replied independently to the DCLG on the consultation proposals.

The Committee supported the suggestion made by Cllr C C Pond that the Town Council could compile and consider a list of potential brownfield sites as part of the Loughton Neighbourhood Plan.

PL660 Planning Applications

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

Application No: EPF/0181/15

Officer: David Baker

Applicant Name: GK2

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

Proposal: Erection of a pair of single storey garages, with access on to Alderton Way.

The Committee NOTED the contents of two letters of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0193/15

Officer: David Baker

Applicant Name: Mr Andrew Goldstein

Location: 23 Church Hill, Loughton IG10 1QP

Proposal: Front garden wall and railings across part of front boundary.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the railings and the removal of the front hedge, which it considered would be detrimental to the streetscene, as the road consisted mostly of green hedges and low walls.

Application No: EPF/0218/15

Officer: Stephan Solon

Applicant Name: Mr Grant Brooks

Location: 4 Eleven Acre Rise, Loughton IG10 1AN

Proposal: Two storey front extension (approximately 500mm) to the approved application EPF/1654/14, changes to rear elevation including increase in first floor rear projection (approximately 500mm), internal alteration. (Amended description only).

The Committee had NO OBJECTION to this application.

Application No: EPF/0242/15

Officer: Jonathan Doe

Applicant Name: Ms Lin-Ying Liu

Location: 4 Hampton Mead, Loughton IG10 1TX

Proposal: Single storey front, side and rear extension to be used as a "granny annexe" and ancillary family rooms.

The Committee OBJECTED to this application. The proposed scheme was considered overbearing and an overdevelopment of the plot, which would be detrimental to the neighbours at no 5 Hampton Mead.

Application No: EPF/0253/15

Officer: Jonathan Doe

Applicant Name: Mr Yash Yildiz

Location: 5 Brooklyn Avenue, Loughton IG10 1BJ

Proposal: Alterations to roof including rear dormer with two windows.

The Committee OBJECTED to this application which would be too overbearing on the amenities of the neighbouring bungalow at no 3 Brooklyn Avenue.

Application No: EPF/0260/15

Officer: Marie-Claire Tovey

Applicant Name: Ms Jill Hartley

Location: 174 Forest Road, Loughton IG10 1EG

Proposal: Single storey rear/side extension.

The Committee expressed concern for the amenities of the neighbour at no 176 Forest Road.

Application No: EPF/0266/15

Officer: James Rogers

Applicant Name: Mr Antony Luxton

Location: 12 Queens Road, Loughton IG10 1RS

Proposal: Erection of a ground floor side/ rear extension and a loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/0270/15

Officer: Jonathan Doe

Applicant Name: Mrs Ausra Baroniene

Location: 203 Englands Lane, Loughton IG10 2NU

Proposal: Proposed drop down kerb onto Englands Lane and vehicle access over grass verge to tarmac hardstanding between house and front boundary of property. Re-submission following refusal of application EPF/2616/14.

The Committee had NO OBJECTION to this application provided the accompanying Arboricultural Report, which submitted details for a "near surface mounted roadway" to "allow for the implementation of the crossover without unacceptable levels of damage to the tree", was considered acceptable by the Local Planning Authority.

Application No: EPF/0291/15

Officer: David Baker

Applicant Name: Ms Hannah Grimshaw

Location: 26 Connaught Avenue, Loughton IG10 4DS

Proposal: Demolition of existing rear kitchen and dining area and erection of a single storey orangery extension to rear (south west) elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/0296/15

Officer: James Rogers

Applicant Name: Mr Deborah Mechell

Location: 34 Southview Road, Loughton IG10 3LQ

Proposal: Construction of single storey rear and two storey side extensions.

The Committee expressed concern that this was an overdevelopment of the plot owing to the lack of private amenity space that would be retained.

Application No: EPF/0299/15

Officer: David Baker

Applicant Name: Mr David Carter

Location: 25 Longfield, Loughton IG10 4EE

Proposal: Front and rear ground floor extensions with internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0312/15

Officer: Jennifer Cordell

Applicant Name: Mr & Mrs Douglass

Location: 4 Maybury Close, Loughton IG10 3PF

Proposal: Erection of single storey conservatory.

The Committee had NO OBJECTION to this application.

Application No: EPF/0324/15

Officer: Jennifer Cordell

Applicant Name: Mrs Victoria Fuller

Location: 6 Chigwell Lane, Loughton IG10 3RW

Proposal: Demolition of ex structure, construction of new single storey side extension /garage.

The Committee was concerned this proposal would result in an overbearing development on the streetscene.

Application No: EPF/0328/15

Officer: Marie-Claire Tovey

Applicant Name: Mrs J Campling

Location: 10 Collard Green, Loughton IG10 2ES

Proposal: To erect a conservatory to the rear of the property.

The Committee had NO OBJECTION to this application.

Application No: EPF/0329/15

Officer: Jennifer Cordell

Applicant Name: Mr Jon Porter

Location: 89 Tycehurst Hill, Loughton IG10 1BZ

Proposal: Revision to EPF/1338/14 & EPF/2098/14 (extensions to existing dwelling) to provide rear dormer, front/side rooflight, new first floor flank window and alterations to rear glazing.

The Committee had NO OBJECTION to this application.

Application No: EPF/0337/15
Officer: James Rogers
Applicant Name: Mr Richard Rankin
Location: 29 Hillcrest Road, Loughton IG10 4QH
Proposal: First floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0344/15
Officer: David Baker
Applicant Name: Mrs Baldish Kaur
Planning File No: 011209
Location: 11 Broadstroad, Loughton IG10 2SB
Proposal: Proposed part first floor side extensions, loft conversion with three rear dormer windows; and alterations to porch.

The Committee had NO OBJECTION to this application but asked for planning conditions on working hours and wheel washing during construction.

Application No: EPF/0370/15
Officer: David Baker
Applicant Name: Mr Jamie Robinson
Planning File No: 007351
Location: 76 Lawton Road, Loughton IG10 2AA
Proposal: Single storey front and rear extensions.

The Committee was concerned the rear extension could visually impact on the neighbour at no 78 Lawton Road, as it was on lower ground.

Application No: EPF/0377/15
Officer: David Baker
Applicant Name: Ms Ozlem Tekbasti
Planning File No: 024305
Location: 34 Lawton Road, Loughton IG10 2AE
Proposal: Ground floor front/side extension to form new porch and shower room.

The Committee had NO OBJECTION to this application.

660.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/0429/15
Officer: Robin Hellier
Applicant Name: Mrs V Shankland
Location: 49 York Hill, Loughton IG10 1HZ
Proposal: York Hill Conservation Area:
Plum Tree - Fell
Apple Tree - Reduce by 1.5m
Hazel - Coppice
Elder - Fell

The Committee NOTED this application.

660.3 Deemed Permission – provided for information only:

Application No: EPF/0339/15

Officer: Mavis Bird

Applicant Name: Mr Lance Farrant

Location: 14 Roding Gardens, Loughton IG10 3NH

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

The Committee NOTED this application.

660.4 Others – provided for information only – EPF/0276/15, EPF/0415/15, EPF/0446/15, EPF/0461/15 and EPF0499/15

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

PL661 Decisions

661.1 Decisions by Epping Forest District Council

The Planning Decisions for February 2015 from Epping Forest District Council were NOTED.

PL662 Licensing Applications

No licensing applications had come to officers' attentions.

PL663 Enforcement and Compliance

663.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 23 February – 6 March 2015.

Signed:.....

Date: 30 March 2015

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 30 March 2015 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham J Bostock M Chalk (from Min no PL668.1)
C Davies T Downing

Officer: Vivienne Messenger (Planning Committee Clerk)

5 members of the public

PL664 Apologies for Absence

No apologies for absence were received.

PL665 Declarations of Interest

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

EPF/00211/15, EPF/0399/15, EPF/0427/15 and EPF/0526/15.

The Committee declared a non-pecuniary interest in items EPF/0399/15 and EPF/0533/15 as the architect was known to the Council.

PL666 Confirmation of Minutes

The Minutes of the meeting held on 16 March 2015 were CONFIRMED as a correct record and signed by the Chairman.

PL667 Matters for Report

667.1 Withdrawn application – EPF/2298/14 – 57 and 59 Wellfields, Loughton IG10 1PA – Two storey rear extensions and loft rooms to 57 and 59 Wellfields including side dormer – Min no PL571.1

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

PL668 Planning Applications

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

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

Application No: EPF/0211/15

Officer: James Rogers

Applicant Name: Mr Mitchell Webb

Planning File No: 018736

Location: 35 Forest Road, Loughton IG10 1EE

Proposal: Two storey side extension, single storey rear extension and loft conversion 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 reiterated its comments previously made for planning application EPF/0896/14, which were:

The Committee OBJECTED to this application as the scheme was considered an overdevelopment of the plot that would destroy the symmetry of the cottages and character of the streetscene. The development would create a loss of amenity to the neighbours from the overlooking of no 33 Forest Road and the adjacent cottages in Chapel Terrace. The Committee was particularly concerned that the loss of hardstanding would exacerbate the difficult parking situation that existed in this heavily congested road.

Application No: EPF/0399/15

Officer: Jennifer Cordell

Applicant Name: Mr Declan O'Driscoll

Planning File No: 016397

Location: 16 Eleven Acre Rise, Loughton IG10 1AN

Proposal: Demolition of existing house to be replaced by 2 no 5 bedroom houses and 2 double garages. Removal of dead TPO tree on left boundary and conifers removed to right boundary. New wall and gates to front of property. (Revision following refusal EPF/2758/14).

The Committee NOTED the contents of nine letters of objection.

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

The Committee reiterated its comments previously made for planning application EPF/2758/14, which were:

The Committee OBJECTED to this application, which it considered was garden grabbing, an overdevelopment of the site, and a backland development contrary to National Planning Policies. There was concern there would be substantial loss of privacy and overlooking of neighbouring properties in Eleven Acre Rise and those at the rear in The Uplands owing to the gradients on the site, and was deemed contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations.

Relatively little private amenity space would be allocated to the proposed two new dwellings, which was considered contrary to Policy DBE 8 of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee was concerned by the parking provision proposed, which could exacerbate onstreet parking problems. This would only add to the daily congestion in the road used for parking by shoppers, workers and visitors to the nearby GP practice, library and leisure centre.

The proposed high gates and railings were considered an unnecessary urbanisation, which was out of keeping with the open aspect of the road and detrimental to the streetscene.

Moreover, the inclusion of a private road to access the garages at the rear of the plot would set a precedent. Members voiced concern that as the garages were situated at the rear / top of the site this would cause both visual (from the headlights) and noise pollution to the neighbours in The Uplands.

Application No: EPF/0423/15
Officer: James Rogers
Applicant Name: Mr & Mrs Phillip Rolfe
Planning File No: 024282
Location: 31 Algiers Road, Loughton IG10 4NG
Proposal: Proposed ground floor 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 had NO OBJECTION to this application.

Application No: EPF/0498/15CA
Officer: Jennifer Cordell
Applicant Name: Mrs Patricia Cowey
Planning File No: 005670
Location: Woodberrie, Woodbury Hill, Loughton IG10 1JB
Proposal: Proposed dwelling adjacent to Woodberrie.

Cllr Chalk joined the meeting.

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

The Committee expressed concern this was a backland and garden grabbing development but had NO OBJECTION providing further permitted development rights were removed.

If the District Council was minded to grant this application, members asked for the inclusion of conditions on working hours during the construction period to avoid times when children would be walking to and from school, as Woodbury Hill was a narrow lane with high hedges and no footpaths.

Application No: EPF/0210/15
Officer: James Rogers
Applicant Name: Mr Stuart Bowtell
Planning File No: 023999
Location: 18 Etheridge Road, Loughton IG10 2HT
Proposal: First floor side extension (revised application) revised plan increases width of previously approved extension by 1 metre.

The Committee OBJECTED to the additional bulk of the proposal that would increase overlooking of neighbouring properties in Foxley Close, and would also reduce the private amenity space to be retained.

Application No: EPF/0294/15
Officer: Jennifer Cordell
Applicant Name: Polofind Ltd
Planning File No: 001228
Location: Council Depot and Adjacent Land off Langston Road, Loughton IG10 3TH
Proposal: Reserved matters application for the redevelopment of site for retail park with associated landscaping, car parking, ground remodelling works, retaining wall structures and two accesses off Langston Road. EPF/2580/10.

The Committee was concerned by the impact of lorries making deliveries to the retail park on local roads, especially the A1168 (Chigwell Lane) and A121 (Church Hill / Goldings Hill leading to the High Road and Epping New Road A104), as these were regularly congested. Members also commented that as one of the units had been split into three, there were now fifteen units proposed, which would increase the number of lorry deliveries to the site. The Committee asked for a condition to restrict delivery lorry routes so the site could only be accessed from the M11.

The Committee OBJECTED to the proposed signage facing the M11, which it considered was visually intrusive and out of keeping as it bordered green belt land, and could pose a danger to highway safety by distracting drivers.

Application No: EPF/0385/15
Officer: Jennifer Cordell
Applicant Name: Mr Donald David
Planning File No: 006805
Location: 15 Shelley Grove, Loughton IG10 1BY
Proposal: Proposed single storey rear/side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0395/15
Officer: David Baker
Applicant Name: Mrs Claire Sales
Planning File No: 002586
Location: 52 Sparelease Hill, Loughton IG10 1BT
Proposal: Replacement boundary wall to front of property and relocation of pedestrian entrance.

The Committee OBJECTED to the solid timber gate which it considered was out of keeping with the streetscene.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.45pm.

Application No: EPF/0405/15
Officer: James Rogers
Applicant Name: Mr & Mrs Jago Wickers
Planning File No: 007898
Location: 15 Harwater Drive, Loughton IG10 1LP
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0410/15
Officer: David Baker
Applicant Name: Mr Zafar Mirza
Planning File No: 002095
Location: 41 Alderton Hill, Loughton IG10 3JD
Proposal: Erection of part one and part two storey rear extension, a first floor side extension, a two storey front extension, raising of roof by 60cm, and provision of two rear dormer windows.

The Committee OBJECTED to the proposed scheme which was considered an overdevelopment of the site and overbearing on the neighbouring property at no 39 Alderton Hill.

Application No: EPF/0418/15

Officer: David Baker

Applicant Name: Mr S Brody

Planning File No:

Location: Warren Hall, Manor Road, Loughton IG10 4RP

Proposal: Refurbishment of existing cottage at rear including rear extension and connecting link extension between cottage and main single dwelling which adjoins Warren Hall.

The Committee had NO OBJECTION to this application but disliked the contemporary build and would have preferred the design to be more in keeping with the original Hall.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10pm.

Application No: EPF/0427/15

Officer: David Baker

Applicant Name: Mr & Mrs Udayan and Mala Agarwal

Planning File No: 008100

Location: 29 Alderton Hill, Loughton IG10 3JD

Proposal: Demolition of existing house and construction of a new two storey house with accommodation in the roof, including provision of balcony at first floor rear, and erection of new gates and railings on the front boundary.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to the bulk of the proposed works and to the first floor balcony design, which would allow occupants to walk outside, as this would result in the overlooking of neighbouring properties. However, members stated a Juliet balcony would be acceptable.

Application No: EPF/0474/15

Officer: Marie-Claire Tovey

Applicant Name: Mr Lee Cummings

Planning File No: 006907

Location: 3 Stanmore Way, Loughton IG10 2SA

Proposal: 2 storey extension, raising of roof and alterations to accommodate a loft conversion, alterations to windows.

The Committee was concerned for the overlooking of no 8 Garden Way from the proposed development.

Application No: EPF/0478/15

Officer: James Rogers

Applicant Name: Mr & Mrs N Mushtaq

Planning File No: 024243

Location: 74 Roundmead Avenue, Loughton IG10 1PZ

Proposal: Two storey side and rear extension and internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0479/15
Officer: James Rogers
Applicant Name: Mr A Gadhavi
Planning File No: 024323
Location: 111 Englands Lane, Loughton IG10 2QL
Proposal: Single storey rear extension.

The Committee was concerned by the depth of the rear extension, which was considered an overdevelopment of the site and would visually impact on the neighbours at no 113 Englands Lane.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10.15pm.

Application No: EPF/0504/15
Officer: Jonathan Doe
Applicant Name: Mr Mohamad Hanif
Planning File No: 005806
Location: 60 Tycehurst Hill, Loughton IG10 1DA
Proposal: Replacement dwelling house with basement and roof accommodation. Alterations to ground levels. (Amended design from EPF/2590/14).

The Committee reiterated its previous comments for application EPF/2590/14 and *OBJECTED to this application as the proposal was considered too bulky and an overdevelopment of the site.*

Members regretted the loss of the trees from the plot and supported the District Arboricultural Officer's remarks for a "robust landscaping scheme [that would] need to be forthcoming, and we [would] expect to see larger / mature planting specified within the submitted scheme."

Application No: EPF/0514/15
Officer: Jennifer Cordell
Applicant Name: Mr Kevin Carter
Planning File No: 017312
Location: 115 Roding Road, Loughton IG10 3EJ
Proposal: First floor side extension to side.

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10.30pm.

Application No: EPF/0526/15
Officer: Jonathan Doe
Applicant Name: Mr Stuart Hutchinson
Planning File No: 024239
Location: 130 Chester Road, Loughton IG10 2LY
Proposal: Two storey side extension with side gable roof and integral garage. Single storey front extension. Two storey rear extension with flat roof. Single storey rear extension with sloping roof.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the proposed works that would extend to within 550mm of the site boundary, but would withdraw its objection if this was increased to one metre.

Application No: EPF/0533/15

Officer: Jonathan Doe

Applicant Name: Mr Dominic Brindle

Planning File No: 024326

Location: 32 Marjorams Avenue, Loughton IG10 1PU

Proposal: Two-storey and single-storey rear extension. Remove front of garage. Raise patio by 0.8m and erect side fence 1.8m height from patio.

The Committee OBJECTED to the overbearing scheme concerned by its impact on no 34 Marjorams Avenue.

Application No: EPF/0573/15

Officer: Robin Hellier

Applicant Name: Mr B Harling

Planning File No: 024315

Location: 7 Nafferton Rise, Loughton IG10 1UB

Proposal: TPO/EPF/16/87 A1:

Removal of 10 trees, including 1 Conifer, several self-seeded saplings and a diseased Sycamore.

Pruning and shaping of 3 Ash trees.

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/0605/15

Officer: David Baker

Applicant Name: Mr Christian Cavanagh

Planning File No: 017510

Location: Debden Park High School, Willingale Road, Loughton IG10 2BQ

Proposal: A temporary 2 storey sixth form teaching block and common room, for up to 200 students, to be erected close to the west side of the existing school building.

Cllr J Angold-Stephens declared a non-pecuniary interest in this item as a governor of the sixth form consortium for Roding Valley High School.

The Committee had NO OBJECTION to this application.

Application No: EPF/0625/15

Officer: Robin Hellier

Applicant Name: Mrs C Welch

Planning File No: 018575

Location: 5 The Chase, Loughton IG10 4RE

Proposal: TPO/EPF/0625/15: 4 x Black Poplars - Fell.

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

Application No: EPF/0626/15

Officer: Robin Hellier

Applicant Name: Miss R Evans

Planning File No: 019469

Location: 1 Brancaster Place, Church Hill, Loughton IG10 1QN

Proposal: TPO/EPF/03/94: 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.

Application No: EPF/0650/15

Officer: Robin Hellier

Applicant Name: Mr M Houston

Planning File No: 001347

Location: 1 Salcombe Park, High Road, Loughton IG10 4QT

Proposal: TPO/EPF/09/90:

Horse chestnut - Reduce lower lateral towards house to previous prune point and lift crown to 4.5 - 5m.

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.

668.2 Deemed Permission – provided for information only:

Application No: EPF/0404/15

Officer: Mavis Bird

Applicant Name: Mr Ian Carthy

Planning File No: 024311

Location: 72 Brooklyn Avenue, Loughton IG10 1BN

Proposal: Certificate of Lawful development for proposed loft conversion with hip to gable roof, rear dormer and two roof lights to front elevation.

The Committee NOTED this application.

668.3 Others – provided for information only – EPF/0279/15, EPF/0489/15 and EPF/0549/15

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

PL669 Decisions

669.1 Decisions by Epping Forest District Council

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

PL670 Licensing Applications

No licensing applications had come to officers' attentions.

PL671 Enforcement and Compliance

671.1 The Committee NOTED the reports.

PL672 Northern Gateway Access Package – Min no PL659.2

The Town Clerk had attended the meeting at Waltham Abbey Town Hall on 24 March 2015 to discuss the forthcoming Examination of the North East Enfield Area Action Plan (NEEAAP) and, in particular, the Northern Gateway Access Package (NGAP) including the new road identified as the Northern Gateway Access Road (NGAR). Representatives from Epping Forest District Council and Waltham Abbey Town Council were in attendance.

Members noted that in both 2012 and 2014 the Town Council had raised objections to the London Borough of Enfield's proposals for a new link road between the A1055 and the A121.

The Examination was to be held in the Civic Centre in Enfield commencing on 28 April 2015 and would be overseen by the Planning Inspector, Matthew Nunn, who would have sight of the Town Council's previous written submissions.

However, additional representations and/or participation at the hearing sessions would be considered if submitted before the required deadline.

The Committee CONFIRMED that:

- i. the Town Clerk, in discussion with Cllr C C Pond, would prepare and submit additional written representations on the NEEAAP before the deadline on 7 April 2015; and
- ii. Cllr C C Pond would attend the Examination to represent the Town Council in the discussions.

Signed:.....
Date: 13 April 2015

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 13 April 2015 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C Davies (in the Chair)
P Abraham J Bostock (from Min no PL676) M Chalk
T Downing

Officer: Vivienne Messenger (Planning Committee Clerk)

PL673 Apologies for Absence

Apologies for absence were received from Cllr J Angold-Stephens.

PL674 Declarations of Interest

No Declarations of Interest were received.

PL675 Confirmation of Minutes

The Minutes of the meeting held on 30 March 2015 were CONFIRMED as a correct record and signed by the Chairman.

Cllr Bostock joined the meeting.

PL676 Matters for Report

676.1 Notices of Appeal:

676.1.1 EPF/0064/15 – 15A Carroll Hill, Loughton IG10 1NL – Certificate of lawful development for proposed library extension in rear of building at ground floor level – Min no 643.2

676.1.2 EPF/0072/15 – 15 Carroll Hill, Loughton IG10 1NL – Certificate of lawful development for a proposed single storey rear extension – Min no 643.2

The Committee NOTED the information received from Epping Forest District Council for these two Certificates of Lawful Development Appeals.

676.2 Northern Gateway Access Package – Examination of the North East Enfield Area Action Plan (NEEAAP) Inspector's Matters, Issues and Questions – Min no PL672

The Committee CONFIRMED the letter, with additional representations, which had been submitted by the Town Clerk to the London Borough of Enfield for the forthcoming Examination of the North East Enfield Area Action Plan (NEEAAP) and, in particular, the Northern Gateway Access Package (NGAP) including the new road identified as the Northern Gateway Access Road (NGAR).

It was also NOTED that Cllr C C Pond would represent the Town Council at the Examination to be held in the Civic Centre in Enfield commencing on 28 April 2015 and overseen by the Planning Inspector, Matthew Nunn, who would have sight of the Town Council's previous written submissions.

PL677 Planning Applications

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

Application No: EPF/0236/15

Officer: Jennifer Cordell

Applicant Name: Mr Colin Green

Planning File No: 000409

Location: 5 Church Hill, Loughton IG10 1QP

Proposal: Certificate of Lawful Development for existing use of balcony on front elevation of property with addition of balustrading.

The Committee NOTED this application.

Application No: EPF/0530/15

Officer: David Baker

Applicant Name: Mr & Mrs L Schalkwyk

Planning File No: 020916

Location: 34 Barrington Green, Loughton IG10 2BA

Proposal: Demolition of single storey flat and redevelopment to provide 3 flats in a three storey building with accommodation within the roof and provision of 1 parking space at the rear and 3 off street parking spaces at the front with one space allocated to the adjoining dwelling at number 36 (amended scheme to EPF/2526/14).

Members NOTED the reduction in bulk on the revised application but considered their previous objections still stood on EPF/2526/14 and agreed the following response.

The Committee OBJECTED to this application as the scheme was considered an overdevelopment of the site and out of keeping with the streetscene. Members were concerned that the rear parking space was located on, or encroached upon, the historic right of way that led to the rear of the neighbouring properties at nos 36 to 42 Barrington Green. There was also little private amenity space retained.

Application No: EPF/0531/15

Officer: David Baker

Applicant Name: Mr Zafar Iqbal

Planning File No: 014069

Location: 23 Alderton Hill, Loughton IG10 3JD

Proposal: First floor front extension to form vestibule above porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/0544/15

Officer: James Rogers

Applicant Name: Mr & Mrs G Lock

Planning File No: 019439

Location: 2 Ripley View, Loughton IG10 2PB

Proposal: Two storey rear extension. Remodelling of existing and new dormer to front elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/0551/15

Officer: Marie-Claire Tovey

Applicant Name: Mr Devji Kerai & Mrs Susan Kaur

Planning File No: 023931 & 024181

Location: 57 and 59 Wellfields, Loughton IG10 1PA

Proposal: Two storey rear extension with loft conversions and porch to 57 and 59 Wellfields.

The Committee reiterated its previous comments made on withdrawn planning application EPF/2298/14, which were:

Concern was expressed that there was still too much bulk, which would impinge on the amenities of no 55 Wellfields, and be detrimental to the streetscene.

Application No: EPF/0567/15

Officer: James Rogers

Applicant Name: Mr Lee Tomlinson

Planning File No: 023687/017668/0149

Location: 4 Connaught Hill, Loughton IG10 4DU

Proposal: New porch, garage conversion. Revision to previous application EPF/2565/14.

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/0600/15

Officer: Jonathan Doe

Applicant Name: Mr Jared Carroll

Planning File No: 005521

Location: 301 High Road, Loughton IG10 1AH

Proposal: Display one full length fascia sign with internally illuminated letters and logos and one internally illuminated projecting sign.

The Committee OBJECTED to the proposal. The red, internally illuminated lettering in particular, which would be set out from the internally illuminated fascia board, was considered too large, bold and bright. This objection also applied to the internally illuminated projecting sign.

The signage was considered out of keeping with the streetscene and members were concerned the bright red illuminated signage would be a nuisance to both the occupants of the flats above, those in the existing flats opposite and the new ones proposed for 258A High Road.

Application No: EPF/0621/15

Officer: Stephan Solon

Applicant Name: Mrs Hilary Rippon

Planning File No: 010324

Location: 52 Ollards Grove, Loughton IG10 4DW

Proposal: Detached garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/0723/15
Officer: Robin Hellier
Applicant Name: Ms C Smith
Planning File No: 016624
Location: Great Cedar, Pollards Close, Loughton IG10 4RF
Proposal: TPO/EPF/07/79
T48 - Cedar - Reduce length of selected lower branches.
T49 - Swamp Cypress - Crown lift to approximately 5m.

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/0758/15
Officer: Robin Hellier
Applicant Name: Mrs K Moloney
Planning File No: 003438
Location: 8 Connaught Avenue, Loughton IG10 4DP
Proposal: TPO/EPF/04/14:
T6 Lime - Reduce overhanging limb to neighbour's property at No 6 by 2 - 2.5m.

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.

677.2 Deemed Permission – provided for information only:

Application No: EPF/0557/15
Officer: Mavis Bird
Applicant Name: Mrs Diana Noverre
Planning File No: 024244
Location: 47 Habgood Road, Loughton IG10 1HE
Proposal: Certificate of lawful development for the proposed loft conversion with hip to gable and rear dormer.

The Committee NOTED this application.

Application No: EPF/0597/15
Officer: Mavis Bird
Applicant Name: Mr Lee Crossley
Planning File No: 017382
Location: 43 Colebrook Lane, Loughton IG10 2HJ
Proposal: Certificate of Lawful Development for proposed single storey side extension.

The Committee NOTED this application.

Application No: EPF/0686/15

Officer: Mavis Bird

Applicant Name: Mr & Mrs Chris & Julie Towner

Planning File No: 018901

Location: 73 Smarts Lane, Loughton IG10 4BU

Proposal: Certificate of lawful development for a proposed loft conversion.

The Committee NOTED this application.

677.3 Others – provided for information only – EPF/0648/15, EPF/0677/15, EPF/0689/15, EPF/0690/15, EPF/0715/15, EPF/0720/15, EPF/0721/15, EPF/0755/15, EPF/0759/15 and EPF/0781/15

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

PL678 Decisions

678.1 Decisions by Epping Forest District Council

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

PL679 Licensing Applications

No licensing applications had come to officers' attentions.

PL680 Enforcement and Compliance

680.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 2 – 27 March 2015.

Signed:.....

Date: 27 April 2015

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 27 April 2015 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham J Bostock M Chalk
C Davies I Lawrence (as substitute for T Downing)

Also in attendance:

Councillors: S Pewsey (until PL684)

Officer: Vivienne Messenger (Planning Committee Clerk)

9 members of the public

PL681 Apologies for Absence

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

PL682 Declarations of Interest

Cllrs Abraham, J Angold-Stephens, Chalk, Davies, Lawrence and Pewsey declared a non-pecuniary interest in planning applications EPF/3001/14 and EPF/0704/15 owing to comments received from the Loughton Residents Association Plans Group.

PL683 Confirmation of Minutes

The Minutes of the meeting held on 13 April 2015 were CONFIRMED as a correct record and signed by the Chairman.

PL684 Planning Applications

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

Application No: EPF/0599/15

Officer: James Rogers

Applicant Name: Ms Ozjan Allen

Planning File No: 020329

Location: 68 Goldings Road, Loughton IG10 2QN

Proposal: Extension of an existing residential annex.

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 was considered garden grabbing and was set right across the rear boundary, to the detriment of those adjoining neighbours at nos 66, 70 and 74 Goldings Road.

As information received at the meeting suggested that the existing 'annexe' had been rented out as residential accommodation, there was concern for an

unacceptable health and safety risk to those occupants as emergency vehicles had no direct access to the property and the building was unregulated. The Committee commented that the proposed annexe did not appear to be a suitable separate residence for anyone on health and safety grounds but especially for a disabled person as there was no direct vehicle access, just a garden path.

If the District Council was minded to grant planning permission, the Committee requested the same condition was imposed as for the 2004 planning application (EPF/1009/04) that the "proposed granny annexe shall only be used as ancillary accommodation for the existing dwelling house and shall not be occupied as a unit separately from the dwelling known as 68 Goldings Road".

Members asked the District Arboricultural Officer if a TPO existed for the established tree on a neighbouring property that would appear to overhang the outbuilding.

Application No: EPF/0645/15

Officer: James Rogers

Applicant Name: Mr Brendan McParland

Planning File No: 015782

Location: 94 Lawton Road, Loughton IG10 2AA

Proposal: Residential development comprising 5 no. 2 bed apartments and 2 no. 1 bed apartments.

The Committee NOTED the contents of six letters of objection.

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

The Committee OBJECTED to this application which was considered a garden grabbing, backland, overdevelopment of the site and detrimental to the streetscene. It was therefore deemed contrary to National Planning Policies and Policies DBE 1 (i) and (ii) and DBE 2 of Epping Forest District Council's adopted Local Plan & Alterations.

Moreover, the intensification of use of the plot would visually impact on neighbouring properties and cause loss of amenity and overlook residents in Fairmeads and Pyrles Lane. This was considered contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations.

The narrow access road that led to the residential development raised highway safety concerns, and was considered:

- i. unsustainable – as parking provision for seven cars was being provided with no visitor parking; and
- ii. inaccessible – to emergency and refuse collection vehicles.

The Committee also commented that the submitted streetscene plan (drawing no 2013-510-012) was misleading as it did not face a street but a field.

Cllr Pewsey left the meeting.

Application No: EPF/0661/15

Officer: James Rogers

Applicant Name: Mrs Rekha Galot

Planning File No: 000174

Location: Bridge House, Roding Road, Loughton IG10 3ED

Proposal: Demolition of existing house and erection of 3 two bedroom and 3 one bedroom flats in three storey block. (Revised application to EPF/0980/14).

Cllr J Angold-Stephens declared a non-pecuniary interest in this item as she was a governor at Roding Valley High School which used the playing fields adjoining this site.

The Committee NOTED the contents of a letter of objection.

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

The Committee reiterated its comments previously made for planning application EPF/2398/14, which was:

The Committee OBJECTED to this 3-storey apartment block which was considered unsuitable development of urban open space land contrary to Policies LL5 and LL6 of Epping Forest District Council's adopted Local Plan & Alterations.

Members considered the surrounding playing fields would be unacceptably overlooked by this bulky and overbearing development, which was also considered unsympathetic to the streetscene and contrary to policies DBE 9 and DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee was particularly concerned for highway safety, as parking provision was considered inadequate with no allocated visitor parking, and the site exited onto the heavily congested Roding Road. Pavements were also in constant use by pedestrians going to/from the High Road shops and Loughton Station, and young people walking to/from local schools.

Application No: EPF/0751/15

Officer: David Baker

Applicant Name: Wickes Building Supplies Limited

Planning File No: 002989

Location: Goldtone House, Langston Road, Loughton IG10 3TQ

Proposal: Refurbishment and change of use of former Linens Direct building for a mixed storage/retail use (Wickes Building Supplies) together with first floor amenity space, trading mezzanine, revised parking and servicing arrangements and associated works.

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

The Committee had NO OBJECTION to this application. Members valued the retention of the existing vegetation and asked for additional planting to further enhance the site.

PL685 Matters for Report

685.1 Notices of Appeal:

- 685.1.1 EPF/2442/14 – 89 High Road, Loughton IG10 4JD – Demolition of existing house and erection of a building to accommodate ten one-bedroom flats. Parking area, of ten spaces to rear of building, with vehicular access to southwest of building. Pedestrian bridge to front entrance of building – Min no PL581.1**

The Committee reiterated its previous comments, which were:

The Committee OBJECTED to the proposal which it considered was an overdevelopment of the site and provided insufficient off road parking. The vehicle entrance was located close to the junction of the High Road and The Crescent, directly opposite the driveway for Richmond Court, and therefore could create traffic dangers. Also, the screening of the bin stores was considered to be inadequate.

Furthermore, traffic movement was restricted during school times when a school crossing patrol escorted children across the busy A121 (High Road) to a nearby kindergarten / primary school, which intensified the volume of traffic at the nearby junction with Albion Hill.

685.1.2 EPF/2468/14 – 12 Marjorams Avenue, Loughton IG10 1PT – The enlargement of the previously approved but not fully completed ground and first floor extensions. Initial consent given under EPF/0674/74 and garage plus structural works completed and meaningful start achieved within period stipulated under planning consent certificate – Min no PL581.1

The Committee NOTED the information received from Epping Forest District Council that, as the appeal was proceeding under the Householder Appeals Service, there was no opportunity to submit further comments.

685.2 Amended application – EPF/0399/15 – 16 Eleven Acre Rise, Loughton, Essex, IG10 1AN – Demolition of existing house to be replaced by 2 no. 6 bedroom houses. Removal of dead TPO tree. New wall and gates (Revised plans showing revised house design, amended forms) (Previous application EPF/2758/14) – Min no PL668.1

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

The Committee OBJECTED to this application, which it considered was garden grabbing, an overdevelopment of the site, and a backland development contrary to National Planning Policies. There was concern there would be substantial loss of privacy and overlooking of neighbouring properties in Eleven Acre Rise owing to the gradients on the site, and was deemed contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations.

Relatively little private amenity space would be allocated to the proposed two new dwellings, which was considered contrary to Policy DBE 8 of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee was concerned by the parking provision proposed, which could exacerbate onstreet parking problems. This would only add to the daily congestion in the road used for parking by shoppers, workers and visitors to the nearby GP practice, library and leisure centre.

The proposed high gates and railings were considered an unnecessary urbanisation, which was out of keeping with the open aspect of the road and detrimental to the streetscene.

PL686 Planning Applications

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

Application No: EPF/3001/14

Officer: Jonathan Doe

Applicant Name: Mendoza Ltd

Planning File No: 006112

Location: 56 Tycehurst Hill, Loughton IG10 1DA

Proposal: Demolition of existing dwelling. Erection of two detached houses of two-and-a-half storeys; each with basement, front and rear balcony at first floor level, side oriel window, rear balcony at roof level and parking area in front.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The proposal for two detached houses was considered a garden grabbing overdevelopment of the site, which would be out of keeping with the streetscene and have a detrimental effect on neighbouring properties. Members also expressed concern for the amenities of the neighbours from overlooking, and the lack of private amenity space retained in this scheme.

Application No: EPF/0272/15

Officer: James Rogers

Applicant Name: Mr Mit Patel

Planning File No: 024352

Location: 2 Alderton Mews, Alderton Hill, Loughton IG10 3JE

Proposal: Proposed rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0562/15

Officer: James Rogers

Applicant Name: Mr Raymond Clark

Planning File No: 003977

Location: 224 The Broadway, Loughton IG10 3TF

Proposal: Redesigned car hardstanding in front garden with a dropped kerb crossover. Side porch extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0572/15

Officer: Stephan Solon

Applicant Name: Tony Lane

Planning File No: 009586

Location: 10 Ripley View, Loughton IG10 2PB

Proposal: Revised elevations to single storey side and two storey front extension with roof enlargement as approved ref. EPF/1765/14 dated 7 October 2014.

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.45pm.

Application No: EPF/0619/15

Officer: James Rogers

Applicant Name: Mr William Wells

Planning File No: 024351

Location: 51 Broadstrood, Loughton IG10 2SB

Proposal: Single storey front extension, front dormer window. Single storey rear extension and enlarged rear dormer window.

The Committee had NO OBJECTION to this application.

Application No: EPF/0642/15

Officer: David Baker

Applicant Name: Mr I Ahmed

Planning File No: 003787

Location: 27 Broadstrood, Loughton IG10 2SB

Proposal: First floor front extension as a revision to approved application EPF/1457/14 (which gave approval to a two storey side, front and rear extension and loft conversion with roof lights).

The Committee had NO OBJECTION to this application.

Application No: EPF/0685/15

Officer: David Baker

Applicant Name: Mr Peter Macallan

Planning File No: 019468

Location: 3 Brancaster Place, Church Hill, Loughton IG10 1QN

Proposal: Conversion of existing garage to habitable area.

The Committee restated its previous comments for EPF/1290/14, which were:

The Committee OBJECTED to this application as parking provision was limited on this site and it would put increased strain on parking at an already overcrowded location.

Application No: EPF/0687/15

Officer: Marie-Claire Tovey

Applicant Name: Mr Dave Smallwood

Planning File No: 024355

Location: 57 Roundmead Avenue, Loughton IG10 1PZ

Proposal: First floor side extension and two storey rear extension and modification of the roof to allow for loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/0704/15

Officer: David Baker

Applicant Name: Mrs K Hersey

Planning File No: 023069

Location: Pre-school day nursery, 3 Church Hill, Loughton IG10 1QP

Proposal: Erection of timber shed/summer house alongside existing shed in front garden for use as staff rest area.

The Committee noted the contents of two letters, one in support and one of concern.

The Committee OBJECTED to the intensification of the site, the positioning of the summer house flush with the boundary fence, the roof of which would be visible from Church Hill, and the removal of a tree to accommodate it.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10pm.

Application No: EPF/0731/15

Officer: David Baker

Applicant Name: Mr & Mrs Ian & Sue Wiltshire

Planning File No: 015915

Location: 16 Southview Road, Loughton IG10 3LG

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

The Committee had NO OBJECTION to this application.

Application No: EPF/0749/15

Officer: Jonathan Doe

Applicant Name: Mr A Cresswell

Planning File No: 018154 & 011929

Location: 2A Summerfield Road, Loughton IG10 4QD

Proposal: Erection of a front boundary wall with metal railing above with a combined height of 1.8m. Metal automated sliding gate. (Amended design to EPF/2973/14).

The Committee restated its previous comments for EPF/2973/14, which were:

The Committee OBJECTED to the proposed boundary treatment which was considered harmful to the streetscene and would adversely affect the beautiful open aspect of the road and cause undue urbanisation.

Members were also concerned that the sliding gate was positioned flush with the pavement and not set back into the property, thus blocking both the footway and highway when vehicles entered the property.

686.2 Deemed Permission – provided for information only:

Application No: EPF/0756/15

Officer: Mavis Bird

Applicant Name: Y.L Lee

Planning File No: 017466

Location: 129 Greensted Road, Loughton IG10 3DJ

Proposal: Certificate of lawful development for a proposed hip to gable loft conversion, 2 no Velux roof windows to front elevation. Porch extension to front with canopy over existing bay window.

The Committee NOTED this application.

686.3 Others – provided for information only – EPF/0655/15CA, EPF/0699/15CA, EPF/0854/15 and EPF/0881/15

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

PL687 Decisions

687.1 Decisions by Epping Forest District Council

The Planning Decisions for March 2015 from Epping Forest District Council were NOTED.

PL688 Licensing Applications

No licensing applications had come to officers' attentions.

PL689 Enforcement and Compliance

689.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 2 – 27 March 2015.

Signed:.....
Date: 11 May 2015

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 11 May 2015 at 7.45pm at 1 Buckingham Court.

Present:

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

Officer: Vivienne Messenger (Planning Committee Clerk)

PL690 Apologies for Absence

No apologies for absence were received.

PL691 Declarations of Interest

Cllrs Abraham, J Angold-Stephens, Chalk, Davies and Downing declared a non-pecuniary and non-prejudicial interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

Item 4.1, Notice of Appeal – EPF/2429/14 – 20 Albion Hill, Loughton IG10 4RA, EPF/0820/15, EPF/0847/15 and EPF/0872/15

Cllr Davies declared a non-pecuniary interest in item 4.1, Notice of Appeal – EPF/2429/14 – 20 Albion Hill, Loughton IG10 4RA, as her godson lived nearby.

PL692 Confirmation of Minutes

The Minutes of the meeting held on 27 April 2015 were CONFIRMED as a correct record and signed by the Chairman.

PL693 Matters for Report

693.1 Notice of Appeal – EPF/2429/14 – 20 Albion Hill, Loughton IG10 4RA – Three new detached dwellings, part single, part two storey with green roofs and including new private access road off Albion Hill. Re-submission following withdrawal of EPF/0250/14 – Min no PL581.1

The Committee NOTED the contents of a letter of objection.

The Committee restated its previous comments made on this application, which were:

The Committee reiterated its comments previously made for planning applications EPF/0250/14 and EPF/0576/13, 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.

PL694 Planning Applications

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

Application No: EPF/2422/14

Officer: Jonathan Doe

Applicant Name: Ms Linda Lonsdale

Planning File No: 024094

Location: 246 Willingale Road, Loughton IG10 2BX

Proposal: Two storey side extension.

The Committee OBJECTED to this application as it considered the proposal would cause a terracing effect that would be detrimental to the streetscene, and cause loss of amenity from overlooking of the neighbouring property at no 248 Willingale Road.

However, if the District Council was minded to grant permission, the Committee requested that the side windows be fitted with obscure glass and were non-opening.

Application No: EPF/0728/15

Officer: Jennifer Cordell

Applicant Name: Ms Spencer Rose

Planning File No: 010500

Location: Lucas McMullen, 258 High Road, Loughton IG10 1RB

Proposal: Provision of additional floor to provide 9 apartments (1 x studio, 7 x 1 bed, 1 x 2 bed). Revision to EPF/2379/14).

Cllrs J Angold-Stephens and Bostock declared a non-pecuniary interest in this item as they regularly attended services at the adjacent Methodist Church.

Members were concerned by the relocation of the bike store to the first floor which would unacceptably reduce the size of two of the flats. They also stated that as no parking provision was proposed in this scheme, future occupants of these flats should not be eligible for resident parking schemes in the town.

Application No: EPF/0786/15

Officer: David Baker

Applicant Name: Argos Ltd

Planning File No: 006441

Location: Homebase, 140 Church Hill, Loughton IG10 1LJ

Proposal: Alterations to existing internally illuminated signs at first floor level on the front and car parking elevations, plus installation of non-illuminated sign on the ground floor front elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/0805/15

Officer: Jennifer Cordell

Applicant Name: Mrs Brown

Planning File No: 017480

Location: 21 Summerfield Road, Loughton IG10 4JF

Proposal: Two storey side and rear extension.

The Committee had NO OBJECTION to this application.

The Committee AGREED to consider the next two items together as they were for the same site.

The Committee NOTED the contents of a letter of objection on both of these applications.

Application No: EPF/0820/15

Officer: James Rogers

Applicant Name: Mr Baldev Sohal

Planning File No: 000908

Location: Loughton Hall, Rectory Lane, Loughton IG10 3RU

Proposal: Proposed 2 storey extension (with a further floor contained in the roof space), partial demolition of existing single storey building adjoining the proposed extension, and demolition of existing outbuilding located in the area of the proposed extension.

Application No: EPF/0847/15

Officer: James Rogers

Applicant Name: Mr Baldev Sohal

Planning File No: 000908

Location: Loughton Hall, Rectory Lane, Loughton IG10 3RU

Proposal: Grade II Listed building application for proposed 2 storey extension (with a further floor contained in the roof space), partial demolition of existing single storey building adjoining the proposed extension, and demolition of existing outbuilding located in the area of the proposed extension.

The Committee expressed concern that the plans available on iPlan were incomplete but agreed to make the following initial response.

The Committee deplored these works as it considered no attempt had been made aesthetically for the proposed design to be sympathetic to the original building of Loughton Hall, which was an architecturally important building in Loughton.

Members were concerned the loss of twelve parking spaces to accommodate this scheme appeared to leave no parking provision on site according to the application form; in which case this was considered an overdevelopment of the site, as parking on the access road that ran adjacent to Rectory Lane was congested on a daily basis.

Members were not able to assess the scheme's impact on St Nicholas' Church, and Rectory Lane from the plans submitted and therefore OBJECTED to this application.

The Committee requested a time extension from the District Council to allow further consideration of the plans.

Application No: EPF/0872/15

Officer: James Rogers

Applicant Name: Mr Quentin Smith

Planning File No: 007544

Location: 1B Wellfields, Loughton IG10 1PB

Proposal: First floor side extension above existing double garage.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0942/15

Officer: Robin Hellier

Applicant Name: Mrs C Brown

Planning File No: 016659

Location: 48 Ollards Grove, Loughton IG10 4DW

Proposal: CHI/04/70 A1: Oak - Reduce main stem by 3m to balance tree and create more light to property.

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.

694.2 Deemed Permission – provided for information only:

Application No: EPF/0762/15

Officer: Mavis Bird

Applicant Name: Mr G Rosebaum

Planning File No: 019672

Location: 4 Newnham Close, Loughton IG10 4JG

Proposal: Certificate of Lawful development for proposed conversion of existing garage to habitable room including new window to front elevation.

The Committee NOTED this application.

Application No: EPF/0792/15

Officer: Mavis Bird

Applicant Name: Mr M Hullett

Planning File No: 012012

Location: 76 Church Hill, Loughton IG10 1QP

Proposal: Certificate of Lawful Development for proposed rear dormer in a loft conversion.

The Committee NOTED this application.

694.3 Others – provided for information only –EPF/0985/15 and EPF/0994/15

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

PL695 Decisions

695.1 Decisions by Epping Forest District Council

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

PL696 Licensing Applications

696.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of The Florist Loughton Ltd, 16 Church Hill, Loughton IG10 1LA

The Committee OBJECTED to this licensing application on the grounds of the protection of children from harm because the florist was on a busy walking route for children attending a nearby primary school.

PL697 Enforcement and Compliance

697.1 The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly lists for 30 March – 24 April and 27 April – 8 May 2015.

Signed:.....
Date: 1 June 2015