

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 1 June 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:** Vivienne Messenger (Planning Committee Clerk)

9 members of the public

**PL698 Apologies for Absence**

Apologies for absence were received from Cllr Davies.

**PL699 Declarations of Interest**

No declarations of interest were received.

**PL700 Confirmation of Minutes**

The Minutes of the meeting held on 11 May 2015 were CONFIRMED as a correct record and signed by the Chairman.

**PL701 Planning Applications**

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

**Application No:** EPF/0866/15

**Officer:** David Baker

**Applicant Name:** Mr James Docker

**Planning File No:** 024385

**Location:** 54 Ollards Grove, Loughton IG10 4DW

**Proposal:** Two detached two storey cottage properties, with garages at basement level.

The Committee NOTED the contents of four letters of objection.

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

The Committee OBJECTED to this application which was considered overbearing on the streetscene and an overdevelopment of the site that would have a detrimental effect on the amenities of the neighbours.

**Application No:** EPF/0891/15

**Officer:** Moses Ekole

**Applicant Name:** Mr C Amour

**Planning File No:** 004059

**Location:** 2 The Greens Close, Loughton IG10 1QE

**Proposal:** Single storey rear extension and new front porch. Conversion of garage into habitable room. First floor 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 OBJECTED to the rear extension. This was considered overbearing and would cause loss of light to the neighbours at no 1 The Greens Close, positioned downhill of the proposal. Members commented that the rudimentary plans submitted were difficult to read.

## **PL701 Matters for Report**

### **701.1 Notice of Appeals:**

#### **701.1.1 EPF/2603/14 – 2 Connaught Avenue, Loughton IG10 4DP – Demolition of existing detached dwelling and construction of 8 no 2 bedroom flats with underground car park. (Revised application following refusal of EPF/1503/14 for 9 flats) – Min no PL588**

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

*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.*

#### **701.1.2 EPF/2758/14 – 16 Eleven Acre Rise, Loughton IG10 1AN – Demolition of existing house, replacement house with 3 no. 6 bedroom houses. New front wall and gates – Min no PL601**

The Committee restated its previous comments made on this application, 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 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.*

**701.2 Withdrawn applications:**

The Committee NOTED the information received from Epping Forest District Council that the following applications had been withdrawn by the applicants:

**701.2.1 EPF/0253/15 – 5 Brooklyn Avenue, Loughton IG10 1BJ – Alterations to roof including rear dormer with two windows – Min no PL660.1**

**701.2.2 EPF/0599/15 – 68 Goldings Road, Loughton IG10 2QN – Extension of an existing residential annex – Min no PL684**

**701.3 Additional plans – Loughton Hall, Rectory Lane, Loughton IG10 3RU – Min no PL694.1:**

**EPF/0820/15 – 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**

**EPF/0847/15 – 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 considered the additional plans submitted by the applicant since the meeting on 11 May 2015. Members deplored these works as they 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.

**701.4 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 – Min no PL696.1**

The Committee CONFIRMED the response made under delegated powers by the Planning Committee Clerk on this application, which was:

*Following your communication, the Town Council is prepared to revise its previous response to read:*

*The Town Council has no objection to this application provided the applicant informs Epping Forest District Council Licensing Section that he/she agrees in writing to the conditions verbally agreed to over the phone with Essex Police, as detailed below:*

*Prevention of crime and disorder*

1. *Stocks of alcohol will be limited to six cases at any one time.*
2. *All stock will be kept in a secure location when the premises is closed.*
3. *Alcohol will only be displayed behind the serving counter.*

*Public safety*

4. *Alcohol will only be sold or delivered with flower orders.*

*Protection of children from harm*

5. *Alcohol will only be delivered to the address given.*
6. *Delivery person shall request ID of person accepting delivery if they appear under the age of 25. If there is any doubt the delivery will not be completed.*

The Committee NOTED that further correspondence had since been received from the Licensing Authority confirming it had received such an agreement in writing from the applicant.

**701.5 Neighbourhood Planning – Min no PL650.1**

The Committee NOTED the information received from Epping Forest District Council that the Director of Neighbourhoods in consultation with the Planning Policy Portfolio Holder had approved the Neighbourhood designation for the Town Council's Neighbourhood Plan.

**PL702 Essex County Council – Statement of Community Involvement – Update 2015**

The Committee considered the Statement of Community Involvement (SCI) that set out the ways in which the Essex community could get involved in both the planning application process and key stages in the preparation of the Minerals Local Plan and Replacement Waste Local Plan within Essex. Members AGREED with the updated SCI and made no additional comments.

**PL703 Planning Applications**

**703.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/0367/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Wickham

**Planning File No:** 019216

**Location:** 211 Englands Lane, Loughton IG10 2NU

**Proposal:** Driveway over grass verge to dropped kerb onto Englands Lane.

The Committee OBJECTED to this application and supported the District Council Arboricultural Officer's report that the proposed driveway was "detrimental to the character and appearance of the streetscene".

Members considered the grass verge was a very important visual gateway feature for Loughton. It noted that some driveways already existed but was concerned this could set a precedent if every property then applied for a crossover.

The Committee asked if the District Council might consider suitable planting to prevent vehicles parking on the verges.

**Application No:** EPF/0791/15

**Officer:** David Baker

**Applicant Name:** Mr Howard Cohen

**Planning File No:** 024381

**Location:** 22 Connaught Avenue, Loughton IG10 4DS

**Proposal:** 3 storey side extension, incorporating new garage and office at lower ground floor level.

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/0817/15

**Officer:** Moses Ekole

**Applicant Name:** Ms Susie Butler

**Planning File No:** 002477

**Location:** Cima Fashions, 287 High Road, Loughton IG10 1AH

**Proposal:** Erection of air condition units, new shop front and display of internally illuminated fascia and projecting signage.

**Application No:** EPF/1032/15

**Officer:** Moses Ekole

**Applicant Name:** Ms Susie Butler

**Planning File No:** 002477

**Location:** Cima Fashions, 287 High Road, Loughton IG10 1AH

**Proposal:** Advertisement consent for display of illuminated fascia and projecting signage.

The Committee expressed concern over the proposed siting of the air conditioning units, which should not affect the amenities of the occupants of the flats above, as it was unable to tell from the plans provided where these would be positioned.

Members had NO OBJECTION to the signage.

**Application No:** EPF/0834/15

**Officer:** Moses Ekole

**Applicant Name:** Mrs Shaista Javed

**Planning File No:** 022275

**Location:** 11 Chandler Road, Loughton IG10 2LQ

**Proposal:** Single storey rear extension.

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

**Application No:** EPF/0835/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Arran Hall

**Planning File No:** 012775

**Location:** Car Park Plot 20, Oakwood Hill Industrial Estate, Loughton IG10 3TZ

**Proposal:** Change of use from private parking storage for car dealership to use as a builders depot including stationing of portable storage and office buildings and erection of scaffold storage racks.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0839/15

**Officer:** Jennifer Cordell

**Applicant Name:** Mr D Simpson

**Planning File No:** 016192

**Location:** Greengates, 24 Albion Hill, Loughton IG10 4RD

**Proposal:** Proposed replacement dwelling with revised roof form and appearance. (Revision to EPF/1084/13).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which was considered an overdevelopment of the plot and overbearing on the neighbours as it would cause overlooking and loss of amenity to neighbouring properties, particularly those in Pollards Close.

**Application No:** EPF/0899/15

**Officer:** Jennifer Cordell

**Applicant Name:** Mr Merton Smith

**Planning File No:** 024375

**Location:** 12 Cherston Road, Loughton IG10 3PJ

**Proposal:** Two storey side and single storey front and rear extensions.

The Committee NOTED the contents of a letter of objection.

The Committee was concerned the proposal would cause a terracing effect.

**Application No:** EPF/0907/15

**Officer:** James Rogers

**Applicant Name:** Mr Craig Glistler

**Planning File No:** 007132

**Location:** 102 Oakwood Hill, Loughton IG10 3ER

**Proposal:** Erection of a 3 bedroom end of terrace house, on land to the side of existing host property: 102 Oakwood Hill.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0908/15

**Officer:** James Rogers

**Applicant Name:** Mr D Khan

**Planning File No:** 020749

**Location:** 63 Meadow Road, Loughton IG10 4HY

**Proposal:** First floor rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0921/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Dr Youssef Haffar

**Planning File No:** 007872

**Location:** 25 Traps Hill, Loughton IG10 1SZ

**Proposal:** Proposed 2 storey front extension and reconfiguration and raising of existing roof at rear.

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/0931/15

**Officer:** Moses Ekole

**Applicant Name:** Mr David Kidd

**Planning File No:** 012359

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

**Proposal:** Advertisement consent to display 1 no fascia sign, 1 no projecting sign and 1 no awning.

The Committee had NO OBJECTION to this application provided the proposed freestanding banner barriers did not encroach further onto the footway beyond the property's boundary.

**Application No:** EPF/0935/15

**Officer:** James Rogers

**Applicant Name:** Mr Pawel Swiatkowski

**Planning File No:** 025085

**Location:** 76 Whitehills Road, Loughton IG10 1TU

**Proposal:** Two storey side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1014/15

**Officer:** Jennifer Cordell

**Applicant Name:** Mr Warren Shaw

**Planning File No:** 023890

**Location:** 40 Sparelease Hill, Loughton IG10 1BT

**Proposal:** Application for variation of condition 1 to permit addition of new chimney, roof alterations and remove ground floor side window, following grant of planning permission for EPF/2722/13 – Demolition of existing and erection of a replacement dwelling. (Minor material amendment).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1020/15

**Officer:** Moses Ekole

**Applicant Name:** Mr & Mrs L Donnellan

**Planning File No:** 023439

**Location:** 4 Nafferton Rise, Loughton IG10 1UB

**Proposal:** Single storey side extension to detached dwelling.

The Committee had NO OBJECTION to this application but disliked the proposed flat roof of the side extension, which could compromise the security of the property.

**Application No:** EPF/1025/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Mark Grace

**Planning File No:** 024390

**Location:** 58 Willingale Road, Loughton IG10 2DB

**Proposal:** Single storey front, side and rear extensions.

The Committee OBJECTED to the proposed scheme on the grounds of overdevelopment of the plot and overbearing on the neighbouring properties.

**Application No:** EPF/1045/15

**Officer:** David Baker

**Applicant Name:** Mrs C Goreham & Mr Chris Smith

**Planning File No:** 020449 & 016132

**Location:** 43 and 45 Meadow Road, Loughton IG10 4HY

**Proposal:** Construction of a joint first floor rear extension to 43 and 45 Meadow Road.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1061/15

**Officer:** Moses Ekole

**Applicant Name:** The Boots Company PLC

**Planning File No:** 001201

**Location:** Boots Opticians, 247 High Road, Loughton IG10 1AD

**Proposal:** Advertisement consent for 1 x non illuminated folded aluminium fascia with internally illuminated lozenge and 1 x internally illuminated large projection sign.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1062/15

**Officer:** Moses Ekole

**Applicant Name:** Ian Hamson

**Planning File No:** 015353

**Location:** Holly Creek, Debden Road, Loughton IG10 2NY

**Proposal:** New front porch extensions and new windows.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1066/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Steve Luton

**Planning File No:** 024399

**Location:** 40 Lower Park Road, Loughton IG10 4NA

**Proposal:** Single storey side and rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1069/15

**Officer:** David Baker

**Applicant Name:** Mr Simon Roberts

**Planning File No:** 015087

**Location:** 7 Colson Green, Loughton IG10 3RH

**Proposal:** Conversion of existing garage into living space.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1102/15

**Officer:** Jonathan Doe

**Applicant Name:** Mrs Debbie Stubbs

**Planning File No:** 005003

**Location:** 72 High Beech Road, Loughton IG10 4BL

**Proposal:** Two storey rear extension. Chimney. Demolish car port. Relocate entrance door to side elevation and add porch. Front bay. Permeable parking area. Boundary wall.



The Committee had NO OBJECTION to this application but deplored the removal of two hedges to be replaced with two proposed brick walls.

**Application No:** EPF/1112/15

**Officer:** David Baker

**Applicant Name:** Mr Jeffrey Gold

**Planning File No:** 024400

**Location:** 29 Crossfields, Loughton IG10 3PY

**Proposal:** Single storey front extension and two storey side extension.

The Committee had NO OBJECTION to this application.

### **703.2 Deemed Permission – provided for information only:**

**Application No:** EPF/0956/15

**Officer:** Moses Ekole

**Applicant Name:** Ms Christina Heard

**Planning File No:** 024383

**Location:** 108 Forest Road, Loughton IG10 1EQ

**Proposal:** Certificate of lawful development for a proposed loft conversion with rear dormer and two roof lights to front elevation.

The Committee NOTED this application.

**Application No:** EPF/1004/15

**Officer:** Mavis Bird

**Applicant Name:** Mr Kevin Carter

**Planning File No:** 017312

**Location:** 115 Roding Road, Loughton IG10 3EJ

**Proposal:** Certificate of Lawful Development for proposed loft conversion and new rear dormer.

The Committee NOTED this application.

### **703.3 Others – provided for information only – EPF/0833/15, EPF/0943/15, EPF/1081/15 and EPF/1153/15**

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

## **PL704 Decisions**

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

The Planning Decisions for April 2015 from Epping Forest District Council were NOTED.

## **PL705 Licensing Applications**

No licensing applications had come to officers' attentions.

## **PL706 Enforcement and Compliance**

**706.1** The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly lists for 11 – 15 and 18 – 22 May 2015.

**Signed:**.....

**Date:** 15 June 2015

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 15 June 2015 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)

**PL707 Apologies for Absence**

Apologies for absence were received from Cllr Bostock.

**PL708 Declarations of Interest**

Cllr J Angold-Stephens declared a non-pecuniary interest in EPF/1103/15 as a governor at Roding Valley High School, the current owner of the site.

Cllrs Abraham, J Angold-Stephens, Chalk, Davies and Downing declared a non-pecuniary interest in item 7.1, Notice of application for a new premises licence under the Licensing Act 2003 in respect of Sainsbury's, Former Car Park, Church Hill, Loughton IG10 1QR, owing to comments received from the Loughton Residents Association Plans Group.

**PL709 Confirmation of Minutes**

The Minutes of the meeting held on 1 June 2015 were CONFIRMED as a correct record and signed by the Chairman.

**PL710 Matters for Report**

**710.1 Amended plans:**

**710.1.1 EPF/0817/15 – Cima Fashions, 287 High Road, Loughton IG10 1AH – condition units, new shop front and display of internally illuminated fascia and projecting signage – Min no PL703.1**

The Committee had NO OBJECTION to this amended application that showed the relocation of the air conditioning units to ground floor level on the rear elevation.

**710.1.2 EPF/0872/15 – 1B Wellfields, Loughton IG10 1PB – First floor side extension above existing double garage – Min no PL694.1**

The Committee had NO OBJECTION to this amended application.

**710.1.3 EPF/0908/15 – 63 Meadow Road, Loughton IG10 4HY – First floor rear extension – Min no PL703.1**

The Committee had NO OBJECTION to this amended application.

**710.2 Withdrawn Applications – Loughton Hall, Rectory Lane, Loughton IG10 3RU – Min no PL701.3:**

**EPF/0820/15 – 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**

**EPF/0847/15 – 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 NOTED the information received from Epping Forest District Council that these applications had been withdrawn by the applicant.

**710.3 EPF/0891/15 – 2 The Greens Close, Loughton IG10 1QE – Single storey rear extension and new front porch. Conversion of garage into habitable room. First floor side extension – Min no PL701**

The Planning Committee Clerk reported that Cllr C P Pond (on behalf of an objector) had made a complaint to the District Council's Assistant Director (Development Management), Governance Directorate, since permission had been granted for this application under delegated powers by Planning Officers, despite an objection from this Committee at its meeting on 1 June 2015.

The Assistant Director had asked the planning agent to return the Decision Notice, but as the rear extension would be 3m depth by 3m height, he stated the extension could therefore be built under permitted development without the need for planning permission, no matter what objections were made. The Committee NOTED this information, surprised the application had been registered originally by the Planning Authority.

**PL711 Planning Applications**

**711.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/0840/15

**Officer:** Jennifer Cordell

**Applicant Name:** Mr Paul Siani

**Planning File No:** 001361

**Location:** 89 Spring Grove, Loughton IG10 4QE

**Proposal:** Double storey side extension, ground floor front extension, removal of existing bay window and double storey front extension and provision of partial basement.

The Committee OBJECTED to the overdevelopment of the plot, which was considered detrimental to the streetscene.

**Application No:** EPF/0912/15

**Officer:** Moses Ekole

**Applicant Name:** Mr & Mrs K Polworth

**Planning File No:** 017658

**Location:** 12 Shelley Grove, Loughton IG10 1BY

**Proposal:** Proposed rear and side extensions and summerhouse at bottom of garden. Revision to EPF/1240/14. Proposed steeper pitch roof.

The Committee OBJECTED to the steeper pitched roof of the summerhouse on the grounds of its visual intrusion on the neighbours.

**Application No:** EPF/0930/15

**Officer:** James Rogers

**Applicant Name:** Mr Iain Anderson-Slight

**Planning File No:** 024416

**Location:** 19 Ollards Grove, Loughton IG10 4DW

**Proposal:** Demolish rear single storey extension. Erect single and 2 storey rear extension and pitched roof to side extension and new wall and gates on front elevation.

The Committee had NO OBJECTION to this application and was pleased that trees would be retained to soften the impact of the gates and railings on the streetscene.

**Application No:** EPF/0967/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr William Holliday

**Planning File No:** 006440

**Location:** 21 Albion Park, Loughton IG10 4RB

**Proposal:** Front porch. Garage conversion and replacement roof to existing side extension. Two storey rear extension. Two first floor side windows. Front and rear dormer. Side rooflight.

The Committee NOTED the contents of one letter of objection.

The Committee OBJECTED to the proposed works which were considered overbearing on the neighbours in Longfield. However, if the District Council was minded to grant planning permission, members asked for a condition to ensure the windows were non-opening and of obscure glass on the flank windows.

The Committee NOTED the concerns of the District Council Arboricultural Officer and supported the retention of the TPO trees on the site.

**Application No:** EPF/1007/15

**Officer:** Stephan Solon

**Applicant Name:** East Thames Housing Group

**Planning File No:** 015999/014673/015784

**Location:** Land and Garages off Burton Road, Loughton IG10 3TA

**Proposal:** Erection of 51 affordable homes with 28 parking spaces. (Revised application).

The Committee NOTED the contents of two letters of objection and that the number of properties had been reduced from 52 to 51.

The Committee restated its comments previously made for EPF/2214/14, which were:

*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 28 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, particularly children, 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.*

(Please note the new wording in point 5 to include 'particularly children').

The Committee also stated that as insufficient 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/1009/15

**Officer:** James Rogers

**Applicant Name:** Mr Ali Bulli

**Planning File No:** 024414

**Location:** 60 Englands Lane, Loughton IG10 2NS

**Proposal:** Single storey and two storey side and rear extensions.

The Committee was concerned by the proposed bulk of the scheme so close to the boundary line and its effect on the amenities of the neighbours at no 62 Englands Lane through loss of light.

**Application No:** EPF/1103/15

**Officer:** David Baker

**Applicant Name:** McCarthy & Stone Retirement Lifestyles Ltd

**Planning File No:** 00173

**Location:** Former tennis courts site, junction of Alderton Hill and Roding Road, Loughton IG10 3JD

**Proposal:** Erection of 38 'Retirement Living' (Category II) apartments for the elderly in a part 3 and part 2 development, including associated communal facilities, 32 off street car spaces, landscaping and access on to Alderton Hill.

The Committee had NO OBJECTION to this application. However, members requested that as many trees as possible be retained on the site, plus additional planting to soften the impact of the development on the streetscene, subject to the approval of the District Council Arboricultural Officer.

**Application No:** EPF/1108/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Jack Ponting

**Planning File No:** 011507

**Location:** 59 High Beech Road, Loughton IG10 4BN

**Proposal:** Two storey rear extension with single storey side extension.

The Committee expressed concern for the terracing effect the proposal would create at the rear, as these were semi-detached and detached properties.

Cllr Chalk left the meeting.

**Application No:** EPF/1109/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** John Huxley

**Planning File No:** 020487

**Location:** 40 Greensted Road, Loughton IG10 3DL

**Proposal:** Application for removal or variation of condition 2, "materials" for EPF/0023/15.

It was NOTED this application was submitted after intervention by District Council Planning Enforcement Officers. The Committee expressed concern that the colour of the new roof tiles on the recently built porch did not match the existing tiles, as stated in EPF/0023/15.

**Application No:** EPF/1122/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Flow Direct Limited

**Planning File No:** 009492

**Location:** VPM Supplies, 34 Pyrles Lane, Loughton IG10 2NN

**Proposal:** Construction of single storey extension to provide a new bathroom showroom.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1128/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr & Mrs P Ketteridge

**Planning File No:** 011441

**Location:** Robin Hood Cottage, Epping New Road, Loughton IG10 4AA

**Proposal:** Rear extension and external terrace above lower ground floor.

The Committee had NO OBJECTION to this application.

Cllr Chalk rejoined the meeting.

**Application No:** EPF/1137/15

**Officer:** David Baker

**Applicant Name:** Mr & Mrs Sinclair

**Planning File No:** 024409

**Location:** 33 Ibbetson Path, Loughton IG10 2AS  
**Proposal:** Ground floor front extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1141/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr & Mrs Benjamin Harling  
**Planning File No:** 024315  
**Location:** 7 Nafferton Rise, Loughton IG10 1UB  
**Proposal:** Ground floor side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1146/15  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr & Mrs Cliff Radmore  
**Planning File No:** 007440  
**Location:** 22 Etheridge Road, Loughton IG10 2HT  
**Proposal:** Single storey porch and side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1147/15  
**Officer:** Jennifer Cordell  
**Applicant Name:** Mr & Mrs Anthony Fox  
**Planning File No:** 022591  
**Location:** 17 St Johns Road, Loughton IG10 1RZ  
**Proposal:** Single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1150/15  
**Officer:** David Baker  
**Applicant Name:** Mr P Raualia  
**Planning File No:** 022246  
**Location:** 17 Fallow Fields, Loughton IG10 4QP  
**Proposal:** Ground floor rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1202/15  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr & Mrs Andrew March  
**Planning File No:** 24420  
**Location:** 45 Algers Road, Loughton IG10 4NG  
**Proposal:** Ground floor extension to rear of existing building.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1206/15  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr G Cohen  
**Planning File No:** 024418  
**Location:** 52 Lushes Road, Loughton IG10 3QB  
**Proposal:** Front porch and living room 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/1208/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr & Mrs Mark & Jenny Welsh  
**Planning File No:** 024413  
**Location:** 42 Barfields, Loughton IG10 3JF  
**Proposal:** Proposed single storey front and side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1231/15  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr Stuart Hutchinson  
**Planning File No:** 024329  
**Location:** 130 Chester Road, Loughton IG10 2LY  
**Proposal:** Two storey side extension with side gable roof and integral garage, single story front extension. Two storey rear extension with hip end roof and single storey rear extension with sloping roof.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1243/15  
**Officer:** Robin Hellier  
**Applicant Name:** Mr T Lawrence  
**Planning File No:** 004899  
**Location:** 89 High Road, Loughton IG10 4JD  
**Proposal:** TPO/EPF/22/99:  
T1 Sycamore - Crown reduce by 1-2m and crown lift to 5.5m.  
T2 - Horse chestnut - Removed 1 branch and reduce another by 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/1251/15CA  
**Officer:** Robin Hellier  
**Applicant Name:** Mrs T Cushion  
**Planning File No:** 009690  
**Location:** 7 Woodbury Hill, Loughton IG10 1JB  
**Proposal:** CHI/02/68 A1:  
Lawson Cypress - Cut back to boundary (Over roof and chimney)  
Hornbeam - Cut back to boundary (Over roof and chimney)

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/1293/15CA

**Officer:** Robin Hellier

**Applicant Name:** Mrs A Harding

**Planning File No:** 012895

**Location:** Rose Cottage, 43 York Hill, Loughton IG10 1HZ

**Proposal:** TPO/EPF/03/87:

Lawson Cypress - Fell due to tree being suppressed by adjacent 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.

**Application No:** EPF/1316/15

**Officer:** Robin Hellier

**Applicant Name:** Mrs T Godfrey

**Planning File No:** 009704

**Location:** Car Park adjacent to the Plume of Feathers, Church Hill, Loughton IG10 1QR

**Proposal:** EPF/13/94/T11 Ash:

Crown lift to 5m, removal of lowest secondary branch overhanging the adjacent car park and crown reduction of 1-2m.

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/1318/15

**Officer:** Robin Hellier

**Applicant Name:** Mr A Silver

**Planning File No:** 002454

**Location:** 9 Hazelwood, Loughton IG10 4ET

**Proposal:** TPO/EPF/26/11 T11 Wellingtonia:

Root Pruning due to damage caused 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.

#### **711.2 Deemed Permission – provided for information only:**

**Application No:** EPF/0973/15

**Officer:** Mavis Bird

**Applicant Name:** Mrs Jolita Kazlauskaite

**Planning File No:** 004025

**Location:** 90 Grosvenor Drive, Loughton IG10 2LE

**Proposal:** Certificate of Lawful Development for proposed rear dormer and loft conversion.

The Committee NOTED this application.

**Application No:** EPF/1135/15

**Officer:** Stephan Solon

**Applicant Name:** Mrs Kate Hersey

**Planning File No:** 001222

**Location:** Lincoln Hall, 125 High Road, Loughton IG10 4LT

**Proposal:** Certificate of Lawful Development for proposed use of existing building and its curtilage as a children's nursery.

The Committee NOTED this application and that the British Red Cross had previously used the hall as its local base.

**711.3 Others – provided for information only – EPF/1250/15**

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

**PL712 Decisions**

**712.1 Decisions by Epping Forest District Council**

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

**PL713 Licensing Applications**

**713.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Sainsbury's, Former Car Park, Church Hill, Loughton IG10 1QR**

The Committee OBJECTED to the sale of alcohol off the premises until 23.00 hours on the grounds of the prevention of public nuisance and the prevention of crime and disorder, as this was a residential area.

Members ASKED that the District Council Licensing Section observed condition 16 of the Planning Appeal Decision Notice, which stated “the retail use hereby permitted shall not be open to customers outside the hours of 07.00 to 23.00” hours.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.50pm.

**PL714 Enforcement and Compliance**

**714.1** No reports had been received.

**Signed:**.....  
**Date:** 29 June 2015

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 29 June 2015 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C Davies (in the Chair)  
P Abraham J Bostock M Chalk  
D Wixley (as substitute for T Downing)

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

2 members of the public

**PL715 Apologies for Absence**

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

**PL716 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.

**PL717 Confirmation of Minutes**

The Minutes of the meeting held on 15 June 2015 were CONFIRMED as a correct record and signed by the Chairman.

**PL718 Planning Applications**

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

**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.

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

The Committee had NO OBJECTION to this revised application required following issues with the sewer pipes.

**PL719 Matters for Report**

**719.1 Licensing Application – Notice of application for a new premises licence under the Licensing Act 2003 in respect of Sainsbury's, Former Car Park, Church Hill, Loughton IG10 1QR – Min no PL713.1**

The Committee reconsidered its previous response given at the meeting on 15 June 2015 as Epping Forest District Council Licensing Section had informed the Town Council that the applicant had brought the store opening hours on this application in line with the opening hours granted in the Appeal Decision Notice, to match those applied for under the Licensing Act, which were: 07.00 hours – 23.00 hours Monday – Sunday.

The Committee had NO OBJECTION to this licensing application.

## **PL720 Planning Applications**

**720.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/1192/15

**Officer:** Stephan Solon

**Applicant Name:** Mrs Hilary Rippon

**Planning File No:** 010324

**Location:** 52 Ollards Grove, Loughton IG10 4DW

**Proposal:** New house & outbuilding (studio). Change of use of part residential land to operational use by EDF energy.

The Committee was concerned the visual impact of the new house's appearance might be detrimental to the streetscene. Members requested a condition to ensure ancillary use of the outbuilding (studio) with the main house only. The Committee welcomed the environmental innovations proposed for the new build and requested soft landscaping and planting at the front of the property to replace the lost Leylandii from the rear side boundary.

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

**Application No:** EPF/1213/15

**Officer:** David Baker

**Applicant Name:** Mr Fazan Tahir

**Planning File No:** 009053

**Location:** 243 High Road, Loughton IG10 1AD

**Proposal:** Alterations to existing shop front.

**Application No:** EPF/1216/15

**Officer:** David Baker

**Applicant Name:** Mr Fazan Tahir

**Planning File No:** 009053

**Location:** 243 High Road, Loughton IG10 1AD

**Proposal:** Installation of a new internally illuminated fascia and projecting sign.

The Committee had NO OBJECTION to these applications but asked if the premises lighting could be turned off at 11.30pm with no overnight illumination.

**Application No:** EPF/1226/15

**Officer:** David Baker

**Applicant Name:** Mr Stephen Lopez

**Planning File No:** 022465

**Location:** 153 Colebrook Lane, Loughton IG10 2HP

**Proposal:** Demolition of rear conservatory and erection of two storey rear extension.

The Committee was concerned for the overdevelopment of the plot and the impact of the two storey rear extension on both neighbouring properties owing to its size.

**Application No:** EPF/1238/15

**Officer:** Jonathan Doe

**Applicant Name:** Workout Ltd

**Planning File No:** 000451

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

**Proposal:** Demolition of existing pitched roofs; replacement with new flat roof; provision of 56 car parking spaces on new flat roof; mezzanine floor to provide 1,104sqm of B1a office floor space at first floor level above existing warehouse space, provision of 3 additional car parking spaces by reconfiguration of existing roof-top spaces; provision of 17 cycle spaces at ground floor in new shelter. Associated external alterations including the provision of new windows and lightwells.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1274/15CA

**Officer:** Moses Ekole

**Applicant Name:** Miss Jane Moss

**Planning File No:** 018413

**Location:** Honey Cottage, 4 Wroths Path, Loughton IG10 1SH

**Proposal:** First floor extension above the existing ground floor extension. Comprises a flat roof, two new sash windows to match existing and double doors with a Juliette balcony.

The Committee had NO OBJECTION to this application but was concerned for the loss of outlook of the neighbour at no 2 Wroths Path.

**Application No:** EPF/1428/15

**Officer:** Robin Hellier

**Applicant Name:** Mr James Cooke

**Planning File No:** 017275

**Location:** Rectory Court, Goldings Hill, Loughton IG10 1LN

**Proposal:** TPO/EPF/04/79:

T36 Willow - Crown 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.

**Application No:** EPF/1430/15CA

**Officer:** Robin Hellier

**Applicant Name:** Mr D Edwards

**Planning File No:** 002734

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

**Proposal:** TPO/EPF/04/79 T16 Oak:

30% crown reduction over Whitakers Way and Woodcroft School.

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.

**720.2 Others – provided for information only – EPF/1370/15 and EPF/1404/15**

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

**PL721 Decisions**

**721.1 Decisions by Epping Forest District Council**

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

**PL722 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL723 Enforcement and Compliance**

**723.1** The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 25 May – 19 June 2015.

**Signed:**.....  
**Date:** 13 July 2015

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 13 July 2015 at 7.45pm at 1 Buckingham Court.**

**Present:**

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

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

8 members of the public

**PL724 Apologies for Absence**

Apologies for absence were received from Cllr J Angold-Stephens.

**PL725 Declarations of Interest**

Cllr Bostock declared a non-pecuniary interest in EPF/1335/15 as she slightly knew the applicant.

Cllr Downing declared a non-pecuniary interest in EPF/1488/15 as he lived in the same street as the application site and knew a number of the public present at the meeting.

Cllr Abraham declared a non-pecuniary interest in EPF/1488/15 as he banked with this financial institution.

**PL726 Confirmation of Minutes**

The Minutes of the meeting held on 29 June 2015 were CONFIRMED as a correct record and signed by the Chairman.

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

**PL727 Planning Applications**

**Application No:** EPF/1488/15

**Officer:** Jennifer Cordell

**Applicant Name:** Mr John Taylor

**Planning File No:** 012710

**Location:** 171 Smarts Lane, Loughton IG10 4BW

**Proposal:** Demolition of existing dwelling and garage replacement with two maisonettes associated garden bin store and car parking.

The Committee NOTED the contents of a letter of objection and one of concern.

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

The Committee OBJECTED to this application. Members commented this was an awkward shaped plot and the proposal for two maisonettes/flats would lead to an overdevelopment of the site, which would be out of keeping with the streetscene.

The Committee was concerned for the loss of amenity to the neighbouring property at no 175 Smarts Lane, from loss of light and noise, as well as smell – particularly as the bin store was sited close to this section of the site boundary.

The proposal was therefore deemed contrary to policies DBE 9 and DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee supported the District Council Arboricultural Officer's objection and concern for the Hornbeam tree in the garden of the Royal Oak PH site next door (also earmarked for residential redevelopment), which was protected by a tree preservation order (TPO).

Members expressed concern for the safe removal of the garage as this reportedly contained asbestos.

## **PL728 Licensing Applications**

### **728.1 Notice of application for a variation of a premises licence under the Licensing Act 2003 in respect of Church Hill Service Station, 117 Church Hill, Loughton IG10 1QR**

The Committee OBJECTED to the variation applied for, which would allow the sale of alcohol off the premises daily from 0.00 to 24.00 hours, on the grounds of public nuisance and the prevention of crime and disorder.

This variation, in addition to the provision of late night refreshment for hot food and drinks on and off the premises from 23.00 to 05.00 hours, would only serve to attract patrons leaving local clubs and pubs to this predominantly residential area. There was concern this would lead to an increase in anti-social behaviour and noise to the detriment of those in the vicinity of the Church Hill Service Station.

## **PL729 Matters for Report**

### **729.1 Notices of Appeals:**

#### **729.1.1 EPF/2764/14 – 20 Ollards Grove, Loughton IG10 4DW – 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) – Min no PL601**

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

*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.*

Moreover, the proximity to Epping Forest of the proposed approved premises where offenders/defendants would be housed added to the vulnerability of the local population.

**729.1.2 EPF/3012/14 – 24 Alderton Hill, Loughton IG10 3JB – 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 – Min no PL652.1**

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.

**729.2 EPF/1007/15 – Land and Garages off Burton Road, Loughton IG10 3TA – Erection of 51 affordable homes with 28 parking spaces. (Revised application) – Min no PL711.1**

Since the Committee objected to this application at its meeting on 15 June 2015, members were asked if they wished to nominate a representative to speak at the relevant District Development Management Committee (DDMC) on this planning application. The Committee AGREED to defer this item to its next meeting when the Agenda for the DDMC meeting would be published.

**729.3 Epping Forest District Council Planning Enforcement – Min no PL492.3**

The Chairman and Planning Committee Clerk had attended the District Council's "An Introduction to Planning" training session on 19 June 2015. A presentation on planning enforcement was given by the District Council's Principal Planning Officer (Heritage, Enforcement & Landscaping) and he referred to the District Council's Local Enforcement Plan, which was adopted in December 2013.

The Committee NOTED the circulated Local Enforcement Plan, which was also available to download from EFDC's website [www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk) at Planning and Building, Development Control, then Planning Enforcement.

**PL730 Planning Applications**

**730.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/0977/15

**Officer:** Moses Ekole

**Applicant Name:** Mr & Mrs Shorey

**Planning File No:** 004497

**Location:** 59 Church Lane, Loughton IG10 1NP  
**Proposal:** New front boundary wall.

The Committee had NO OBJECTION to this application but requested replacement planting to soften the impact of the boundary wall on the streetscene.

**Application No:** EPF/1257/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr & Mrs Gavin Scothern  
**Planning File No:** 021250  
**Location:** 3 Shaftesbury, Loughton IG10 1HN  
**Proposal:** Front elevation alterations and conversion of existing garage into habitable space.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1286/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Paul Bugden  
**Planning File No:** 002418  
**Location:** 51 Church Lane, Loughton IG10 1NW  
**Proposal:** Two storey side extension, rear single storey extension, roof room with side and rear dormer, conversion of garage to living space.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1312/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Richard Glen  
**Planning File No:** 017046  
**Location:** 4 Hillcrest Road, Loughton IG10 4QQ  
**Proposal:** Single storey rear extension including raised patio area and 1 no. roof light. Extension to existing basement incorporating new lower patio level area.

The Committee NOTED the contents of a letter of concern.

The Committee expressed concern for the overlooking of the neighbours downhill of the property.

**Application No:** EPF/1314/15  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr Jon Robbins  
**Planning File No:** 001468  
**Location:** 57 Tycehurst Hill, Loughton IG10 1BZ  
**Proposal:** Single storey front porch extension. Side/rear extension at lower ground floor, ground floor and first floor levels. Single storey rear extension at lower ground floor level and form terrace area on its roof.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1329/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Brian Phillips  
**Planning File No:** 014886  
**Location:** 2 Durnell Way, Loughton IG10 1TG  
**Proposal:** Single storey rear extension. New window and wall to side/front elevation.

The Committee had NO OBJECTION to this application but asked for a condition to ensure the proposed works remained ancillary to the main house.

**Application No:** EPF/1335/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Ms Nancy Venables

**Planning File No:** 006346

**Location:** Café Hart, 236 High Road, Loughton IG10 1RB

**Proposal:** Change of use from shop (use class A1) to use as an estate agency office (use class A2).

The Committee OBJECTED to the loss of another A1 retail unit, which would result in three estate agencies positioned adjacent to each other in the High Road.

**Application No:** EPF/1336/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Zaher Dannawi

**Planning File No:**

**Location:** 103 Tycehurst Hill, Loughton IG10 1BZ

**Proposal:** Single storey rear extension, front extension over existing single storey. Rear extension over existing single storey. Alterations to roof and facade. Replace windows and doors. Internal alterations. New in-out drive with low level brick wall, railings above, brick piers and wrought iron gates.

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/1350/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Ben French

**Planning File No:** 009611

**Location:** 191 High Road, Loughton IG10 4LN

**Proposal:** Install new reduced height ATM to replace existing ATM.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1352/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Ben French

**Planning File No:** 009611

**Location:** 191 High Road, Loughton IG10 4LN

**Proposal:** Installation of replacement ATM signage over plus replacement signage over "Pay In" machine.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1362/15

**Officer:** Jennifer Cordell

**Applicant Name:** Mr R Freedman

**Planning File No:** 019265

**Location:** 8 Ladyfields, Loughton IG10 3RR

**Proposal:** First floor side/rear extension, single storey front and rear extension.

The Committee was concerned for the terracing effect caused by the proposal as it was positioned on the boundary line.

**Application No:** EPF/1369/15

**Officer:** Jennifer Cordell

**Applicant Name:** Mr & Mrs G Bagnall

**Planning File No:** 024443

**Location:** 4 Pump Hill, Loughton IG10 1RT

**Proposal:** Single storey front extension, reduce level of basement, raised rear deck,

The Committee expressed concern for the overlooking of the adjoining neighbour downhill of the dwelling at no 2 Pump Hill from the intrusion of the new raised rear deck.

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

**Application No:** EPF/1379/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Andrew Armitage

**Planning File No:** 019544

**Location:** 18 Priory Road, Loughton IG10 1AF

**Proposal:** Hip to gable roof extension with 1 no. rear dormer window and 3 no. front facing rooflights to facilitate a loft conversion.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1382/15

**Officer:** Moses Ekole

**Applicant Name:** Mr S Phillips

**Planning File No:** 003730

**Location:** 199A High Road, Loughton IG10 1AA

**Proposal:** Installation of two illuminated projecting signs on first floor front elevation.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the internally illuminated projecting signs, which detracted from the heritage of the Victorian building, and were 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/1386/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Baljit Virk

**Planning File No:** 001860

**Location:** 38 Chigwell Lane, Loughton IG10 3NY

**Proposal:** Extension of opening hours from current 08.00 to 18.00 Monday to Sunday (including Bank/Public Holidays) to proposed 07.00 to 00.00 Monday to Sunday (including Bank/Public Holidays).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the loss of amenity to the residents of the Railway Cottages at nos 30-36 Chigwell Lane. Members were also concerned that if people sought to park on the grass verge outside, this would pose a highway danger to road users of the busy and highly congested A1168 entry road into Loughton.

The Committee additionally considered the proposed scheme would be detrimental to The Broadway, a nearby designated shopping area, as the applicant was seeking to open from 07.00 to 00.00 hours daily.

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

**Application No:** EPF/1392/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Craig Curran  
**Planning File No:** 024428  
**Location:** 6 Prescott Green, Loughton IG10 2AQ  
**Proposal:** Single storey front extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1403/15  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr Lee Cummings  
**Planning File No:** 006907  
**Location:** Goldings Manor Cottage, 3 Stanmore Way, Loughton IG10 2SA  
**Proposal:** Two storey extension, raising of roof and alterations to accommodate a loft conversion, alterations to windows. (Revised application to EPF/0474/15).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1442/15  
**Officer:** Jennifer Cordell  
**Applicant Name:** Mr Donald David  
**Planning File No:** 006805  
**Location:** 15 Shelley Grove, Loughton IG10 1BY  
**Proposal:** Proposed single storey rear and side extension (revision to EPF/0385/15).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1471/15  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr C Collis  
**Planning File No:** 003227  
**Location:** 9 Goldings Rise, Loughton IG10 2QP  
**Proposal:** Ground and first floor extension to existing bungalow.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1481/15  
**Officer:** Jennifer Cordell  
**Applicant Name:** Ms Rosita Yoncheva

**Planning File No:** 024449  
**Location:** 18 Durnell Way, Loughton IG10 1TG  
**Proposal:** Erection of two storey side-rear extension.

The Committee had NO OBJECTION to this application but was concerned these proposed works would remain ancillary to the main dwelling.

**Application No:** EPF/1496/15  
**Officer:** Jennifer Cordell  
**Applicant Name:** Mr & Mrs A Shaida  
**Planning File No:** 015474  
**Location:** 64 Wellfields, Loughton IG10 1NY  
**Proposal:** Two storey side rear extension, with revised roof (granted permission under application EPF/1798/13) to incorporate the rear dormer (granted certificate under application EPF/0843/13) plus roof alteration at rear.

The Committee expressed a strong concern for the amenities of the neighbouring properties from the bulk of the proposed works.

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

**Application No:** EPF/1508/15  
**Officer:** Robin Hellier  
**Applicant Name:** Mr S Hale  
**Planning File No:** 24433  
**Location:** 27 High Beech Road, Loughton IG10 4BN  
**Proposal:** TPO/EPF/11/89:  
T1 Ash - Crown 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.

**Application No:** EPF/1510/15CA  
**Officer:** Robin Hellier  
**Applicant Name:** Mrs L Everson  
**Planning File No:** 024182  
**Location:** 11 Wallers Hoppet, Loughton IG10 1SP  
**Proposal:** TPO/EPF/08/91:  
T18 Oak - 2 - 3m side crown reduction.

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.

**730.2 Deemed Permission – provided for information only:**

**Application No:** EPF/1387/15

**Officer:** Mavis Bird

**Applicant Name:** Mr & Mrs Michael

**Planning File No:** 024444

**Location:** 42 The Lindens, Loughton IG10 3HS

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

The Committee NOTED this application.

**Application No:** EPF/1441/15

**Officer:** Mavis Bird

**Applicant Name:** Ms Danielle Dodoo

**Planning File No:**

**Location:** 9 Albion Hill, Loughton IG10 4RA

**Proposal:** Certificate for lawful development for proposed conservatory.

The Committee NOTED this application.

**Application No:** EPF/1470/15

**Officer:** Mavis Bird

**Applicant Name:** Mr & Mrs John & Gillian Haddon

**Planning File No:** 017092

**Location:** 42 Tycehurst Hill, Loughton IG10 1DA

**Proposal:** Certificate of Lawful Development for a proposed single storey garden room.

The Committee NOTED this application.

**730.3 Others – provided for information only: EPF/1332/15, EPF/1378/15 and EPF/1564/15**

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

**PL731 Decisions**

**731.1 Decisions by Epping Forest District Council**

The Planning Decisions for May and June 2015 from Epping Forest District Council were NOTED.

**731.2 Decisions by the Planning Inspectorate**

The Appeal Decisions from 1 April 2014 to 31 March 2015 taken from the Area Planning Sub-Committee South Agendas for the meetings on 7 January and 1 July 2015 were NOTED.

**PL732 Licensing Applications**

**732.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of The Village Deli, 238 High Road, Loughton IG10 1HA**

The Committee had NO OBJECTION to this licensing application.

**PL733 Enforcement and Compliance**

**733.1** The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 22 June – 3 July and 6 – 10 July 2015.

**PL734 Street Naming and Numbering**

**734.1 Gable Lodge Residential Home, 108 Church Hill, Loughton IG10 1LH**

The Committee disliked 'Sovereign Place', the road name the developer had proposed for this development, because the name had no connection with Loughton.

Members instead preferred 'Deacons Place' because of the historical connection with local artist Octavius Dixie Deacon who, during the 1880 period, was the tenant of Shortacres, which was built in the grounds of the demolished White House. After Shortacres had become a nursing/care home, which BUPA later purchased, it was renamed Gable Lodge.

**Signed:**.....  
**Date:** 27 July 2015



**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 27 July 2015 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** Cllr J Angold-Stephens (in the Chair)  
P Abraham J Bostock M Chalk  
T Downing  
J Jennings (as substitute for C Davies)

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

**PL735 Apologies for Absence**

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

**PL736 Declarations of Interest**

Cllrs P Abraham, J Angold-Stephens, Chalk, Downing and Jennings declared a non-pecuniary interest in item 5, Pre-application Consultations on Mobile Phone Masts – Proposed upgrades to existing base stations, owing to comments received from the Loughton Residents Association Plans Group.

**PL737 Confirmation of Minutes**

The Minutes of the meeting held on 13 July 2015, amended from those circulated to read at:

- i. Min no PL727 –EPF/1488/15 – “The Committee NOTED the contents of a letter of objection and one of concern”;
- ii. Min no PL730.1 – EPF/1312/15 – “The Committee NOTED the contents of a letter of concern”; and
- iii. EPF/1496/15 – “The Committee expressed a strong concern for the amenities of the neighbouring properties from the bulk of the proposed works”;

were CONFIRMED as a correct record and signed by the Chairman.

**PL738 Matters for Report**

**738.1 Notices of Appeals:**

**738.1.1 EPF/1840/14CA – Amended application – 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 PL630.1**

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.

**738.1.2 EPF/2600/14 – Lawlors Property Services, 165 High Road, Loughton IG10 4LF – 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 – Min no PL588**

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

*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.*

**738.1.3 EPF/2608/14 – Trevelyan House, Arewater Green, Loughton IG10 2SP – Demolition of three existing properties and associated buildings to be replaced with 10 no. new dwelling houses, new access road, parking and landscaping – Min no PL601**

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

*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.*

The Planning Committee Clerk was ASKED to contact the Planning Inspectorate Case Officer to establish when the Inspector would be visiting the site, and liaise with the District Planning Officer too, to enable a Town Council representative to be present and reinforce its objections to this scheme.

**738.1.4 EPF/0270/15 – 203 Englands Lane, Loughton IG10 2NU – 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 – Min no PL660.1**

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.

**738.2 EPF/1007/15 – Land and Garages off Burton Road, Loughton IG10 3TA – Erection of 51 affordable homes with 28 parking spaces. (Revised application) – Min no PL729.2**

The Committee had objected to this application at its meeting on 15 June 2015 and nominated Cllr J Angold-Stephens as its representative to speak at the District Development Management Committee (DDMC) meeting on 5 August when this application would be determined.

**PL739 Pre-application Consultations on Mobile Phone Masts – Proposed upgrades to existing base stations**

The Committee NOTED the contents of a letter of support.

The Committee would prefer upgrades to the existing facilities below rather than additional installations at these sites.

**739.1 CTIL\_144989, TEF\_48817, VF\_77116 – Highways verge on Oakwood Hill, Loughton IG10 3NB**

**739.2 CTIL\_145388, TEF\_36878, VF\_80230 – Oakwood Parade Streetworks, Oakwood Hill, Loughton IG10 3EL**

**739.3 CTIL\_145401, TEF\_48821, VF\_81762 – Highways verge adjacent to Pyrles Lane, Loughton IG10 2NH**

**PL740 Planning Applications**

**740.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/1210/15

**Officer:** Stephan Solon

**Applicant Name:** Mr Colin Westbrook

**Planning File No:** 000838

**Location:** 201 High Road, Loughton IG10 1BB

**Proposal:** Erection of a prefabricated wooden nursery shelter. For the primary use on weekdays of the Little Lambs nursery (located on 1st floor of the church centre) and for occasional church use outside of nursery hours including Sundays.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1358/15

**Officer:** David Baker

**Applicant Name:** Mr Lee Bartlet

**Planning File No:** 016219

**Location:** 31 Woodland Road, Loughton IG10 1HQ

**Proposal:** Single storey front and rear extensions, two storey side extension, and raising of ridge line.

The Committee had NO OBJECTION to this application but asked if the trees earmarked for removal to facilitate the proposed works could be replaced elsewhere on the site.

**Application No:** EPF/1454/15  
**Officer:** Moses Ekole  
**Applicant Name:** Ms Heidi Fisk  
**Planning File No:** 24458  
**Location:** 92 Southern Drive, Loughton IG10 3BX  
**Proposal:** Single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1464/15  
**Officer:** Moses Ekole  
**Applicant Name:** Ms Rochelle Humphreys  
**Planning File No:** 006211  
**Location:** 37 Roydon Close, Loughton IG10 3DN  
**Proposal:** Retrospective application for existing single storey rear outbuilding.

The Committee deplored this retrospective application but had NO OBJECTION and asked for a condition to ensure the rear outbuilding remained ancillary to the main dwelling.

**Application No:** EPF/1465/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr & Mrs R Channer  
**Planning File No:** 000222  
**Location:** 76 Queens Road, Loughton IG10 1RS  
**Proposal:** Demolish existing conservatory and erection of a single storey flat roof extension with roof lantern to rear and alteration to fenestration to include windows at first and ground floor flank elevation.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1494/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Adam Waldman  
**Planning File No:** 014114  
**Location:** 1 Alderton Mews, Alderton Hill, Loughton IG10 3JE  
**Proposal:** Single storey side extension, change of attic into habitable space.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1506/15  
**Officer:** Moses Ekole  
**Applicant Name:** Bestway Group  
**Planning File No:** 004384  
**Location:** Loughton Health Centre, The Drive, Loughton IG10 1HW  
**Proposal:** Advertisement consent for 1x non illuminated single sided tray sign and 1x internally illuminated projector.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1525/15  
**Officer:** Jennifer Cordell  
**Applicant Name:** Mr Mike Cook  
**Planning File No:** 000695  
**Location:** Mercedes-Benz Loughton, 3 Langston Road, Loughton IG10 3SD

**Proposal:** Proposed site signage x20 including illuminated fascia signs (x6), parking signage, illuminated totems and branding.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1569/15

**Officer:** David Baker

**Applicant Name:** Mr Stephen Porcas

**Planning File No:** 001055

**Location:** 12 Marjorams Avenue, Loughton IG10 1PT

**Proposal:** Conversion of garage to kitchen and single storey side extension to house in front of existing garage.

Cllr J Angold-Stephens declared a non-pecuniary interest in this application as she knew a resident who lived close by in the same road.

The Committee expressed concern for the terracing effect that would be caused by these proposed works.

**Application No:** EPF/1580/15

**Officer:** David Baker

**Applicant Name:** Sainsbury's Supermarkets

**Planning File No:** 003541

**Location:** Former Car Park, Church Hill, Loughton IG10 1LH

**Proposal:** Advertisement consent for display of 1 no. internally illuminated fascia panel in proposed Sainsbury's Local Store and 1 no. internally illuminated pole-mounted sign at front of site.

The Committee had NO OBJECTION to this application, but asked for a condition to ensure there was no overnight illumination and that the lights were turned off at 23.00 hours as this was a predominantly residential area.

**Application No:** EPF/1653/15

**Officer:** Robin Hellier

**Applicant Name:** Mr S Venables

**Planning File No:** 019390

**Location:** 12–16 Monroe House, Church Hill, Loughton IG10 1LA

**Proposal:** TPO/EPF/19/03:

T1 Twin Stemmed Ash - Reduce laterals towards flats by 4m.

T2 Horse chestnut - Reduce crown by 40%.

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

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

**Application No:** EPF/1670/15

**Officer:** Robin Hellier

**Applicant Name:** Ms J Hawes

**Planning File No:** 014485

**Location:** 26 Ollards Grove, Loughton IG10 4DW

**Proposal:** TPO/EPF/24/89:

T5 Silver Fir – Fell due to damage to driveway and garage.

Members deplored the proposed felling of such a landmark tree from the front garden. 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.

**740.2 Determinations and Works to Trees in Conservation Areas – provided for information only:**

**Application No:** EPF/1635/15CA

**Officer:** Robin Hellier

**Applicant Name:** Mr K Bacon

**Planning File No:** 023484

**Location:** Noakes Cottage, Steeds Way, Loughton IG10 1HX

**Proposal:** York Hill Conservation Area:

Japanese Maple, 2 x Holly, Ash and 1 other tree - Height reduction

Leylandi (growing through ancient Pear tree) - Fell

The Committee NOTED this application.

**740.3 Deemed Permission – provided for information only:**

**Application No:** EPF/1563/15

**Officer:** Mavis Bird

**Applicant Name:** Mr Graham Flote

**Planning File No:** 024333

**Location:** 58 Lushes Road, Loughton IG10 3QB

**Proposal:** Certificate of Lawful Development for proposed full width dormer with 3 roof windows at the front. Conversion of loft to habitable space.

The Committee NOTED this application.

**740.4 Others – provided for information only: EPF/1402/15, EPF/1411/15, EPF/1544/15 and EPF/1722/15**

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

**PL741 Decisions**

**741.1 Decisions by Epping Forest District Council**

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

**PL742 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL743 Enforcement and Compliance**

**743.1 Temporary Stop Notice – EPF/2009/13 – 20 Ollards Grove, Loughton IG10 4DW**

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

**743.2** The Committee NOTED the reports.

**Signed:**.....

**Date:** 17 August 2015

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 17 August 2015 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** Cllr J Angold-Stephens (in the Chair)  
P Abraham J Bostock (from Min no PL747)  
K Angold-Stephens (as substitute for M Chalk)  
I Lawrence (as substitute for C Davies) D Wixley (as substitute for T Downing)

**Officer:** Enid K Walsh (Town Clerk)

4 members of the public

**PL744 Apologies for Absence**

Apologies for absence were received from Cllrs Chalk, Davies, and Downing. The Town Clerk reported that Cllrs K Angold-Stephens, Lawrence and Wixley had been nominated as their respective substitutes for this meeting.

**PL745 Declarations of Interest**

Cllrs Abraham, J Angold-Stephens, K Angold-Stephens, Lawrence, and Wixley declared a non-pecuniary interest in the following applications owing to comments received from the Loughton Residents Association Plans Group:

EPF/1503/15, Molens, 209D High Road  
EPF/1505/15, Molens, 209D High Road  
EPF/1542/15, 19 Kenilworth Gardens  
EPF/1651/15, Grangewood House, 43 Oakwood Hill Industrial Estate  
EPF/1703/15, Various sites at Main Entrances to Epping Forest

The Committee declared a non-pecuniary interest in EPF/1679, 21 Hillcrest Road, as the architect was known to the Council.

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

**PL746 Confirmation of Minutes**

The Minutes of the meeting held on 27 July 2015 were CONFIRMED as a correct record and signed by the Chairman.

Cllr Bostock joined the meeting.

The Committee AGREED to bring forward the following two items, as a member of the public was interested in these applications and they were for the same site.

**PL747 Application No:** EPF/1503/15  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr Nurtac Timur

**Planning File No:** 008800

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

**Proposal:** Retrospective application for a single storey rear extension with relocating of the external metal staircase for the residential units and alter shop front.

**Application No:** EPF/1505/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Nurtac Timur

**Planning File No:** 008800

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

**Proposal:** Retrospective application for outbuilding to the rear of the property.

The Committee NOTED the contents of two letters of objection.

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

The Committee deplored these two retrospective applications and, with the exception of the alterations to the shop front, strongly OBJECTED to both proposals.

The following issues were raised:

- The Committee considers the single storey rear extension to be an overdevelopment of the site.
- The plans fail to show the impact or any consideration for the neighbouring properties in Priory Road.
- The rear door(s) to the restaurant area must be kept closed and only used as an emergency exit. This will require the fitting of push bars and signage to that effect.
- As with the condition imposed for EPF/0553/14, the rear garden of the site should not in any way be used by customers to safeguard the living conditions of the neighbouring properties in Priory Road in accordance with policy DBE9 of the Adopted Local Plan and Alterations. The Town Council will expect to see this condition enforced.
- The design of the outbuilding and particularly the smoking shelter element does not appear to meet building, health and safety, environmental and planning legislation. There were concerns that the shuttered corner area of the outbuilding appeared to provide the opportunity to be a serving hatch.
- Following the removal of several trees on the site, the potential need for screening to protect the interests of neighbours should be considered.

#### **PL748 Matters for Report**

##### **748.1 Notices of Appeals:**

**748.1.1 EPF/2608/14 – Trevelyan House, Arewater Green, Loughton IG10 2SP – Demolition of three existing properties and associated buildings to be replaced with 10 no. new dwelling houses, new access road, parking and landscaping – Min no PL738.1.3**

The Committee AGREED to nominate the Chairman, Cllr J Angold-Stephens, as the representative to attend the



appeal site visit to restate the Town Council's case for objecting to this planning application. In her absence, the Vice Chairman, Cllr Davies would be asked to attend.

**748.1.2 EPF/2764/14 – 20 Ollards Grove, Loughton IG10 4DW – 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) – Min no PL729.1.1**

The Committee AGREED to nominate the Chairman, Cllr J Angold-Stephens, as the representative to attend the appeal site visit to restate the Town Council's case for objecting to this planning application. In her absence, the Vice Chairman, Cllr Davies, would be asked to attend.

**748.2 Amended plans:**

**748.2.1 EPF/0504/15 – 60 Tycehurst Hill, Loughton IG10 1DA – Replacement dwelling house with basement and roof accommodation. Alterations to ground levels. (Amended design from EPF/2590/14) – Min no PL668.1**

The Committee considered the amended plans received from Epping Forest District Council and made the following comments:

The Committee had NO OBJECTION to the amendments but reiterated its previous comments for EPF/2590/14 which were:

*"The Committee 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."*

**748.2.2 EPF/1312/15 – 4 Hillcrest Road, Loughton IG10 4QQ – Single storey rear extension including raised patio area and 1 no. roof light. Extension to existing basement incorporating new lower patio level area – Min no PL730.1**

The Committee had NO OBJECTION to the amended plans.

**748.3 Notice of application for a variation of a premises licence under the Licensing Act 2003 in respect of Church Hill Service Station, 117 Church Hill, Loughton IG10 1QR – Min no PL728.1**

Cllr K Angold-Stephens declared a non-pecuniary interest in this application as Chairman of the Epping Forest District Council Licensing Committee.

The Committee AGREED to nominate the Vice Chairman, Cllr Davies, as its representative to speak on this licensing application at the Epping Forest District Council Licensing Sub-Committee meeting on 24 August 2015 at 10am in the Civic Offices, Epping.

**748.4 Planning Precedents – Min no PL130.3 (2012/13)**

The Committee reviewed the Planning Precedents but did not wish to amend the document at this time. However, following the publication of the Government's proposed planning reforms, the issue of mobile phone masts would be kept under review.

**748.5 EPF/1402/15, 2 Churchfields – Min no PL740.4**

**Proposal:** Variation of condition 6 of EPF/2707/13 (which gave approval to two semi-detached dwellings) consisting of two revisions to the approved plans by way of a) provision of glass canopies above front doors, and b) revised forecourt layout.

The Committee had NO OBJECTION to these two variations noting that b) provided additional off street parking, but requested that the amended landscaping plans were submitted for officer approval.

**PL749 Planning Applications**

**749.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/2488/14

**Officer:** Stephan Solon

**Applicant Name:** Mr Steve Cameron

**Planning File No:** 005647

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

**Proposal:** Retention of wooden hut.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1212/15

**Officer:** James Rogers

**Applicant Name:** Mr Christopher Wheeler

**Planning File No:** 002422

**Location:** Former Care Home, 49 Church Lane, Loughton IG10 1PD

**Proposal:** Change the use from care home (C2) to single residential dwelling and part two storey, part single storey side extension.

The Committee had NO OBJECTION to this application. Members were pleased that the property was to be returned to a family home and to note the proposed landscaping scheme, which included replacement planting of trees along the timber fence.

**Application No:** EPF/1327/15

**Officer:** Moses Ekole

**Applicant Name:** Marks and Spencer PLC

**Planning File No:** 000711

**Location:** Marks and Spencer PLC, 161-163 High Road, Loughton IG10 4LF

**Proposal:** Proposed replacement illuminated store signage.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1542/15

**Officer:** James Rogers

**Applicant Name:** Mr Ray Ceoni

**Planning File No:** 018377

**Location:** 19 Kenilworth Gardens, Loughton IG10 3AG

**Proposal:** Demolition of outbuilding and erection of two storey detached dwelling.

The Committee NOTED the contents of one letter of objection.

The Committee OBJECTED to this application as it was considered an overdevelopment of the plot that was not in keeping with the street scene. There were concerns regarding the loss of trees along the boundary as it appeared that was no room for screening to protect the interests of those properties in Catherine Close.

The Committee considered the next two applications together as they were for similar works in the same road.

**Application No:** EPF/1595/15

**Officer:** Moses Ekole

**Applicant Name:** Mr & Mrs L Radmore

**Planning File No:** 024469

**Location:** 13 Rochford Green, Loughton IG10 2BT

**Proposal:** Single storey front extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1729/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Murat Eser

**Planning File No:** 024461

**Location:** 11 Rochford Green, Loughton IG10 2BT

**Proposal:** Single storey front extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1617/15

**Officer:** Mavis Bird

**Applicant Name:** Mr Bernard Green

**Planning File No:** 024142

**Location:** 2 Howards Close, Loughton IG10 3NR

**Proposal:** Certificate of Lawful Development for proposed rear dormer.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1627/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Aly Wilson

**Planning File No:** 006554

**Location:** 53 High Road, Loughton IG10 4JE

**Proposal:** Removal of existing dilapidated outbuilding and replacement of a single storey infill/rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1630/15

**Officer:** David Baker

**Applicant Name:** Mr Stanley Young

**Planning File No:** 024471

**Location:** 18 Cranleigh Gardens, Loughton IG10 3DD  
**Proposal:** Subdivision and use of 18 Cranleigh Gardens as two separate dwellings.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1651/15  
**Officer:** Jennifer Cordell  
**Applicant Name:** Mr A Walker  
**Planning File No:** 008142  
**Location:** Grangewood House, 43 Oakwood Hill Industrial Estate, Loughton IG10 3TZ  
**Proposal:** Change of use from grassed areas to car parking.

The Committee NOTED the contents of one letter of objection.

Members expressed strong regret that work had already commenced without planning permission but noted this was the subject of an investigation into a suspected planning breach.

The Committee OBJECTED to this application as the grass verge enhanced the approach to the Industrial Estate. Instead, the opportunity should have been taken to improve the entrance further by planting a line of trees.

**Application No:** EPF/1663/15  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr Tony Clark  
**Planning File No:** 024016  
**Location:** Garages opposite 9-11 Barncroft Road, Loughton IG10 3EY  
**Proposal:** Demolition of existing x 4 garages and redevelop with a two storey building comprising 2 x 2 bed apartments with related car parking and amenity areas.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1677/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr K Polworth  
**Planning File No:** 017658  
**Location:** 12 Shelley Grove, Loughton IG10 1BY  
**Proposal:** Single storey rear infill extension, alterations to fenestrations at ground floor side elevation, first floor front, side and rear elevation. Roof extensions to include construction of 2 no. side dormer windows to facilitate creation of rooms in the roof space.

The Committee had NO OBJECTION to this application but expressed concern about the possible overlooking of the adjacent properties.

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

**Application No:** EPF/1678/15  
**Officer:** Moses Ekole  
**Applicant Name:** James & Katie Brunger  
**Planning File No:** 004785  
**Location:** 36 Queens Road, Loughton IG10 1RS

**Proposal:** Change roof from hip to side gable. Two dormers on resulting front roof slope. Flat roofed dormer across resulting rear roof slope. Obscure glazed window in side dormer.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1679/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Terry Sawyer

**Planning File No:** 014427

**Location:** 21 Hillcrest Road, Loughton IG10 4QH

**Proposal:** First floor rear extension. Alterations to existing roof from to include raising of the ridge height of the main building and replacement of shallow hipped roof with extended steeper hipped roof, construction of each dormer window to the front, rear and side elevations and 2 no. dormer windows to the other side elevation to facilitate a loft conversion.

The Committee had NO OBJECTION but expressed concern that the proposal was overbearing and that raising the roof could have a detrimental effect and dominate the property at 23 Hillcrest Road. The street view provided on drawing 1596/07A was misleading in that it did not reflect the lower position of this adjacent property given the slope of the road.

**Application No:** EPF/1702/15

**Officer:** Robin Hellier

**Applicant Name:** c/o Agent

**Planning File No:** 004499

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

**Proposal:** TPO/EPF/11/13:

2 x Leylandii Cypress - Fell due to low amenity value and replace with 2 x Fastigiata Hornbeams.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1703/15

**Officer:** Graham Courtney

**Applicant Name:** Miss Laura Lawson

**Planning File No:** Foot 1

**Location:** Various sites at Main Entrances to Epping Forest, Essex.

**Proposal:** 9 free standing gateway signs and 3 visitor hub signs.

The Committee NOTED the contents of one letter of objection.

The Committee OBJECTED to the design of the proposed signs as they were considered totally unsuitable and a potential distraction for motorists. Whilst recognising the merits of the Walter Spradbery design, members considered the use of trees on signs within the Forest somewhat superfluous.

**Application No:** EPF/1730/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Bulent Bagci

**Planning File No:** 023177

**Location:** 23 Park Hill, Loughton IG10 4ES

**Proposal:** Conversion of existing garage to a habitable room.

The Committee had NO OBJECTION to this application but requested that the fenestration should match the design of the windows on the first floor of the property and adjacent houses.

**Application No:** EPF/1740/15  
**Officer:** David Baker  
**Applicant Name:** Ms Adrienne Czirjak  
**Planning File No:** 24486  
**Location:** 2 Bushfields, Loughton IG10 3JT  
**Proposal:** Removal of existing roof & construction of new partially pitched first floor level to form 1 bedroomed house. Construction of porch.

The Committee OBJECTED to this proposal which was detrimental to the street scene as it would unbalance this corner development, a feature of the estate. However, it would be more acceptable if works were carried out to both of these corner properties.

**Application No:** EPF/1748/15  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr Ali Bulli  
**Planning File No:** 024414  
**Location:** 60 Englands Lane, Loughton IG10 2QQ  
**Proposal:** Single storey and two storey side and rear extensions. (Revised application).

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/1782/15  
**Officer:** Robin Hellier  
**Applicant Name:** Mr H Lakhan  
**Planning File No:** 003438  
**Location:** 8 Connaught Avenue, Loughton IG10 4DP  
**Proposal:** TPO/EPF/04/14:  
3 x Lime Trees (T6, T7 & T8) - Pollard to previous prune points.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1791/15  
**Officer:** Jonathan Doe  
**Applicant Name:** Mrs Gemma Watson  
**Planning File No:** 024491  
**Location:** 49 Burney Drive, Loughton IG10 2DX  
**Proposal:** Ground floor extension to front, side and rear of house. Rear dormer with three windows and loft conversion.

The Committee had NO OBJECTION to this application but expressed concern about the potential loss of rear access for the neighbouring property at 47 Burney Drive.

**Application No:** EPF/1903/15  
**Officer:** Robin Hellier  
**Applicant Name:** Mrs Evans

**Planning File No:** 019469

**Location:** 1 Brancaster Place, Church Hill, Loughton IG10 1QN

**Proposal:** TPO/EPF/03/94:

T1 Horse chestnut - Re-pollard to original pruning points.

The Committee had NO OBJECTION to this application.

**749.2 Deemed Permission – provided for information only:**

**Application No:** EPF/1626/15

**Officer:** Mavis Bird

**Applicant Name:** Mrs A Januskiene

**Planning File No:** 008981

**Location:** 17 Kirby Close Loughton IG10 3BA

**Proposal:** Certificate of lawful development for proposed new loft conversion and extension including hip to gable and new rear dormer and the construction of new outbuilding.

The Committee NOTED this application.

**749.3 Others – provided for information only: EPF/1618/15, EPF/1619/15, EPF/1634/15, EPF/1753/15, EPF/1754/15 and EPF/1950/15**

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

**PL750 Decisions**

**750.1 Decisions by Epping Forest District Council**

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

**PL751 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL752 Enforcement and Compliance**

**752.1 EPF/2009/13 – 20 Ollards Grove, Loughton IG10 4DW**

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

**752.2** The Committee NOTED the reports.

**Signed:**.....

**Date:** 7 September 2015

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 7 September 2015 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C Davies (in the Chair)  
P Abraham J Bostock M Chalk (until Min no PL761.1)  
I Lawrence (as substitute for T Downing)

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

5 members of the public

**PL753 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 Downing's substitute for this meeting.

**PL754 Declarations of Interest**

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

EPF/1283/15, EPF/1764/15, EPF/1846/15, EPF/1848/15CA, EPF/1849/15CA, EPF/1921/15, EPF/1924/15 and EPF/1958/15.

**PL755 Confirmation of Minutes**

The Minutes of the meeting held on 17 August 2015 were CONFIRMED as a correct record and signed by the Chairman.

**PL756 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/1921/15

**Officer:** David Baker

**Applicant Name:** Mrs Kate Hersey

**Planning File No:** 001222

**Location:** 125 High Road, Loughton IG10 4LT

**Proposal:** Change of use from mix use (for the hire of equipment and community hall) to children's pre-school day nursery for up to 48 children.

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

The Committee had NO OBJECTION to this application but was concerned by the lack of private amenity space at the rear for the children to use when outside.

Members expressed concern over the parking arrangements and requested that the front parking spaces be reserved for the dropping off/picking up of children only to alleviate congestion on the busy A121, and not for all day long staff parking.



**Application No:** EPF/1935/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Michael Rolfe

**Planning File No:** 012149

**Location:** 2A Malvern Gardens, Loughton IG10 3AD

**Proposal:** Removal of asbestos flat roofs to 5 no garages and construction of pitched roof with lightweight sheet roofing.

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

The Committee had NO OBJECTION to this application but requested that the colour of the lightweight sheet roofing to be installed matched the existing roof of the adjacent garage/outbuilding.

**PL757 Matters for Report**

**757.1 Notice of Appeal – EPF/0645/15 – 94 Lawton Road, Loughton IG10 2AA – Residential development comprising 5 no. 2 bed apartments and 2 no. 1 bed apartments – Min no PL684**

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

*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.*

**757.2 London Borough of Newham Planning Applications – London City Airport, Hartman Road, Silvertown, London E16 2PX – City Airport Development Programme applications (CADP) – Min no PL603:**

**CADP1 (planning application 13/01228/FUL) – Works to demolish existing buildings and structures and provide additional infrastructure and passenger facilities at London City Airport.**

The Committee NOTED the information received from the London Borough of Newham that London City Airport Limited had made an appeal against the Mayor of London's direction to refuse to grant planning permission for

works to demolish existing buildings and structures and provide additional infrastructure and passenger facilities (including taxiway extension, four upgraded aircraft stands, seven new aircraft stands, terminal extension, new passenger pier and associated facilities) at the above location. The proposed development constituted Environmental Impact Assessment (EIA) development, because it was Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size or location. As such, the application was accompanied by an Environmental Statement (ES).

On 26 March 2015 the Mayor of London, under powers conferred to him by Article 6(1)(a) of the Town and Country Planning (Mayor of London) Order 2008, issued a Direction to the London Borough of Newham directing the Council to refuse planning application 13/01228/FUL.

Full details of the planning application and Appeal documentation were available online at: [www.newham.gov.uk/pa](http://www.newham.gov.uk/pa)

**PL758 Epping Upland Parish Council application for the designation of a Neighbourhood Plan Area**

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

**PL759 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/1869/15

**Officer:** David Baker

**Applicant Name:** Mr Mark Roach

**Planning File No:** 001496

**Location:** 90 High Road, Loughton IG10 4QU

**Proposal:** Demolition of part of the existing house and construction of two storey side and rear extension together with provision of 3 dormer windows in roof at rear. (Amended proposal to previously approved EPF/2559/14 including provision of 3 rear dormer windows instead of 3 roof lights).

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

The Committee had NO OBJECTION to this amended application.

**PL760 Epping Forest District Council – Taxi consultation – Introduction of three years Hackney Carriage driver / Private Hire driver licences and five year Operators licences**

The Committee NOTED the information received from Epping Forest District Council Licensing Team (Neighbourhoods Directorate) that from 1 October 2015, as a result of a change of legislation, the Local Licensing Authority was now required to issue three yearly licences for Hackney Carriage and Private Hire licences, and also five yearly licences for Operators' licences. The new fee structure was also NOTED.

**PL761 Planning Applications**

**761.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/1283/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Peter Folan  
**Planning File No:** 024505  
**Location:** 24 Chigwell Lane, Loughton IG10 3RW  
**Proposal:** Two storey side extension and velux loft conversion.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application but was concerned by the bulk of the proposed extension and would prefer this was stepped back to lessen its impact on the streetscene.

**Application No:** EPF/1353/15CA  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr James Holloway  
**Planning File No:** 015041  
**Location:** 1 Woodbury Hollow Cottages, Woodbury Hill, Loughton IG10 1JD  
**Proposal:** Single storey rear extension.

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

**Application No:** EPF/1677/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr K Polworth  
**Planning File No:** 017658  
**Location:** 12 Shelley Grove, Loughton IG10 1BY  
**Proposal:** Single storey rear infill extension, alterations to fenestrations at ground floor side elevation, first floor front, side and rear elevation. Roof extensions to include construction of 2 no. side dormer windows to facilitate creation of rooms in the roof space.

The Committee NOTED that this application had been considered by the Planning and Licensing Committee on 17 August 2015 when the "*Committee had NO OBJECTION to this application but expressed concern about the possible overlooking of the adjacent properties*".

**Application No:** EPF/1764/15  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mrs Donata Velickiene  
**Planning File No:** 024496  
**Location:** 15 Greenfield Close, Loughton IG10 3HG  
**Proposal:** Conversion and extension (including raising of roof) of existing garage to self-contained annexe.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application for a self-contained annexe and requested a condition to ensure its ancillary use with the main dwelling only.

The following issues were also raised:

1. No separate private amenity space had been provided on the site.

2. The scheme would result in the loss of a parking space and offset parking provision onto the busy Alderton Hall Lane, which also served two primary schools close by, the Alderton Infant and Junior Schools.

**Application No:** EPF/1777/15  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr Sammuel Hellen  
**Planning File No:** 024504  
**Location:** 30 Forest Road, Loughton IG10 1DX  
**Proposal:** New house to be attached to no. 30 Forest Road.

The Committee had NO OBJECTION to this application but was concerned for the terracing effect with the neighbouring house, no 32 Forest Road, and because the new dwelling extended to within 800mm of the boundary.

**Application No:** EPF/1778/15  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr Sammuel Hellen  
**Planning File No:** 018328  
**Location:** 30 Forest Road, Loughton IG10 1DX  
**Proposal:** First floor rear extension with hipped end roof.

The Committee had NO OBJECTION to this application but was concerned the only parking space appeared to have been allocated to the site of the proposed new house in application EPF/1777/15.

**Application No:** EPF/1797/15  
**Officer:** David Baker  
**Applicant Name:** Mrs Cecilia Fernandez  
**Planning File No:** 007464  
**Location:** 142 River Way, Loughton IG10 3LL  
**Proposal:** Erection of ground floor front extension and conversion of garage into habitable room. Replacement of existing rear extension flat roof with pitched roof and skylights.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1841/15  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr David Jarvis  
**Planning File No:** 024500  
**Location:** 54 The Crescent, Loughton IG10 4PU  
**Proposal:** Proposed conversion from bungalow to two-storey house with loft accommodation and flat roofed ground floor rear extension. Demolish garage.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1846/15  
**Officer:** David Baker  
**Applicant Name:** Mr Daren Simcox  
**Planning File No:** 0194111  
**Location:** 25 Alderton Hill, Loughton IG10 3JD  
**Proposal:** First floor side extension above existing garage, sideways extension of roof, provision of additional dormers in the roof at front and rear, and formation of additional balcony at first floor rear.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

The Committee NOTED the contents of a letter of objection for the following two applications, which were for the same site.

**Application No:** EPF/1848/15CA  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr Enrico Montagnino  
**Planning File No:** 008268  
**Location:** Landscapes, 29 Woodbury Hill, Loughton IG10 1JF  
**Proposal:** Proposed garden room with roof terrace above and internal alterations.

The Committee expressed concern for the potential damage of the boundary hedge from the proposed works.

**Application No:** EPF/1849/15CA  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr Enrico Montagnino  
**Planning File No:** 008268  
**Location:** Landscapes, 29 Woodbury Hill, Loughton IG10 1JF  
**Proposal:** Proposed garage, extension to storage building and link.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1859/15CA  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr Jim Holloway  
**Planning File No:** 015041  
**Location:** 1 Woodbury Hollow Cottages, Woodbury Hill, Loughton IG10 1JD  
**Proposal:** Listed building application for proposed single storey rear extension.

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

**Application No:** EPF/1866/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr S Anderson  
**Planning File No:**  
**Location:** 15 Abbess Terrace, Loughton IG10 3FJ  
**Proposal:** Rear conservatory.

The Committee expressed concern for the overdevelopment of the plot owing to the limited amenity space that would be retained in the rear garden.

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

**Application No:** EPF/1867/15  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr Mark Hatton  
**Planning File No:** 016690

**Location:** Little Orchard, 32 Church Lane, Loughton IG10 1PD  
**Proposal:** A single storey rear extension of 7.98 metres deep by 8.32 metres wide.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1883/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mrs Nicky Howson  
**Planning File No:** 024499  
**Location:** 15A Sparelease Hill, Loughton IG10 1BS  
**Proposal:** Rear extension including front dormer window and 6 no. side roof lights to facilitate a loft conversion. Alteration to fenestration of front elevation to include insertion of new window at first floor. Alterations to first floor front bedroom and associated general internal alteration.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1884/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Howard Cohen  
**Planning File No:** 024381  
**Location:** 22 Connaught Avenue, Loughton IG10 4DS  
**Proposal:** Increase in the width of side extension and insertion of new window at rear ground floor level elevation (amendments to existing planning permission ref: EPF/0791/15 for the construction of 3 storey side extension).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1924/15  
**Officer:** David Baker  
**Applicant Name:** Mr & Mrs Julian & Elena Bishop  
**Planning File No:** 024501  
**Location:** 32 The Greens Close, Loughton IG10 1QE  
**Proposal:** Removal of conservatory at rear, and erection of ground floor rear extension and part one and part two storey side and rear extension and formation of raised patio area at rear.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1958/15  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr Jonathan Chadwick  
**Planning File No:** 010541  
**Location:** 47 Traps Hill, Loughton IG10 1TB  
**Proposal:** Raising of front gable roof and loft conversion with dormer windows to rear, two storey rear extension, front porch, new gates and boundary wall.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, members asked for additional planting of native trees and shrubs of a significant height behind the railings. This was to soften and lessen the impact of urbanisation on the streetscene from the proposed gates and railings.

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

Cllr Chalk left the meeting.

**Application No:** EPF/1964/15  
**Officer:** Moses Ekole  
**Applicant Name:** Ms Hilary Corbett  
**Planning File No:** 022586  
**Location:** 18 Harwater Drive, Loughton IG10 1LW  
**Proposal:** Single storey side and rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2129/15  
**Officer:** Robin Hellier  
**Applicant Name:** Mrs A Curry  
**Planning File No:** 016487  
**Location:** 38 Hazelwood, Loughton IG10 4ET  
**Proposal:** TPO/EPF/26/11 Lime: Crown lift to 6m.

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/2130/15  
**Officer:** Robin Hellier  
**Applicant Name:** Dr J Kari  
**Planning File No:** 001347  
**Location:** 5 Salcombe Park, High Road, Loughton IG10 4QT  
**Proposal:** TPO/EPF/09/90 T1 Lime: Remove dead wood (exempt works)  
TPO/EPF/18/12 T1 Cedar: Crown lift by 1.5 - 2m.

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/2149/15  
**Officer:** Robin Hellier  
**Applicant Name:** Mrs K Rosenbloom  
**Planning File No:** 011207  
**Location:** 21 Brook Road, Loughton IG10 1BW  
**Proposal:** CHI/02/70 A3: Tree of Heaven - Cut back from building by 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.

**761.2 Deemed Permission – provided for information only:**

**Application No:** EPF/1710/15  
**Officer:** Mavis Bird  
**Applicant Name:** Mr Alan Poole  
**Planning File No:**  
**Location:** 27 Conyers Way, Loughton IG10 2AB  
**Proposal:** Certificate of lawful development for proposed garden room

The Committee NOTED this application.

**Application No:** EPF/1854/15  
**Officer:** Mavis Bird  
**Applicant Name:** Mr & Mrs A Donoghue  
**Planning File No:** 024494  
**Location:** 6 Coles Green, Loughton IG10 2QS  
**Proposal:** Certificate of Lawful Development for proposed single storey rear extension.

The Committee NOTED this application.

**761.3 Others – provided for information only: EPF/1674/15, EPF/1808/15, EPF/1836/15, EPF/1895/15, EPF/1941/15, EPF/1970/15 and EPF/2098/15**

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

**PL762 Decisions**

**762.1 Decisions by Epping Forest District Council**

The Planning Decisions for July 2015 from Epping Forest District Council were NOTED.

**PL763 Licensing Applications**

**763.1 Application Granted under the Licensing Act 2003 – New premises licence – Sainsbury's, Former Car Park, Church Hill, Loughton IG10 1QR**

The Committee NOTED that Epping Forest District Council had granted this licencing application, and that the terms and conditions could be found at:  
<http://rds.eppingforestdc.gov.uk/documents/g8408/Printed%20minutes%2004th-Aug-2015%2010.00%20Licensing%20Sub-Committee.pdf?T=1>

**PL764 Enforcement and Compliance**

The Committee NOTED the reports.

**Signed:**.....  
**Date:** 21 September 2015



**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 21 September 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)

5 members of the public

**PL765 Apologies for Absence**

Apologies for absence were received from Cllr Downing.

**PL766 Declarations of Interest**

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

EPF/1912/15, EPF/1973/15 and EPF/1997/15.

**PL767 Confirmation of Minutes**

The Minutes of the meeting held on 7 September 2015 were CONFIRMED as a correct record and signed by the Chairman.

**PL768 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/2039/15

**Officer:** David Baker

**Applicant Name:** Mr Michael Briggs

**Planning File No:** 014070

**Location:** 1A Baldwins Hill, Loughton IG10 1SA

**Proposal:** Erection of first floor rear extension (as an amendment of previously approved EPF/1718/14 by way of full length doors and windows and Juliet balcony).

The Committee NOTED the contents of three letters of objection.

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

The Committee deplored this retrospective application and OBJECTED to the French doors and balcony, which had been installed. The amended design, viewed as a more substantial balcony than a typical Juliet balcony, was considered contrary to Policy DBE 9 (ii) of Epping Forest District Council's adopted Local Plan & Alterations on the grounds of overlooking and loss of privacy of the adjacent properties at the rear in Ashfields and next door in Baldwins Hill.

**Application No:** EPF/1269/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Burney Loughton Estates

**Planning File No:** 009967

**Location:** Golden Lion, Borders Lane, Loughton IG10 1TE

**Proposal:** Demolition of existing Public House and 10 and 12 Newmans Lane and construction of 8 x 1 bed flats and 22 x 2 bed flats in two blocks with undercroft parking and landscaping.

Cllr Chalk declared a personal interest in this item as she knew the owners of the existing establishment and left the meeting.

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

The Committee had NO OBJECTION to this application.

Cllr Chalk rejoined the meeting.

#### **PL769 Matters for Report**

**769.1 Notice of Appeal – EPF/0530/15 – 34 Barrington Green, Loughton IG10 2BA – 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) – Min no PL677.1**

The Committee reiterated its previous comments, which were:

*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.*

**769.2 EPF/0645/15 – 94 Lawton Road, Loughton IG10 2AA – Residential development comprising 5 no. 2 bed apartments and 2 no. 1 bed apartments – Min no PL757.1**

Details of the Appeal had been given at the meeting on 7 September 2015 when the Committee reiterated its objections to the Planning Inspectorate on this application.

Since the appeal was to be determined on the basis of written representations and a site visit, the Committee AGREED to nominate the Chairman, Cllr J Angold-Stephens, as its representative to attend the appeal site visit to restate the Town Council's case for objecting to this planning application. In her absence, the Vice Chairman, Cllr Davies would be asked to attend.

- 769.3 Amended description – EPF/1883/15 – 15A Sparelease Hill, Loughton IG10 1BS – Erection of first floor front extension, enlargement of roof and provision of front dormer window, conversion of integral garage to habitable room – Min no PL761.1**

The Committee NOTED the amended description.

- 769.4 Amended plan – EPF/1848/15CA – Landscapes, 29 Woodbury Hill, Loughton IG10 1JF – Proposed garden room with internal alterations – Min no PL761.1**

The Committee NOTED the revised description and that the roof terrace had been removed. Members reiterated their previous *concern for the potential damage of the boundary hedge from the proposed works*.

- 769.5 Neighbourhood Planning – PL701.5**

The Committee NOTED that, following the Council's successful application for the designation of the town of Loughton as a Neighbourhood Area, Ken Bean, Planning Policy Manager at Epping Forest District Council, and his colleague Luke Waterston had accepted an invitation to provide a short PowerPoint presentation at the Council meeting on 21 October 2015. There would also be an opportunity for discussion and questions on the preparation of a Neighbourhood Plan.

**PL770 Planning Applications**

- 770.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/1695/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Frankie Sidoli

**Planning File No:** 022173

**Location:** 180 The Broadway, Loughton IG10 3SS

**Proposal:** Two storey side extension and a single storey front extension.

The Committee considered this scheme was an overdevelopment in the street and was concerned this would create and accentuate a terracing effect. Members would prefer if these works were stepped back, and stepped in from the boundary to avoid any such terracing effect.

**Application No:** EPF/1912/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr John G Pike

**Planning File No:** 013134

**Location:** 31 Traps Hill, Loughton IG10 1SZ

**Proposal:** Application for a new planning permission to replace an extant planning permission (EPF/0842/12) for demolition and removal of existing dwelling house and erection of replacement.

The Committee NOTED the contents of one letter of objection.

The Committee had NO OBJECTION to this application but was concerned about the removal and clearance of trees and shrubs from the front and side boundaries. Members asked for a condition to ensure the planting of replacement vegetation, especially at the front with native species of trees.

**Application No:** EPF/1973/15

**Officer:** Jonathan Doe

**Applicant Name:** Spring Grove Limited

**Planning File No:** 006706

**Location:** 51 High Road, Loughton IG10 4JE

**Proposal:** Demolition of existing house and construction of eight residential flats with associated car parking spaces, amenity space and refuse collection area.

The Committee NOTED the contents of one letter of objection.

The Committee OBJECTED to this application which was considered an overdevelopment of the site and out of keeping with the streetscene, particularly the adjoining Victorian cottages at nos 53 – 59 High Road.

The Committee also deplored the removal of so many trees from the site, the balconies which were considered overly large structures and voiced concern at the lack of parking provision to be provided – 8 spaces for residents' cars, which included one disabled bay.

**Application No:** EPF/1976/15

**Officer:** David Baker

**Applicant Name:** Travis Perkins PLC (Property Dept)

**Planning File No:** 002989

**Location:** Goldtone House, Langston Road, Loughton IG10 3TQ

**Proposal:** Advertisement for consent for 7 no fascia signs – 4 to be internally illuminated, 1 no. set of 2 poster frames, 1 no. directional freestander and 1 no. part illuminated freestander in connection with proposed use as Wickes DIY store.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1997/15

**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.

The Committee NOTED the contents of two letters of objection.

The Committee reiterated its comments previously made for planning applications EPF/0661/15 and EPF/2398/14, which were:

*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/1998/15

**Officer:** David Baker

**Applicant Name:** Mrs Anita Mooney

**Planning File No:** 023286

**Location:** 3 Langley Meadows, Loughton IG10 2DL

**Proposal:** To change existing rental property from a 6 bedroom property to a 7 bedroomed house in multiple occupancy.

The Committee OBJECTED to the proposal which it considered was unsuitable for this type of accommodation and would compromise the privacy of the neighbours. Members considered the provision of one bathroom was insufficient for a 7 bedroomed house in multiple occupancy.

The intensification of use was therefore deemed contrary to Epping Forest District Council's adopted Local Plan & Alterations Policy DBE 11 (i), to create an undesirable precedent, and (ii), be likely to result in excessive noise/disturbance to neighbouring residents.

Members were also concerned by the probable impact of additional parking in this small cul-de-sac.

**Application No:** EPF/2019/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Mark Grace

**Planning File No:** 024390

**Location:** 58 Willingale Road, Loughton IG10 2DB

**Proposal:** Single storey front side and rear extensions. (Revised application).

The Committee NOTED the revised roof design but considered this was only a marginal improvement, and so restated its objection for EPF/1025/15, which was:

*The Committee OBJECTED to the proposed scheme on the grounds of overdevelopment of the plot and overbearing on the neighbouring properties.*

**Application No:** EPF/2037/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Chris Brown

**Planning File No:** 029518

**Location:** 4 Treetops View, Loughton IG10 4PR

**Proposal:** Single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2195/15

**Officer:** Robin Hellier

**Applicant Name:** Mr R Kodesh

**Planning File No:** 006647

**Location:** 10 St Johns Road, Loughton IG10 1RZ  
**Proposal:** TPO/EPF/115/10 Willow: Re-pollard.

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

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

#### **770.2 Deemed Permission – provided for information only:**

**Application No:** EPF/1694/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Frankie Sidoli  
**Planning File No:** 022173  
**Location:** 180 The Broadway, Loughton IG10 3SS  
**Proposal:** Certificate of lawful development for a roof extension including 1 no. rear dormer window and 2 no. front facing roof lights to facilitate a loft conversion.

The Committee NOTED this application.

**Application No:** EPF/2267/15  
**Officer:** Jonathan Doe  
**Applicant Name:** CK Property Investments (Loughton) Ltd  
**Planning File No:** 006876  
**Location:** Sir Winston Churchill and adjoining land, The Broadway, Loughton IG10 3SP  
**Proposal:** Certificate of lawful development for use of proposed top floor maintenance office granted under planning permission EPF/2163/13 as office (Class B1a) not for visiting members of the public.

The Committee NOTED this application.

#### **770.3 Others – provided for information only: EPF/1855/15, EPF/2018/15, EPF/2192/15 and EPF/2287/15**

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

#### **PL771 Decisions**

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

The Planning Decisions for August 2015 from Epping Forest District Council were NOTED.

#### **PL772 Licensing Applications**

No licensing applications had come to officers' attentions.

##### **772.1 Application Granted under the Licensing Act 2003 – Variation of a premises licence – Church Hill Service Station, 117 Church Hill, Loughton IG10 1QR**

The Committee NOTED the details of the variation to the terms and conditions of the licence given in the Minutes of the District Council's

Licensing Sub-Committee meeting held on 24 August 2015, which could be viewed at the link below:

<http://rds.eppingforestdc.gov.uk/ieListDocuments.aspx?MId=8510&x=1>

**PL773 Enforcement and Compliance**

The Committee NOTED the reports.

**Signed:.....**

**Date: 5 October 2015**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 5 October 2015 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** J Angold-Stephens (in the Chair)  
P Abraham J Bostock  
I Lawrence (as substitute for T Downing)

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

16 members of the public

**PL774 Apologies for Absence**

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

**PL775 Declarations of Interest**

Cllr Bostock declared a non-pecuniary interest in EPF/2313/15 as her daughter had previously been contracted to carry out some work by the owners.

Cllr Lawrence declared a non-pecuniary interest in EPF/2086/15 as she had been contacted by residents about this application prior to the meeting.

Cllr J Angold-Stephens declared a pecuniary and personal interest in EPF/2086/15 as she knew the applicants well and stated she would leave the meeting when the planning application was considered.

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

EPF/2111/15, EPF/2197/15, EPF/2231/15 and EPF/2266/15.

**PL776 Confirmation of Minutes**

The Minutes of the meeting held on 21 September 2015 were CONFIRMED as a correct record and signed by the Chairman.

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

**PL777 Matters for Report**

**777.1 EPF/1998/15 – 3 Langley Meadows, Loughton IG10 2DL – To change existing rental property from a 6 bedroom property to a 7 bedroomed house in multiple occupancy – Min no PL770.1**

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

Members noted the amended plan and additional information provided at the meeting by the applicant. The Committee NO OBJECTION to this application.



**PL778 Planning Applications**

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

**Application No:** EPF/1858/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Michael Rolfe

**Planning File No:** 003897

**Location:** Dower Cottage, Nursery Road, Loughton IG10 4RJ

**Proposal:** First floor front extension and creation of crown roof with truncated gables to sides and front dormer with access to balcony area. Front canopy above door.

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/1980/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr & Mrs Farooq Raja

**Planning File No:** 011866

**Location:** 55 Alderton Hill, Loughton IG10 3JD

**Proposal:** Demolish single storey side extension and replace with two storey extension with larger footprint and crown roof. Replacement extension to incorporate pool and roof accommodation with Juliette balcony in front and rear gable, and roof lights. Railings and two pairs of vehicular gates. New landscaping.

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

The Committee had NO OBJECTION to this application and was pleased to see the hedge behind the proposed front railings would be retained. Members NOTED that the protected red cedar tree at the front would have to be removed, but were pleased that two semi-mature trees would be planted as replacements.

**Application No:** EPF/2086/15

**Officer:** Jonathan Doe

**Applicant Name:** Jonathan Knapman

**Planning File No:** 024515

**Location:** Land adjacent to 2 Spareleaze Hill, Loughton IG10 1BT

**Proposal:** Proposed 4 bedroom detached house.

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

The Committee NOTED the contents of five letters 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 block plan (drawing no: KTEF/15/04) as this was brought to their attention by the member of the public that addressed the meeting.

The Committee OBJECTED to this application which was considered an overdevelopment of a small plot and out of keeping with the streetscene. Members expressed concern over the lack of private amenity space to be retained and for

highway safety with access onto the hill at this point. Members also disliked the proposed location of the bin store, by the roadside at the front.

Cllr J Angold-Stephens rejoined the meeting and retook the chair.

**Application No:** EPF/2157/15

**Officer:** David Baker

**Applicant Name:** Mr Cliff May

**Planning File No:** 007566

**Location:** 8 Coteford Close, Loughton IG10 2NT

**Proposal:** Removal of condition 2 of planning application EPF/1162/79 requiring retention of garage for parking of a motor vehicle.

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/2198/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr & Mrs Martin Jaycock

**Planning File No:** 008194

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

**Proposal:** Proposed new dwelling on the site of previous tennis court.

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

The Committee OBJECTED to this application which was considered unsympathetic to the streetscene.

#### **PL779 Matters for Report**

**779.1 Notice of Appeal – EPF/0749/15 – 2A Summerfield Road, Loughton IG10 4QD – 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) – Min no PL686.1**

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.

**779.2 Amended plans and description – EPF/1849/15CA – Landscapes, 29 Woodbury Hill, Loughton IG10 1JF – Proposed garage and extension to existing outbuilding – Min no PL761.1**

The Committee had NO OBJECTION to this amended application.

**779.3 Pre-application Consultation – Proposed new base station – Westall Road Streetworks, junction of Westall Road and Burney Drive, Loughton IG10 2HX – Min no PL592**

The Committee NOTED the revised proposal for this second pre-application consultation for CTIL\_150062 O2\_71790 VF\_81763, land at the junction of Westall Road, Etheridge Road and Burney Drive (NGR 544129 196940N).

Members supported the re-positioning and grouping of the cabinets on the adjacent grassland instead of the footway and the reduction in height of the monopole from 15 metres to 13.5 metres.

**779.4 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 PL659.1**

The Committee NOTED the information received that the Planning Inspectorate had dismissed the appeal and upheld the enforcement notice issued by Epping Forest District Council.

**PL780 Planning Applications**

**780.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/1837/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Roger Myers

**Planning File No:**

**Location:** 37A Albion Hill, Loughton IG10 4RD

**Proposal:** Change bungalow to house; extension to the roof and front elevations including conversion of roof into first floor. Conversion of garage to bedsit.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1911/15

**Officer:** David Baker

**Applicant Name:** Mr Sangha

**Planning File No:** 018656

**Location:** 9 Swan Lane, Loughton IG10 4QW

**Proposal:** Erection of part one and part two storey rear extension (renewal of lapsed consent EPF/0159/12).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2068/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Alun Davies

**Planning File No:** 029539

**Location:** 39 Ladyfields, Loughton IG10 3RP

**Proposal:** Proposed garage to side and boundary wall and sliding gate to front of property.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2076/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Maya Polenz

**Planning File No:** 001605

**Location:** The Obelisk at Warren Field, The Warren, Nursery Road, Loughton IG10 4RN

**Proposal:** Grade II listed building application for the maintenance and repair to the Obelisk at Warren Field, including careful removal of moss and lichen, rubbing down of remnants of previous lime wash, raking out loose jointing and re-pointing and re-application of lime wash.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2095/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Dean Bone  
**Planning File No:** 029525  
**Location:** 30 Habgood Road, Loughton IG10 1HF  
**Proposal:** Demolition of existing garage and construction of new garage.

The Committee had NO OBJECTION to this application but asked for a condition to ensure the new garage remained ancillary to the main dwelling only and not used for residential purposes.

**Application No:** EPF/2111/15  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr Dean Shea  
**Planning File No:** 007348  
**Location:** 257 Chester Road, Loughton IG10 2LW  
**Proposal:** Subdivision of site and proposed 1 no. 1 bed dwelling house with parking and garden area.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The proposed development was considered a garden grabbing, overdevelopment of the plot that would leave little private amenity space. Members commented there was no room for any softening of the landscape at the front because this was where the parking space would be positioned.

**Application No:** EPF/2134/15  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr James Bain  
**Planning File No:** 004885  
**Location:** Loughton Station, Station Approach, Loughton IG10 4PD  
**Proposal:** Application for listed building consent to carry out the following works; ticket office windows removed, the apertures block-work in-filled, rendered and painted to match surrounding finishes.

The Committee expressed concern that the scheme would spoil the look of the interior of the station, which was a listed building, and would prefer a re-designed proposal to retain more of the original/current features.

**Application No:** EPF/2151/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr & Mrs J McNally  
**Planning File No:** 008512  
**Location:** 93 Spring Grove, Loughton IG10 4QG  
**Proposal:** First floor rear extension above existing extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2182/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Stan Loyal  
**Planning File No:** 005685  
**Location:** 11A Broadstrood, Loughton IG10 2SB  
**Proposal:** Single storey sloping roof rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2185/15  
**Officer:** Moses Ekole  
**Applicant Name:** Ms Samantha Jennings  
**Planning File No:** 015837  
**Location:** 14 Ollards Grove, Loughton IG10 4DW  
**Proposal:** Single storey rear extension and first floor side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2186/15  
**Officer:** David Baker  
**Applicant Name:** Ms Sabena Sheikh  
**Planning File No:** 024072  
**Location:** 57 Church Lane, Loughton IG10 1NW  
**Proposal:** Single storey side, rear and front extensions. First floor side and rear extensions. Rear dormer window. (Amendment to previously approved EPF/1489/14 by way of provision of rear dormer window at second floor level).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2197/15  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr A Walker  
**Planning File No:** 004954  
**Location:** 15 Oakwood Hill Industrial Estate, Oakwood Hill, Loughton IG10 3TZ  
**Proposal:** Installation of two storey business units (Use Class B1a); part single and part two storey cafe (Use Class A3); together with associated welfare facilities and parking; forming a business incubator development of 36 units based on reconditioned shipping containers.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, and supported the concept of a business incubator development and the proposed use of recycled shipping containers.

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

**Application No:** EPF/2201/15  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr Russell Huntley  
**Planning File No:** 008958  
**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/2222/15

**Officer:** Ian Ansell

**Applicant Name:** Mr K O'Connor

**Planning File No:** 016848

**Location:** 14 Eleven Acre Rise, Loughton IG10 1AN

**Proposal:** Single-storey basement (and associated works) below extended kitchen/dining room. Single-storey glass extension (at ground floor level) to rear elevation to create enlarged kitchen/dining room.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2230/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Constantin Figura

**Planning File No:** 029545

**Location:** 1 Greenfield Close, Loughton IG10 3HG

**Proposal:** Two-storey side extension, creating integral garage, with hipped roof extended across. Extend single storey front extension to side. Two-storey rear extension with hipped roof and single storey flat roofed rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2231/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Jonathan Chadwick

**Planning File No:** 010541

**Location:** 47 Traps Hill, Loughton IG10 1TB

**Proposal:** Proposed double garage to front linked to main house, conversion of existing garage and closure of one vehicular entrance/exit.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2255/15

**Officer:** Ian Ansell

**Applicant Name:** Mrs Candy Ou

**Planning File No:** 002761

**Location:** 6A Valley Hill, Loughton IG10 3AA

**Proposal:** Change of use to the premises. 6A Valley Hill from use as shop premises (Use Class A1) to use as a hot food takeaway (Use Class A5).

The Committee expressed concern for highway safety as the proposed takeaway that was likely to attract parking was located very close to a bus stop and crossroads.

**Application No:** EPF/2266/15

**Officer:** David Baker

**Applicant Name:** Telefonica UK Ltd

**Planning File No:** TEL1

**Location:** Grass area 2m to rear of pavement on east side of Pyrles Lane 15m from its junction with Rectory Lane, Loughton IG10 2NH

**Proposal:** Telecommunications application for the replacement of the existing 12.5 metre high column with a new 13.5 metre high column on the existing root foundation, and replacement of 1 no. existing cabinet with 2 new cabinets.

The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2273/15

**Officer:** Ian Ansell

**Applicant Name:** Mr Jake Skipper

**Planning File No:** 029544

**Location:** 17 Goldings Rise, Loughton IG10 2QP

**Proposal:** Proposed front and rear extensions and new roof structure to include first floor. Engineering works at the front to lower drive level and widen to provide 2 x car parking spaces.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2279/15

**Officer:** David Baker

**Applicant Name:** Telefonica UK Ltd

**Planning File No:** TEL1

**Location:** Highways pavement in front of numbers 1 to 3 Oakwood Parade, Oakwood Hill, Loughton IG10 3EL

**Proposal:** Telecommunications application for the replacement of an existing 12.5 metre high column with a new 15 metre high column.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2313/15

**Officer:** Moses Ekole

**Applicant Name:** James & Katie Brunger

**Planning File No:** 004785

**Location:** 36 Queens Road, Loughton IG10 1RS

**Proposal:** Proposed front & rear dormer extensions all below the level of the existing house ridge but including raising of the side hip to gable. Front dormer position over existing bay has been set back to align with the adjacent new proposed front dormer.

Cllr Bostock declared a personal interest in this application and left the meeting.

The Committee had NO OBJECTION to this application.

Cllr Bostock rejoined the meeting.

**Application No:** EPF/2343/15

**Officer:** Robin Hellier

**Applicant Name:** Mr Mann

**Planning File No:** 004327

**Location:** 7 High Silver, Loughton IG10 4EL

**Proposal:** CHI/04/70 A1

T1 - Pine: Crown lift to 6m, prune back from house.

T2 - Pine: Fell.

T3 - Oak: Crown lift to 5m and reduce crown by 3.5m 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.

**780.2 Determinations and Works to Trees in Conservation Areas – provided for information only:**

**Application No:** EPF/2302/15CA  
**Officer:** Robin Hellier  
**Applicant Name:** Mr S Rowlands  
**Planning File No:** 019394  
**Location:** 23 Forest Way, Loughton IG10 1JG  
**Proposal:** York Hill Conservation Area:  
Weeping Ash (front of property) - Reduce by 1m  
Holly (rear of property) - Overall reduction of 1m

The Committee NOTED this application.

**780.3 Deemed Permission – provided for information only:**

**Application No:** EPF/2067/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr & Mrs Simon and Bina Horner  
**Planning File No:** 001060  
**Location:** 49 The Drive, Loughton IG10 1HG  
**Proposal:** Certificate of lawful development for a proposed hip to gable roof extension and rear dormer window in a loft conversion.

The Committee NOTED this application.

**Application No:** EPF/2112/15  
**Officer:** Mavis Bird  
**Applicant Name:** Mr Philip Woolston  
**Planning File No:** 029531  
**Location:** 41 Danbury Road, Loughton IG10 3AR  
**Proposal:** Certificate of Lawful Development for proposed outbuilding.

The Committee NOTED this application.

**Application No:** EPF/2224/15  
**Officer:** Stephan Solon  
**Applicant Name:** Mr Stephen Porcas  
**Planning File No:** 001055  
**Location:** 12 Marjorams Avenue, Loughton IG10 1PT  
**Proposal:** Certificate of Lawful Development for proposed completion of previously approved (planning permission EPF/0674/74) but not fully completed two-storey rear and side extension with garage.

The Committee NOTED this application.

**Application No:** EPF/2243/15  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr Simon Bussell



**Planning File No:** 029546

**Location:** 19 Sedley Rise, Loughton IG10 1LS

**Proposal:** Certificate of Lawful Development for proposed loft conversion with hip to gable roof, rear dormer and one roof light to front elevation.

The Committee NOTED this application.

**780.4 Others – provided for information only: EPF/2286/15, EPF/2329/15 and EPF/2381/15.**

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

**PL781 Decisions**

**781.1 Decisions by Epping Forest District Council**

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

**PL782 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL783 Enforcement and Compliance**

The Committee NOTED the reports.

**Signed:**.....

**Date:** 19 October 2015

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 19 October 2015 at 7.45pm at 1 Buckingham Court.**

**Present:**

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

**Also in attendance:**

D Wixley

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

6 members of the public

**PL784 Apologies for Absence**

Apologies for absence were received from Cllr Chalk. The Planning Committee Clerk reported that Cllr Lawrence had been nominated as Cllr Chalk's substitute for this meeting, although she was not present.

**PL785 Declarations of Interest**

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

EPF/2254/15, EPF/2325/15, EPF/2378/15, EPF/2405/15 and EPF/2418/15.

Cllr Wixley stated he was a non-voting member of this Committee. He also 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.

Cllr Bostock declared a non-pecuniary interest in application EPF/2263/15 as she knew the applicant.

**PL786 Confirmation of Minutes**

The Minutes of the meeting held on 5 October 2015 were CONFIRMED as a correct record and signed by the Chairman.

**PL787 Planning Applications**

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

**Application No:** EPF/2213/15

**Officer:** Ian Ansell

**Applicant Name:** Mr Kulbir Singh

**Planning File No:** 006909

**Location:** 9 Bushfields, Loughton IG10 3JT

**Proposal:** Two storey side and part rear extension.

The Committee NOTED the contents of one 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 an overdevelopment of the plot and could potentially create a terracing effect. There was concern as, though the applicant had stated in the accompanying documentation that parking provision would not be affected, members believed parking provision would be reduced by one space. This would then worsen the existing daily on-street parking congestion in the road.

**Application No:** EPF/2399/15

**Officer:** David Baker

**Applicant Name:** Mr Stephen Lopez

**Planning File No:** 024510

**Location:** 153 Colebrook Lane, Loughton IG10 2HP

**Proposal:** Demolition of rear conservatory and erection of a part one and part two storey rear extension. (Revised application to previously approved EPF/1226/15 – by way of provision of curved corner wall on the north east corner of the proposed extension).

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

The Committee had NO OBJECTION to this application.

**PL788 Matters for Report**

**788.1 Notice of Appeal – EPF/0163/15 – 61 Deepdene Road, Loughton IG10 3PH – Demolition of garage and single storey side extension, erection of two bedroom house at end of resulting terrace. New vehicular crossover for existing house – Min no PL652.1**

The Committee reiterated its comments previously made, which were:

*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.*

**788.2 Essex County Council – Statement of Community Involvement – Update 2015 – Min no PL702**

The Committee NOTED that the Statement of Community Involvement (SCI) Update for Minerals and Waste Planning had been adopted by Essex County Council's Cabinet on 22 September 2015.

**PL789 Pre-application Consultation on Mobile Phone Mast – Proposed base station – Epping Forest District Council Park Nursery, Pyrles Lane, Loughton IG10 2JS (NGR 543600 E 197245 N) – CTIL\_150057 O2\_71765 VF\_77114**

The Committee considered it was inappropriate to site a new mobile phone mast adjacent to the scenic Hillyfields open space – land under the protection of the Fields in Trust and dedicated as a Queen Elizabeth II playing field.

The Committee ASKED if the existing base station sited close to the junction of Pyrles Lane with Rectory Lane was sufficient.

Since the District Planning Officer who dealt with most telecom applications was also the case officer for the current neighbouring application for the Pyrles Lane

Nursery housing scheme, EPF/2254/15, members requested that the Officer be informed of the Town Council's response, in this case.

**PL790 Planning Applications**

**790.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/1910/15

**Officer:** Jonathan Doe

**Applicant Name:** Dr G Ananthapadmanaban

**Planning File No:** 007257

**Location:** 45 Forest View Road, Loughton IG10 4DY

**Proposal:** Single storey front extension. Two storey side and rear extension. New roof with front and rear dormer windows. Raised patio/decking to rear with 2m high screens.

The Committee NOTED the contents of one letter of objection.

The Committee was concerned by the bulk of the proposal and its effect on the neighbour at no 47 Forest View Road.

**Application No:** EPF/2254/15

**Officer:** David Baker

**Applicant Name:** Epping Forest District Council

**Planning File No:** 008648

**Location:** Pyrles Lane Nursery, Pyrles Lane, Loughton IG10 2NL

**Proposal:** Outline application for the demolition of tree/plant nursery and erection of up to 36 dwellings (flats and houses), landscaping, 75 car spaces and associated infrastructure. (Revised scheme following refusal of EPF/0458/13).

The Committee NOTED the contents of six letters of objection, one of which included a petition with 29 signatures.

The Committee strongly OBJECTED to this application on the following grounds.

1. The access road was totally inadequate to take vehicles in two directions simultaneously, yet the development had parking provision for 75 vehicles, so there would be a substantial volume of traffic entering and exiting continually.
2. There was also no provision for pedestrians, such as mums with buggies, the elderly or disabled sharing the use of this entrance road to the detriment of highway safety.
3. Members commented on the existing evidence that Pyrles Lane was already a busy road and that this housing scheme would only exacerbate the daily traffic congestion. There was a 'concealed entrance' sign for vehicles driving from Rectory Lane towards the access road, sited on a bend, as well as speed bumps the length of Pyrles Lane. The site entrance was also close to Fairmeads T-junction, a busy GP surgery and a small shopping parade. Pyrles Lane was also a regular bus route, used by school traffic, and by children/students walking to and from schools in the vicinity.

**Application No:** EPF/2263/15

**Officer:** Ian Ansell

**Applicant Name:** Ms Nancy Venables - Woodbury Homes

**Planning File No:** 010300

**Location:** 244 High Road, Loughton IG10 1RB

**Proposal:** Change of use from use as shop Use Class (A1) to use for financial and professional service purposes Use Class (A2) as an estate agency office.

The Committee had NO OBJECTION to this application but regretted the loss of a retail unit in the High Road.

**Application No:** EPF/2300/15

**Officer:** Moses Ekole

**Applicant Name:** Dr Catherine Orji

**Planning File No:** 029551

**Location:** 45 Cheltenham Gardens, Loughton IG10 3AW

**Proposal:** Single storey rear outbuilding following demolition of existing rear garage.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2319/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Ozan Ahmet

**Planning File No:** 023998

**Location:** 10 Honeycroft, Loughton IG10 3PR

**Proposal:** Two storey side extension.

Members could not see any difference between this application and an earlier application EPF/0968/14, withdrawn by the applicant.

The Committee therefore reiterated its previous objection, which was:

*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.*

**Application No:** EPF/2325/15

**Officer:** David Baker

**Applicant Name:** Waldon Telecom Ltd

**Planning File No:** TEL1

**Location:** Back edge of pavement, north side of Oakwood Hill, 50m west of its junction with Marlescroft Way, Loughton IG10 3NB

**Proposal:** Replacement of existing 15m high telecommunications column with a 17.5m high telecommunications column on a new base. The new column to be painted green.

The Committee NOTED the contents of one letter of support.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2360/15

**Officer:** Moses Ekole

**Applicant Name:** Ms Maria Mosquera

**Planning File No:** 029557  
**Location:** 83 The Drive, Loughton IG10 1HL  
**Proposal:** Single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2362/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Malcolm Slade  
**Planning File No:** 012752  
**Location:** 39 Church Hill, Loughton IG10 1QP  
**Proposal:** Single storey rear extension. New front porch.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2376/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Steven Reynolds  
**Planning File No:** 024251  
**Location:** 24 Goldings Road, Loughton IG10 2QN  
**Proposal:** First floor rear extension.

The Committee was concerned by the impact of the development on the neighbour at no 26 Goldings Road.

**Application No:** EPF/2378/15  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr Michael Hill  
**Planning File No:** 004899  
**Location:** 89 High Road, Loughton IG10 4JD  
**Proposal:** Amendment, to planning approval EPF/2442/14 (appeal reference APP/J1535/W/15/3011328) from 10 one-bed flats to 8 one-bed flats and 2 two-bed studio flats, together with minor external alterations to rooflights and formation of front dormer to replace small feature roof over front bay.

The Committee NOTED the contents of one letter of objection.

The Committee OBJECTED to this application to further the intensification of use, as it considered the application for 10 one-bed flats, allowed on appeal, the most that could be accommodated on this plot.

**Application No:** EPF/2390/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr & Mrs Stephen and Kat Wright  
**Planning File No:** 029559  
**Location:** 9 Drayton Avenue, Loughton IG10 3DF  
**Proposal:** Part single, part two 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/2398/15

**Officer:** Ian Ansell

**Applicant Name:** Mountcharm Group

**Planning File No:** 011442

**Location:** 188 - 194 High Road, Loughton IG10 1DN

**Proposal:** Prior approval for a proposed change of use from use as offices (Use Class B1 (a)) to use as 6x2 bedroom residential units and 6x1 bedroom residential units (Use Class C3).

The Committee had NO OBJECTION to the change of use. Members however, were concerned by the lack of parking provision to be provided and stated that future occupants of these flats should not be eligible for resident parking schemes in the town.

**Application No:** EPF/2405/15CA

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Simon Pryce

**Planning File No:** 014752

**Location:** 18A York Hill, Loughton IG10 1RL

**Proposal:** Demolition of existing garden shed and proposed new single storey side extension.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds of access for the occupants of the first floor above.

**Application No:** EPF/2413/15

**Officer:** Robin Hellier

**Applicant Name:** Mr Eddy Marle

**Planning File No:** 003550

**Location:** 8 Warren Hill, Loughton IG10 4RL

**Proposal:** TPO/EPF/07/79/T72:

Yew – Fell because of excessive shading and low amenity value. Berries on car, sticky, carried into house. Dark living room. Attracts squirrels, in turn resulting in increased maintenance of front drive. Replanting: willing to replant younger tree of any species at council's direction.

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/2418/15

**Officer:** Ian Ansell

**Applicant Name:** Mr Brendan McParland

**Planning File No:** 029561

**Location:** 21 Priory Road, Loughton IG10 1AF

**Proposal:** Demolition of existing bungalow and erection of 2 no. 3 bed dwellings.

The Committee NOTED the contents of one letter of objection.

The Committee OBJECTED to this application which was considered an overdevelopment and over bulky on the streetscene. Members would have no objection to a single two storey house.

**Application No:** EPF/2434/15  
**Officer:** Jonathan Doe  
**Applicant Name:** Ms Lin-Ling Liu  
**Planning File No:** 024292  
**Location:** 4 Hampton Mead, Loughton IG10 1TX  
**Proposal:** Two storey side and single storey front, rear and side extensions.

The Committee OBJECTED to the overbearing proposal which was considered an overdevelopment of the plot and detrimental to the amenities of the neighbours at no 5 Hampton Mead.

**Application No:** EPF/2440/15  
**Officer:** Robin Hellier  
**Applicant Name:** Ms Pippa Shukla  
**Planning File No:** 021923  
**Location:** Hillview, 88 Tycehurst Hill, Loughton IG10 1DA  
**Proposal:** TPO/EPF/12/87/T2:  
Walnut – requires light pruning away from neighbour's flat roof and house windows.

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/2448/15  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr & Mrs Simon Hussain  
**Planning File No:** 024516  
**Location:** 10 Harwater Drive, Loughton IG10 1LW  
**Proposal:** Single storey rear and side extension and demolition of existing garage/side extension.

The Committee had NO OBJECTION to this application.

#### **790.2 Deemed Permission – provided for information only:**

**Application No:** EPF/2122/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr David Pace  
**Planning File No:** 004219  
**Location:** 43A Upper Park, Loughton IG10 4EQ  
**Proposal:** Certificate of Lawful Development for proposed single storey side extension with a flat roof.

The Committee NOTED this application.

**Application No:** EPF/2347/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Egidijus Puskis  
**Planning File No:** 029556  
**Location:** 4 Ladyfields, Loughton IG10 3RR



**Proposal:** Certificate of lawful development for roof extension including 1 no. rear dormer window, Juliet balcony and 3 no. front facing roof lights to facilitate a loft conversion. Single storey rear extension.

The Committee NOTED this application.

**790.3 Others – provided for information only: EPF/2334/15 and EPF/2347/15.**

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

**PL791 Decisions**

**791.1 Decisions by Epping Forest District Council**

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

**PL792 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL793 Enforcement and Compliance**

The Committee NOTED the reports.

**Signed:.....**

**Date: 2 November 2015**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 2 November 2015 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** P Abraham (in the Chair until Min no PL797)  
C Davies (in the Chair from Min no PL797)  
M Chalk I Lawrence (as substitute for J Angold-Stephens)

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

1 member of the public

In the absence of the Chairman and Vice Chairman, Cllr Abraham was elected as Chairman.

**PL794 Apologies for Absence**

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

**PL795 Declarations of Interest**

Cllrs Abraham, Chalk and Lawrence declared a non-pecuniary interest in the following applications owing to comments received from the Loughton Residents Association Plans Group:  
EPF/2423/15 and EPF/2475/15.

**PL796 Confirmation of Minutes**

The Minutes of the meeting held on 19 October 2015 were CONFIRMED as a correct record and signed by the Chairman.

**PL797 Planning Applications**

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

Cllr Davies joined the meeting during the next item and took the Chair.

**Application No:** EPF/2475/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Jon Robbins

**Planning File No:** 001468

**Location:** 57 Tycehurst Hill, Loughton IG10 1BZ

**Proposal:** Side/rear extension at lower ground floor level, ground floor and first floor levels. Single storey rear extension at lower ground floor level and form terrace area on its roof with obscure glazed side screen. Lantern style roof light to ground floor rear extension. Front dormer and roof light, rear dormer and roof light and side roof light.

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 proposal was considered an overdevelopment that would impact on the adjacent properties owing to the gradient of the land.

There was additional concern over loss of privacy (from overlooking), light and outlook to neighbours, and members questioned if the 45 degree rule would be breached with regard to the property at no 59 Tycehurst Hill.

The Committee asked for a condition to ensure the retention and protection of the green hedge at the front boundary, and requested a similar replacement species of hedgerow if this was to be removed.

#### **PL798 Matters for Report**

##### **798.1 Notice of Appeals:**

###### **798.1.1 EPF/2422/14 – 246 Willingale Road, Loughton IG10 2BX – Two storey side extension – Min no PL694.1**

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.

###### **798.1.2 EPF/2764/14 – 20 Ollards Grove, Loughton IG10 4DW – 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) (ref no: APP/J1535/W/15/3033668) – Min no PL748.1.2**

The Committee NOTED that the Appeal Hearing would commence at 10am on 19 November 2015 in Committee Room 2 at the Epping Forest District Council Civic Offices in Epping. Cllr Davies was nominated to attend the hearing at which time the arrangements for the site visit would be made by the Inspector.

##### **798.2 Loughton Building Design Award – Min no PL642.1**

It was NOTED that any member of Loughton Town Council could choose to submit a nomination for this award, provided the Planning Committee Clerk received these no later than 31 January 2016.

##### **798.3 Amended plans – EPF/2111/15 – 257 Chester Road, Loughton IG10 2LW – Subdivision of site and proposed 1 no. 1 bed dwelling house with parking and garden area – Min no PL780.1**

The Committee considered the amended plans and noted the inclusion of a small area of landscaping at the front but AGREED its previous objections still stood, which were:

*The Committee OBJECTED to this application. The proposed development was considered a garden grabbing, overdevelopment of the plot that would leave little private amenity space.*

*Members commented there was no room for any softening of the landscape at the front because this was where the parking space would be positioned.*

#### **PL799 Planning Applications**

**799.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/2352/15  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr & Mrs Jason and Tara McMullen  
**Planning File No:** 024518  
**Location:** 9 Roundmead Close, Loughton IG10 1QA  
**Proposal:** Proposed single storey side extension to enlarge kitchen.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2401/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Ashton  
**Planning File No:**  
**Location:** Oakridge Cottage, 25 Sparelease Hill, Loughton IG10 1BS  
**Proposal:** Two storey side extension. Single storey front and rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2423/15  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** MK Associates  
**Planning File No:** 001860  
**Location:** 38 Chigwell Lane, Loughton IG10 3NY  
**Proposal:** Change of use of ground, first and second floors from use as Offices (Use Class B1) to use as 9 self-contained flats (4 x 1 bedroom flats and 5 x studio flats) (Use Class C3) (Front part of building fronting Chigwell Lane).

The Committee NOTED the contents of a letter of objection.

The Committee was concerned for the amenities of the neighbouring cottage at no 36 Chigwell Lane from this proposed intensification of use on the access routes to the site. There was additional concern that owing to the lack of parking provision at the rear for only five spaces this could overspill onto the front verge bordering Chigwell Lane, the busy A1168.

**Application No:** EPF/2436/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mrs Margaret Walton  
**Planning File No:** 009824  
**Location:** 30 Church Lane, Loughton IG10 1PD  
**Proposal:** First floor rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2442/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr & Mrs A Ford  
**Planning File No:** 004737  
**Location:** 62 Queens Road, Loughton IG10 1RS  
**Proposal:** Single storey front extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2458/15

**Officer:** Moses Ekole

**Applicant Name:** Mrs S Durham

**Planning File No:** 022471

**Location:** 15 Queens Road, Loughton IG10 1RR

**Proposal:** To replace existing bay windows with UPVC windows at front elevation.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2459/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Kevin Murrell

**Planning File No:** 020977

**Location:** 2 Wroths Path, Loughton IG10 1SH

**Proposal:** Conversion of storage areas and single storey rear extension following demolition of existing rear addition. Alterations to front elevation to include a new window on ground floor and new porch.

The Committee had NO OBJECTION to the conversion of storage areas and single storey rear extension following demolition of existing rear addition. However, members expressed concern that the proposed porch was not in keeping with the adjoining Victorian semi-detached cottage, as these were on the edge of a designated conservation area. There was additional concern for the loss of parking provision at the front.

**Application No:** EPF/2480/15CA

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Rob Montalto

**Planning File No:** 001669

**Location:** 16 York Hill, Loughton IG10 1RL

**Proposal:** Conversion and alteration of offices (B1 Use Class) to dwelling houses (C3 Use Class) to provide 2 x 2 bed flats.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2481/15

**Officer:** Moses Ekole

**Applicant Name:** Mr & Mrs Sammut

**Planning File No:**

**Location:** 32 Broadstrood, Loughton IG10 2SB

**Proposal:** Single storey rear extension. New pitched roof with roof lights over existing single storey rear extension and associated alterations. Conversion of existing integral garage into habitable room. Alterations to existing rear patio area to include construction of new external steps.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2487/15

**Officer:** Moses Ekole

**Applicant Name:** Homebase Ltd

**Planning File No:** 006441

**Location:** Homebase, 140 Church Hill, Loughton IG10 1LH

**Proposal:** Installation of covered storage canopy within existing service area.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2501/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mrs Samantha Collier  
**Planning File No:** 022324  
**Location:** 18 Leycroft Close, Loughton IG10 3EZ  
**Proposal:** Two storey side extension and single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2520/15  
**Officer:** Robin Hellier  
**Applicant Name:** Mr M Housden  
**Planning File No:** 024518  
**Location:** 20 Fallow Fields, Loughton IG10 4QP  
**Proposal:** Oak (T1) – Reduced in height by 2 metres and lateral branches, overhanging garden, will be reduced in length by no more than 1.5m.  
Ash (T2) – The trees will be reduced to prevent excess shading to upper part of garden.

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/2532/15  
**Officer:** Robin Hellier  
**Applicant Name:** Mrs Caroll Burns  
**Planning File No:** 010580  
**Location:** 8 Wellfields, Loughton IG10 1NX  
**Proposal:** TPO/EPF/14/83/T7 (Blue Cedar):  
Cut back lower crown in order to maintain tree spread.  
Cut back 1 - 1.5m all round, remove any deadwood.

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/2542/15  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr Selahatyi Cicek  
**Planning File No:** 024259  
**Location:** 7 Colebrook Lane, Loughton IG10 2HQ  
**Proposal:** Proposed dormer to rear roof slope as part of a loft conversion.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2554/15

**Officer:** Moses Ekole

**Applicant Name:** Demi Power Ltd

**Planning File No:** 024521

**Location:** 241A High Road, Loughton IG10 1AD

**Proposal:** New entrance door, new tiled store riser, re-spray shopfront and redecorate columns.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2559/15

**Officer:** Moses Ekole

**Applicant Name:** Demi Power Ltd

**Planning File No:** 024521

**Location:** 241A High Road, Loughton IG10 1AD

**Proposal:** Advertisement consent to display 1 x internally illuminated fascia sign with 1x re-skinned internally illuminated Colonel box sign, internally illuminated KFC Letters and 1x internally illuminated projecting sign.

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, and that the lighting would have as low an illuminance level as possible.

**Application No:** EPF/2562/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr & Mrs Paul & Sharon Taylor

**Planning File No:** 014526

**Location:** 54 Stonards Hill, Loughton IG10 3EG

**Proposal:** Single storey rear extension.

The Committee had NO OBJECTION to this application.

### **799.2 Determinations and Works to Trees in Conservation Areas – provided for information only:**

**Application No:** EPF/2482/15CA

**Officer:** Robin Hellier

**Applicant Name:** Mr Mayatte Patrick-Hughes

**Planning File No:** 012525

**Location:** 1 Woodbury Hollow, Woodbury Hill, Loughton IG10 1JD

**Proposal:** York Hill Conservation Area.

T1: Ash - 30% Crown reduction, next to greenhouse

T2: Ash - 30% Crown reduction, removal of limb growing over said property.

T3: Ash - 30% Crown reduction

T4: Oak - Crown lift to 5m over property

The Committee NOTED this application.

### **799.3 Deemed Permission – provided for information only:**

**Application No:** EPF/2391/15

**Officer:** Moses Ekole

**Applicant Name:** Ms Jenny Skinner

**Planning File No:** 029567 001822

**Location:** 4 Alderton Rise, Loughton IG10 3HL

**Proposal:** Certificate of Lawful Development for proposed use of garage as a habitable room and associated works.

The Committee NOTED this application.

**Application No:** EPF/2449/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr & Mrs Simon Hussain

**Planning File No:** 024516

**Location:** 10 Harwater Drive, Loughton IG10 1LW

**Proposal:** Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer.

The Committee NOTED this application.

**799.4 Others – provided for information only: EPF/2439/15, EPF/2522/15, EPF/2550/15, EPF/2617/15, EPF/2646/15 and EPF/2648/15.**

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

**PL800 Decisions**

**800.1 Decisions by Epping Forest District Council**

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

**PL801 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL802 Enforcement and Compliance**

The Committee NOTED the reports.

**Signed:**.....

**Date:** 16 November 2015



---

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 16 November 2015 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** J Angold-Stephens (in the Chair)  
P Abraham J Bostock (from Min no PL806.1) M Chalk  
C Davies (from Min no PL807) T Downing

**Also in attendance:**

H Mann (until PL807) D Wixley

**Officer:** Shirley Haynes (Deputy Town Clerk)

17 members of the public

**PL803 Apologies for Absence**

No apologies for absence were received.

**PL804 Declarations of Interest**

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

EPF/2580/15, EPF/2590/15, EPF2592/15, EPF/2609/15 and EPF/2621/15.

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

**PL805 Confirmation of Minutes**

The Minutes of the meeting held on 2 November 2015 were CONFIRMED as a correct record and signed by the Chairman.

**PL806 Matters for Report**

**806.1 Amended plans – EPF/2401/15 – Oakridge Cottage, 25 Sparelease Hill, Loughton IG10 1BS – Two storey side extension. Single storey front and rear extension – Min no PL799.1**

The Committee NOTED the contents of a letter of objection.

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

Cllr Bostock joined the meeting.

The Committee OBJECTED to this application as it considered this proposal would cause severe overlooking and be overbearing on the neighbours. Members were also concerned by its detrimental effect on the amenities of the neighbours from loss of light and lack of privacy. The application was

therefore deemed contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations.

**PL807 Planning Applications**

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

Cllr Davies joined the meeting during the next item.

**Application No:** EPF/2590/15

**Officer:** Ian Ansell

**Applicant Name:** East Thames Housing Group

**Planning File No:** 026588

**Location:** Garages at rear of 119-125 Chester Road, Loughton IG10 2LR

**Proposal:** 3 affordable homes with 7 parking spaces.

The Committee NOTED the contents of a letter of concern.

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

The Committee OBJECTED to this application, which was considered contrary to Policy DBE 1 of Epping Forest District Council's adopted Local Plan & Alterations, on the following grounds.

1. The proposal was an overdevelopment of the site.
2. The height of the properties would be overbearing on the neighbouring properties in Pyrles Green – one or two bungalows would be more appropriate.
3. The long, narrow, single track access road to the plot was considered inadequate for vehicles.
4. The loss of the existing garages would only serve to displace the parking of these vehicles onto neighbouring roads, where there was no capacity for additional parking.
5. The proposal for the collection of the occupants' refuse bins from the site entrance was considered unacceptable in view of point 3 above.

**Application No:** EPF/2618/15

**Officer:** David Baker

**Applicant Name:** East Thames Housing Group

**Planning File No:** 026580

**Location:** Parking area at southern end of cul de sac Thatchers Close, Loughton IG10 2JH

**Proposal:** Erection of one 2 storey affordable home with 2 parking spaces.

The Committee NOTED the contents of a letter of concern.

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

The Committee OBJECTED to this application, which was considered contrary to Policy DBE 1 of Epping Forest District Council's adopted Local Plan & Alterations, on the following grounds.

Members were concerned the combined effect of the height of the proposed dwelling and raised level of the plot, owing to the slope of the land, would overlook and have a detrimental impact on neighbouring properties in Hanson Close and Goldingham Avenue, as well as overshadow these neighbouring gardens.

**Application No:** EPF/2638/15

**Officer:** David Baker

**Applicant Name:** East Thames Housing Group

**Planning File No:** 010844

**Location:** Garages to rear of numbers 100 to 108 Pyrles Lane, Loughton IG10 2NW

**Proposal:** Demolition of garages and erection of a terrace of 3 two storey affordable homes, with 6 car parking spaces.

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

The Committee OBJECTED to this application which was considered contrary to Policy DBE 1 of Epping Forest District Council's adopted Local Plan & Alterations, on the following grounds:

1. The combined effect of the height of the proposed dwellings and raised level of the plot, owing to the slope of the land, would overlook and have a detrimental impact on neighbouring properties in Pyrles Lane, as well as overshadow these neighbouring gardens.
2. The loss of the existing garages would only serve to displace the parking of these vehicles onto neighbouring roads already heavily congested with parked cars, where there was no capacity for additional parking.
3. The long, narrow, single track access road to the plot was considered inadequate for vehicles.
4. The proposal for the collection of the occupants' refuse bins from the site entrance was considered unacceptable in view of point 3 above.

Cllr Mann left the meeting.

**PL808 Estimates for 2016/17**

The estimates as presented in the agenda for 2016/17 were AGREED such that the net figures were as follows:

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

It was NOTED that the Environment and Heritage Committee would consider at the meeting on 18 November 2015 whether to transfer its £5,000 legal fees reserve (Village Greens) to the Neighbourhood Plan budget, which would bring the total to £25,000, and that grant funding was also available.

**PL809 Planning Applications**

**809.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/2137/15CA

**Officer:** Stephan Solon

**Applicant Name:** Mr John Downes

**Planning File No:** 001721

**Location:** 50 York Hill, Loughton IG10 1JA

**Proposal:** Alterations to enlarge and raise garage roof approximately 900mm, external alterations including replacement of glass roof of side conservatory with slate roof. Use of garage as habitable room.

The Chairman explained that the District Council had apologised for omitting the publication of this application in an earlier District Council Weekly List and, since planning permission had already been granted by the Local Planning Authority, the Committee NOTED this application.

**Application No:** EPF/2307/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Andrew Foot

**Planning File No:** 004789

**Location:** 26 Albion Park, Loughton IG10 4RB

**Proposal:** Single storey front and rear extensions and removal of first floor tile hanging and replacement with painted render.

The Committee was concerned by the overbearing nature of the scheme and its effect on the neighbours and the streetscene. Members disliked the proposal to replace the hanging tiles with render, which was considered out of keeping with neighbouring properties and would detract from the streetscene.

**Application No:** EPF/2308/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Andrew Foot

**Planning File No:** 004789

**Location:** 26 Albion Park, Loughton IG10 4RB

**Proposal:** Single storey front and rear extensions and two storey front extension. Removal of first floor tile hanging and replacement with painted render.

The Committee was concerned by the overbearing nature of the scheme and its effect on the neighbours and the streetscene. Members disliked the proposal to replace the hanging tiles with render, which was considered out of keeping with neighbouring properties and would detract from the streetscene.

**Application No:** EPF/2396/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Stuart Linney

**Planning File No:** 011236

**Location:** 38 Rochford Avenue, Loughton IG10 2BS

**Proposal:** Two storey side extension. Single storey rear extension. Alterations to fenestration.

The Committee was concerned that the front edge of the two storey side extension would extend to less than one metre of the boundary with no. 36 Rochford Avenue.

**Application No:** EPF/2403/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Richard Willers

**Planning File No:** 001600

**Location:** 30A The Uplands, Loughton IG10 1NH

**Proposal:** First floor front extension. 4 x Sunpipes in existing sides and rear roof slopes.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2518/15

**Officer:** David Baker

**Applicant Name:** Mr Jim Lee

**Planning File No:** 017466

**Location:** 129 Greensted Road, Loughton IG10 3DJ

**Proposal:** Front porch extension with tiled canopy over existing bay window.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2580/15

**Officer:** David Baker

**Applicant Name:** CTIL & Telefonica UK Ltd

**Planning File No:** TEL1

**Location:** Land close to junction of Westall Road and Burney Drive, Loughton IG10 2HX

**Proposal:** Prior notification for a telecommunications installation comprising the erection of 13.5m high dual stack monopole supporting 6 no shrouded antennas, a 0.3m dish, 2 no equipment cabinets and ancillary development. (Revised proposal to previously refused EPF/0386/11 - it is now not proposed to erect the installation on the pavement - it is now proposed 6.5m to the rear of the pavement in a grassland area).

The Committee NOTED the contents of a letter of objection.

The Committee was concerned for the amenities of residents in Burney Drive and the impact on the streetscene.

**Application No:** EPF/2592/15

**Officer:** David Baker

**Applicant Name:** East Thames Housing Group

**Planning File No:** 029575

**Location:** Garages at rear of numbers 62-72 Etheridge Road and at rear of 8-13 Etheridge Road, Loughton IG10 2HY

**Proposal:** Demolition of garages and erection of a pair of semi-detached 2 storey affordable homes, and a third affordable home in the front of bungalow, together with 7 parking spaces.

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

The Committee OBJECTED to this application, which was considered contrary to Policy DBE 1 of Epping Forest District Council's adopted Local Plan & Alterations, on the following grounds.

1. The detrimental impact of the new houses on the neighbouring properties in Etheridge Road owing to the slope of the land, as this plot was in an elevated position.
2. The loss of the existing garages would only serve to displace the parking of these vehicles onto neighbouring roads where there was no capacity for additional parking.
3. The long, narrow, single track access road to the plot was considered inadequate for vehicles.
4. The proposal for the collection of the occupants' refuse bins from the site entrance was considered unacceptable in view of point 3 above.

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

**Application No:** EPF/2597/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Robin Minchin

**Planning File No:**

**Location:** Flat C, 66A Valley Hill, Loughton IG10 3AT

**Proposal:** Retrospective application for studio flat on second floor.

The Committee OBJECTED to this application. Members deplored this retrospective application for an existing studio flat in the roof space of two existing flats, approved under planning application EPF/2384/10. It seemed that all three flats had been constructed at the same time as one project, yet this retrospective application did not appear to cater for any additional off-street parking nor amenity space.

Members also viewed the plans for EPF/2384/10 which showed a total of five off-street parking spaces in the rear garden of 66A Valley Hill accessed via The Meadway (at the junction of The Meadway and Valley Hill) by the construction of two new crossovers. In fact, the Committee NOTED with concern two parking spaces without crossovers had been created without permission at the front of the properties with access gained from Valley Hill by: (a) driving across the pavement and; (b) across a grass verge. There was also a lamppost on the pavement between these parking places and pedestrian refuge in the centre of Valley Hill opposite the parking places. This unapproved arrangement seemed quite unsuitable and potentially dangerous as Valley Hill was a very busy road and particularly so at this point with traffic movements to and from The Meadway which acted as a feeder road to other roads in the area. It was also a main pedestrian route, and traffic route, for children and parents going to and from White Bridge Community Primary School.

In respect of amenity space the approved permission provided for a garden for flat 66B, where the two parking spaces, described above, were now located. In addition this garden area should, as part of the approved plans, have been the location for a replacement magnolia tree which had to be removed to make way for the development.

The garden for 66A (note the address would appear to be 66A, 66a or Flat A), should according to the approved plans have been at the rear of the property and showed additional new planting, none of which appeared to have been carried out.

**Application No:** EPF/2608/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** East Thames Housing Group

**Planning File No:** 026586

**Location:** Land and garages to rear of 12A Chequers Road (site A), Loughton IG10 3QF

**Proposal:** Demolition of garages and replacement with 3 x 3 bed two storey affordable homes with 8 parking spaces and associated landscaping.

The Committee OBJECTED to this application on the following grounds.

1. The loss of the existing garages would only serve to displace the parking of these vehicles onto neighbouring roads where there was no capacity for additional parking.
2. The long, narrow, single track access road to the plot was considered inadequate for vehicles.
3. The proposal for the collection of the occupants' refuse bins from the site entrance was considered unacceptable in view of point 2 above.

**Application No:** EPF/2609/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** East Thames Housing Group

**Planning File No:**

**Location:** Land and garages Chequers Road (site B), Loughton IG10 3QF

**Proposal:** Demolition of garages and replacement with 5 x 2 bed two storey affordable homes with 10 parking spaces and associated landscaping.

The Committee NOTED the contents of a letter of concern.

The Committee was concerned that the loss of the existing garages would only serve to displace the parking of these vehicles onto neighbouring roads where there was no capacity for additional parking.

**Application No:** EPF/2612/15

**Officer:** David Baker

**Applicant Name:** WHP Wilkinson Helsby - Damian Hosker

**Planning File No:** 005966

**Location:** Oakview School, Borders Lane, Loughton IG10 1TE

**Proposal:** Prior notification for proposed telecommunications installation comprising an upgrade to the existing mast and associated equipment including the provision of additional antennas below the existing antennas.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2614/15

**Officer:** Robin Hellier

**Applicant Name:** Mr Bruce

**Planning File No:** 021933

**Location:** Brookfield, 23 Upper Park, Loughton IG10 4EY

**Proposal:** T1 - Horse chestnut - crown reduction by up to 3.5m all around.

We do not want to prune below any old 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/2620/15

**Officer:** Ian Ansell

**Applicant Name:** East Thames Housing Group

**Planning File No:** 026583

**Location:** Garages at Lower Alderton Hall Lane, Loughton IG10 3HA

**Proposal:** 2 affordable homes with 13 parking spaces.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2621/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** East Thames Housing Group

**Planning File No:**

**Location:** Garages to the rear of 66-72 Church Lane accessed from adjacent to 4 Whitehills Road, Loughton IG10 1TU

**Proposal:** Demolition of garages and replacement with 3 x 3 bed two storey affordable homes with 7 parking spaces and associated landscaping.

The Committee NOTED the contents of a letter of concern.

The Committee had the following concerns.

1. The loss of the existing garages would only serve to displace the parking of these vehicles onto neighbouring roads where there was no capacity for additional parking.
2. The long, narrow, single track access road to the plot was considered inadequate for vehicles.
3. The proposal for the collection of the occupants' refuse bins from the site entrance was considered unacceptable in view of point 2 above.

**Application No:** EPF/2637/15

**Officer:** David Baker

**Applicant Name:** Pellings LLP

**Planning File No:** 024527

**Location:** Site of 12 garages, at rear of numbers 109 to 127 Pyrles Lane, Loughton IG10 2NH

**Proposal:** Demolition of garages and erection of 2 two storey semi-detached affordable homes with 4 parking spaces.

The Committee had the following concerns.

1. The long, narrow, single track access road to the plot was situated close to another similar long, narrow, single track access road to the Pyrles Lane Nursery, the subject of a recent planning application for a much larger housing development and therefore a road safety issue.



2. The loss of the existing garages would only serve to displace the parking of these vehicles onto neighbouring roads already heavily congested with parked cars, where there was no capacity for additional parking.
3. The new dwellings would cause shading to the gardens of those properties in Pyrles Lane.

The Committee also asked for a tree preservation order to be placed on the tree (tree 2, Oak) that bordered the site in the Hillyfields open space and that the tree roots protected if any development takes place.

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

**Application No:** EPF/2647/15CA

**Officer:** Moses Ekole

**Applicant Name:** Mrs Wendy Greenhalgh

**Planning File No:** 026589 005851

**Location:** 3 Queens Road, Loughton IG10 1RR

**Proposal:** Conversion of existing integral garage into habitable room. Part two storey side extension with new windows on ground and first floor side elevation.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2651/15

**Officer:** David Baker

**Applicant Name:** Mr Zafar Iqbal

**Planning File No:** 014069

**Location:** 23 Alderton Hill, Loughton IG10 3JD

**Proposal:** Proposed first floor addition to create vestibule.

The Committee had NO OBJECTION to this application.

#### **809.2 Determinations and Works to Trees in Conservation Areas – provided for information only:**

**Application No:** EPF/2579/15CA

**Officer:** Robin Hellier

**Applicant Name:** Mr Derek Gale

**Planning File No:** 003577

**Location:** Stable Cottage, Whitakers Way, Loughton IG10 1SQ

**Proposal:** Baldwins Hill, Loughton Conservation Area.

T1-T5 - Pollard to 4m.

The Committee NOTED this application.

**Application No:** EPF/2605/15CA

**Officer:** Robin Hellier

**Applicant Name:** Mrs Jo Reed

**Planning File No:** 008161

**Location:** Walnut Cottage, 18 Stony Path, Loughton IG10 1SJ

**Proposal:** Baldwins Hill, Loughton Conservation Area.

1. 20% reduction of walnut tree - to reduce falling foliage, branches, walnuts.
2. 20% reduction of conifer.
3. 20% off tree next to conifer.

The Committee NOTED this application.

**809.3 Deemed Permission – provided for information only:**

**Application No:** EPF/2585/15

**Officer:** Moses Ekole

**Applicant Name:** Mr James Hawes

**Planning File No:** 026587 002805

**Location:** 6 Barncroft Green, Loughton IG10 3ET

**Proposal:** Certificate of Lawful Development for proposed loft conversion with rear dormer and two roof lights to front elevation.

The Committee NOTED this application.

**Application No:** EPF/2588/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Warren Tshuma

**Planning File No:** 014800

**Location:** 242 Chester Road, Loughton IG10 2LR

**Proposal:** Certificate of Lawful Development for proposed garage conversion.

The Committee NOTED this application.

**809.4 Others – provided for information only: EPF/2564/15, EPF/2712/15 and EPF/2761/15.**

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

**PL810 Decisions**

**810.1 Decisions by Epping Forest District Council**

The Planning Decisions for September and October 2015 from Epping Forest District Council were NOTED.

**PL811 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL812 Enforcement and Compliance**

No issues were raised.

**Signed:**.....  
**Date:** 30 November 2015

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 30 November 2015 at 7.45pm at 1 Buckingham Court.**

**Present:**

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

**Also in attendance:**

D Wixley

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

**PL813 Apologies for Absence**

No apologies for absence were received.

**PL814 Declarations of Interest**

Cllrs Abraham, J Angold-Stephens, Chalk, Downing and Wixley declared a non-pecuniary interest on applications EPF/2593/15 and EP/2776/15 owing to comments received from the Loughton Residents Association Plans Group.

Cllr Wixley stated he was a non-voting member of this Committee. He also 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.

**PL815 Confirmation of Minutes**

The Minutes of the meeting held on 16 November 2015 were CONFIRMED as a correct record and signed by the Chairman.

**PL816 Matters for Report**

**816.1 EPF/2764/14 – 20 Ollards Grove, Loughton IG10 4DW – 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) (ref no: APP/J1535/W/15/3033668) – Min no PL798.1.2**

The Committee NOTED the Inspector had cancelled the Appeal Hearing on the day it was held, 19 November 2015, at the District Council Civic Offices, owing to the non-attendance of the applicant/agent. The Inspector had asked those attending the Hearing to forward any expenses they had incurred to the Planning Inspectorate.

**816.2 EPF/0645/15 – 94 Lawton Road, Loughton IG10 2AA – Residential development comprising 5 no. 2 bed apartments and 2 no. 1 bed apartments – Min no PL769.2**

The Chairman stated she could at the present time attend the Appeal site visit on 8 December 2015 at 13.30 hours, but if this changed Cllr Davies would be asked to go in her place.

**816.3 Notice of Appeal – EPF/2039/15 – 1A Baldwins Hill, Loughton IG10 1SA – Erection of first floor rear extension (as an amendment of previously approved EPF/1718/14 by way of full length doors and windows and Juliet balcony) – Min no PL768**

The Committee NOTED the information received from Epping Forest District Council that, as the appeal (ref no: APP/J1535/D/15/3137959) was proceeding under the Householder Appeals Service, there was no opportunity to submit further comments.

**816.4 Withdrawn application – EPF/2325/15 – Back edge of pavement, north side of Oakwood Hill, 50m west of its junction with Marlescroft Way, Loughton IG10 3NB – Replacement of existing 15m high telecommunications column with a 17.5m high telecommunications column on a new base. The new column to be painted green – Min no PL790.1**

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

**816.5 Estimates for 2016/17 – Min no PL808 (EH188.2)**

The Committee NOTED that the Environment and Heritage Committee at its meeting on 18 November 2015 had AGREED to transfer the earmarked reserve of £5,000 for legal expenses, held in connection with the registration of village greens, to the Planning and Licensing Committee's reserve for the work on a Neighbourhood Plan. This brought the total reserves for this project to £25,000.

**PL817 Planning Applications**

**817.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/2573/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Jamil Raja

**Planning File No:** 004943

**Location:** 66 Alderton Hill, Loughton IG10 3JB

**Proposal:** Proposed two storey front and rear extensions with loft rooms.

The Committee was concerned the proposal would be overbearing on the neighbour at no 64 Alderton Hill.

**Application No:** EPF/2593/15

**Officer:** Ian Ansell

**Applicant Name:** East Thames Housing Group

**Planning File No:** 024529

**Location:** Garages rear of 80 -112 Hillyfields, Loughton IG10 2JT

**Proposal:** 2 affordable homes with 4 parking spaces.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application owing to: the narrow access road which was considered inadequate; the lack of secure private amenity space for the children of any future occupants; and that the proposal would displace parking into Hillyfields, an already congested road.

However, should the District Council be minded to grant planning permission, the Committee requested that special care should be taken to ensure the hedgerow, planted by Epping Forest Countrycare in the winter of 2014 at the back of the garages alongside Hillyfields open space, be adequately protected during the demolition of the garages and construction of the new dwellings.

**Application No:** EPF/2666/15

**Officer:** Robin Hellier

**Applicant Name:** Mr Chika Anyanwu

**Planning File No:** 024450

**Location:** 9 Albion Hill, Loughton IG10 4RA

**Proposal:** TPO/EPF/46/08 - Pine tree near garage needs pruning as branches overhanging into next door's 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/2689/15

**Officer:** Robin Hellier

**Applicant Name:** Mrs B Chopping

**Planning File No:** 004218

**Location:** 43 Upper Park, Loughton IG10 4EQ

**Proposal:** TPO/EPF/07/79 Horse Chestnut: The reduction in length of lateral branches, by no more than 2m – crown reduced to avoid excessive shading.

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/2691/15

**Officer:** Ian Ansell

**Applicant Name:** Mr & Mrs Claringbull

**Planning File No:** 010963

**Location:** 14 Alderton Hill, Loughton IG10 3JB

**Proposal:** Erection of a replacement detached house and attached garage (involving the demolition of the existing house and garage).

The Committee expressed concern for the neighbours at no 16 Alderton Hill, and also requested that the proposed chimneys were suitably safeguarded to prevent wildlife falling inside.

**Application No:** EPF/2707/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Gary Hilditch

**Planning File No:** 007371

**Location:** The Willows, Pollards Close, Loughton IG10 4RF

**Proposal:** Single storey rear and new patio doors.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2710/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Donata Velickiene

**Planning File No:** 024496

**Location:** 15 Greenfield Close, Loughton IG10 3HG

**Proposal:** Conversion and extension of existing garage into self-contained annexe (revision to EPF/1764/15).

The Committee reiterated its previous comments made for EPF/1764/15, which were:

*The Committee OBJECTED to this application for a self-contained annexe and requested a condition to ensure its ancillary use with the main dwelling only.*

*The following issues were also raised:*

- 1. No separate private amenity space had been provided on the site.*
- 2. The scheme would result in the loss of a parking space and offset parking provision onto the busy Alderton Hall Lane, which also served two primary schools close by, the Alderton Infant and Junior Schools.*

**Application No:** EPF/2719/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Daniel Hristov Gichev

**Planning File No:** 013776

**Location:** 10 Ladyfields, Loughton IG10 3RR

**Proposal:** Part single, part two storey rear extension.

The Committee was concerned that the bulk of the proposed development would be detrimental to the neighbour at no 12 Ladyfields.

**Application No:** EPF/2726/15

**Officer:** David Baker

**Applicant Name:** Mr James Ryan

**Planning File No:** 029576

**Location:** 5 Goldings Road, Loughton IG10 2QR

**Proposal:** Single storey rear extension.

The Committee expressed concern for the amenities of the neighbour at no 5A Goldings Road owing to the bulk of the rear extension.

**Application No:** EPF/2745/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Dean Hurren

**Planning File No:** 009174

**Location:** 3 Lower Bellevue Cottages, Smarts Lane, Loughton IG10 4BW

**Proposal:** First floor front extension.

Cllr Downing declared a personal interest in this application as the site was located at the rear of his property and left the meeting.

The Committee had NO OBJECTION to this application.

Cllr Downing rejoined the meeting.

**Application No:** EPF/2746/15CA

**Officer:** Moses Ekole

**Applicant Name:** Enterprise Inns PLC

**Planning File No:** 010401

**Location:** Gardeners Arms, 103 York Hill, Loughton IG10 1RX

**Proposal:** Retrospective Grade II listed building application for proposed 2 defective modern doors, installation of hand railing to internal stairs.

The Committee deplored the minimal attempt that had been made to install doors in keeping with the heritage of the building and requested suitably designed doors to fit in with the current architecture. Members had no objection to the hand railing installed.

**Application No:** EPF/2776/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Christopher Richardson

**Planning File No:** 000513

**Location:** 10 Church Hill, Loughton IG10 1LA

**Proposal:** Change of use from office (use class B1) to Pilates studio with physiotherapy room (use class D2).

The Committee NOTED the contents of three letters of objection.

The Committee was concerned for the amount of traffic on the access road and considered that the proposal would exacerbate the current pressure on parking serving the existing businesses without any additional increase in provision.

Members were also concerned for the safety of the children and adults using the Public Right of Way path no 121 through the site to Queens Road en route to/from Staples Road Primary School.

**Application No:** EPF/2871/15CA

**Officer:** Robin Hellier

**Applicant Name:** Mr Robert Lyle

**Planning File No:** 025090

**Location:** 75 York Hill, Loughton IG10 1HZ

**Proposal:** York Hill Conservation Area.

Mixed fruit & ornamental trees - Routine 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.

#### **817.2 Determinations and Works to Trees in Conservation Areas – provided for information only:**

**Application No:** EPF/2789/15CA

**Officer:** Robin Hellier

**Applicant Name:** Mr J Arrowsmith

**Planning File No:** 024531

**Location:** 47 Baldwins Hill, Loughton IG10 1SF

**Proposal:** Baldwins Hill Conservation Area, Loughton Oak (T1) – 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.

**817.3 Others – provided for information only: EPF/2205/15, EPF/2530/15 and EPF/2920/15.**

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

**PL818 Decisions**

**818.1 Decisions by Epping Forest District Council**

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

**PL819 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL820 Enforcement and Compliance**

The Committee NOTED the reports.

**Signed:**.....

**Date:** 14 December 2015



**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 14 December 2015 at 7.45pm at 1 Buckingham Court.**

**Present:**

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

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

10 members of the public

**PL821 Apologies for Absence**

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

**PL822 Declarations of Interest**

Cllrs Abraham, J Angold-Stephens, Chalk, Davies and Lawrence declared a non-pecuniary interest in applications EPF/2753/15 and EP/2774/15 owing to comments received from the Loughton Residents Association Plans Group.

**PL823 Confirmation of Minutes**

The Minutes of the meeting held on 30 November 2015 were CONFIRMED as a correct record and signed by the Chairman.

**PL824 Matters for Report**

**824.1 Amended plans (second set) – EPF/2401/15 – Oakridge Cottage, 25 Spareleaze Hill, Loughton IG10 1BS – Two storey side extension. Single storey front and rear extension – Min no PL806.1**

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 reiterated its previous comments made for the first set of amended plans, which were:

*The Committee OBJECTED to this application as it considered this proposal would cause severe overlooking and be overbearing on the neighbours. Members were also concerned by its detrimental effect on the amenities of the neighbours from loss of light and lack of privacy. The application was therefore deemed contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations.*

**PL825 Planning Applications**

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

**Application No:** EPF/2753/15

**Officer:** Ian Ansell

**Applicant Name:** Mr David Shternzis

**Planning File No:** 012629

**Location:** Mackays Stores Ltd, 213 - 215 High Road, Loughton IG10 1BB

**Proposal:** Redevelopment of existing site to provide 2 x A1 retail units, 7 x 1 bed apartments and a detached office building.

The Committee NOTED the contents of a letter of concern.

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

The Committee OBJECTED to the proposal for seven, one bed apartments and a separate single storey office building adjacent to the boundary of houses in Priory Road. This was considered an overdevelopment of the site and would be overbearing on those residents at the rear. Members disliked the mansard roof, which was not stepped back to blend in with the neighbouring buildings, and consequently not in keeping with the streetscene.

The Committee was also extremely concerned over the lack of parking provision provided within the scheme as there was only one allocated parking space on site for two retail units and seven apartments.

The Committee had NO OBJECTION to the provision of two A1 retail units.

**Application No:** EPF/2774/15

**Officer:** David Baker

**Applicant Name:** Mr M Hagger

**Planning File No:** 009759

**Location:** Land adjacent to Warren Hill, Loughton IG10 4RA

**Proposal:** Provision of 34 space car park and dropping off area for use by Oaklands School only, formation of related vehicular access from Warren Hill and provision of associated landscaping and increase in school roll from 243 to 273 pupils.

The Committee NOTED the contents of fourteen letters concerning this application.

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

The Committee OBJECTED to the increase in the school roll because the last planning consent in 2014 to increase the number of classrooms was to accommodate the current numbers.

The Committee considered the proposed car park layout was satisfactory only if the following criteria were also included.

1. The Warren Hill car park was the designated dropping off place and was properly managed by staff to receive the children so drivers briefly pulled up, preferably without getting out of the vehicle, and then drove off within a designated one-way system.
2. There was no mention on the collection of pupils in the scheme or how this was going to be achieved. The Committee considered this was an integral part of the success of the scheme that needed to be addressed and properly managed.

3. The dropping off/collection of pupils (or parking) to be prohibited in Albion Hill.

**Application No:** EPF/2894/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Constantin Frigura

**Planning File No:** 029545

**Location:** 1 Greenfield Close, Loughton IG10 3HG

**Proposal:** Two storey side extension, creating integral garage, with gabled roof extended across. Extend single storey front extension to side. Two storey rear extension with gabled roof and single storey flat roofed rear extension. (Revised application to EPF/2230/15).

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

The Committee was concerned that the flank wall of the side extension was only stepped back by 300mm. Members would prefer more than a token gesture to remove the bulk and for the extension to be stepped back by 1 metre from the boundary.

#### **PL826 Matters for Report**

**826.1 EPF/2621/15 – Garages to the rear of 66-72 Church Lane accessed from adjacent to 4 Whitehills Road, Loughton IG10 1TU – Demolition of garages and replacement with 3 x 3 bed two storey affordable homes with 7 parking spaces and associated landscaping – Min no PL809.1**

The members NOTED that residents had asked if a representative from the Committee would speak against this application should it be considered at a future meeting of the District Council's Area Planning Sub-committee South. However, as the Committee at its meeting on 16 November 2016 had concerns only rather than an objection to this proposal, members felt this would be inappropriate.

#### **PL827 Planning Applications**

**827.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/2093/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Brendan Mc Parland

**Planning File No:** 026601

**Location:** 145 Colebrook Lane, Loughton IG10 2HP

**Proposal:** Single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2427/15CA

**Officer:** Moses Ekole

**Applicant Name:** Mark Waters

**Planning File No:** 021699

**Location:** 1 Queens Road, Loughton IG10 1RR

**Proposal:** Replacement of existing white picket fence to front and boundary with neighbouring property (3 Queens Road) with a brick wall fence incorporating intermittent pillars.

The Committee OBJECTED to this application. The proposed brick wall was considered out of keeping in this conservation area and detrimental to the streetscene.

**Application No:** EPF/2428/15CA

**Officer:** Moses Ekole

**Applicant Name:** Mr David Greenhalgh

**Planning File No:** /005851

**Location:** 3 Queens Road, Loughton IG10 1RR

**Proposal:** Replacement of existing white picket fence to front and boundary with neighbouring property (1 Queens Road) with a brick wall fence incorporating intermittent pillars.

The Committee OBJECTED to this application. The proposed brick wall was considered out of keeping in this conservation area and detrimental to the streetscene.

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

**Application No:** EPF/2673/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Baldev Sohal

**Planning File No:** 000908

**Location:** Loughton Hall, Rectory Lane, Loughton IG10 3RU

**Proposal:** Grade II listed building application for a proposed 2 storey extension (with a further floor contained in the roof space), partial demolition of existing single storey building adjoining proposed extension, and demolition of existing outbuilding in the area of the proposed extension.

**Application No:** EPF/2674/15

**Officer:** Marie-Claire Tovey

**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 proposed extension, and demolition of existing outbuilding located in the area of the extension.

The Committee noted the County Historic Buildings Consultant's supportive comments of the design. However, members restated their previous COMMENTS for EPF/0820/15 and EPF/0847/15 which were:

*Members deplored these works as they 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.*

**Application No:** EPF/2683/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Jamie Robinson

**Planning File No:** 007351

**Location:** 76 Lawton Road, Loughton IG10 2AA

**Proposal:** Retrospective application for a Certificate of Lawful Development for existing hip to gable roof extension with 1 no. rear dormer window and 2 no. front facing roof lights to facilitate a loft conversion.

The Committee NOTED this application.

**Application No:** EPF/2706/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Jacques Van Heerden

**Planning File No:** 024537

**Location:** 47 Deepdene Road, Loughton IG10 3PP

**Proposal:** Two storey side extension. New rear outbuilding. New rear patio area.

Members considered the amended plans provided by Epping Forest District Council. The Committee had NO OBJECTION to the amended plans.

**Application No:** EPF/2720/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Dean Malone

**Planning File No:** 026615

**Location:** 110 Southern Drive, Loughton IG10 3BY

**Proposal:** Two storey side and rear extension and single storey rear extension.

The Committee was concerned by the overbearing nature of the scheme and its effect on the neighbours at no 112 Southern Drive.

**Application No:** EPF/2738/15

**Officer:** Jonathan Doe

**Applicant Name:** Workout Ltd

**Planning File No:** 000451

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

**Proposal:** Provision of 998 square metres of B1(a) floor space at first floor within existing building with associated external alterations, along with an extension to provide an additional level of parking to provide 79 parking spaces and 8 PTW spaces, with access provided by a new ramp from the existing roof-top parking deck, provision of 17 cycle spaces at ground floor and 4 additional disabled car parking spaces.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2752/15

**Officer:** David Baker

**Applicant Name:** Mrs Kate Hersey

**Planning File No:** 023069

**Location:** 3 Church Hill, Loughton IG10 1QP

**Proposal:** Retention of lean to structure adjoining outbuilding in south west corner of site - for use as an outdoor covered area for this pre-school day nursery.

The Committee deplored this retrospective application and OBJECTED to this structure which was considered an overdevelopment of the site and detrimental to the amenities of the neighbour at no 5 Church Hill and 2A The Uplands.

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

**Application No:** EPF/2758/15  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr Samuel Hellen  
**Planning File No:** 024504  
**Location:** 30 Forest Road, Loughton IG10 1DX  
**Proposal:** Proposed side/rear two storey extension plus rear first floor extension.

The Committee had NO OBJECTION to this application but was concerned for the terracing effect with the neighbouring house, no 32 Forest Road. It was noted that the flank wall would extend to within 900mm of the boundary not 800mm as on planning application EPF/1777/15. Although these new plans had increased the gap by 100mm, members considered this revision would not have much impact.

**Application No:** EPF/2780/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Kevin Mohan  
**Planning File No:** 007310  
**Location:** 41 Millsmead Way, Loughton IG10 1LR  
**Proposal:** Single storey rear extension. Rear patio area with external steps.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2793/15  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Roy Waitt  
**Planning File No:** 017930  
**Location:** 5 Brook Road, Loughton IG10 1BW  
**Proposal:** New front porch.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2822/15  
**Officer:** Ian Ansell  
**Applicant Name:** Mr Samad Ali-Abdullah  
**Planning File No:** 019710  
**Location:** 77 The Lindens, Loughton IG10 3HT  
**Proposal:** Loft conversion including hips to gables extension and new dormer to accommodate additional bedrooms and bathrooms to a single family detached house.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2841/15  
**Officer:** David Baker  
**Applicant Name:** Mr T Pollock  
**Planning File No:** 026616 004571  
**Location:** Willow Cottage, 36 Shaftesbury, Loughton IG10 1HN  
**Proposal:** Single storey side extension with associated patio and steps.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2855/15

**Officer:** David Baker

**Applicant Name:** Mr James Docker

**Planning File No:** 024385

**Location:** 54 Ollards Grove, Loughton IG10 4DW

**Proposal:** Demolition of existing bungalow and erection of two detached bungalow-style townhouses, with integral garages.

The Committee was concerned that this was an overdevelopment of the site and for the lack of private amenity space to be provided.

**Application No:** EPF/2857/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Figueira & Mr Sandhu

**Planning File No:** 017059

**Location:** Joint application for no. 48 and 50 Wellfields, Loughton IG10 1NY

**Proposal:** Joint application for attached residential properties nos 48 and 50 Wellfields for the installation of a new roof with gable end features to the front and rear elevations, including raising of their ridge heights to facilitate the creation of second floor levels with rooms in the roof space.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2860/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Ian Duffett

**Planning File No:** 000667

**Location:** 51 Traps Hill, Loughton IG10 1TD

**Proposal:** Side two storey extension. Conversion of garage to utility, store and study.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2861/15

**Officer:** Robin Hellier

**Applicant Name:** Mr Julian Slatter

**Planning File No:** 001241

**Location:** Adj to 11 Pump Hill and 12 The Heights, Loughton IG10 1RU

**Proposal:** Ash (T1) - crown reduction.

Ash (T2) - crown reduction.

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/2870/15CA

**Officer:** Robin Hellier

**Applicant Name:** Mr Ray Gaffney

**Planning File No:** 004771

**Location:** 3 Potters Close, Loughton IG10 1JQ

**Proposal:** TPO/EPF/27/00 (G2), TPO/CHI/02/68/A1: York Hill Conservation Area. Reduce tree (Hornbeam) considerably or fell. Replace with one or more suitable specimens.

The Committee was concerned that this appeared to be outside the curtilage of the site boundary and 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.

**827.2 Deemed Permission – provided for information only:**

**Application No:** EPF/2725/15

**Officer:** Moses Ekole

**Applicant Name:** Mr John Winter

**Planning File No:** 011086

**Location:** 2 Millsmead Way, Loughton IG10 1LR

**Proposal:** Certificate of Lawful Development for proposed single storey rear extension. Hip to gable roof extension with 1 no. rear dormer window, Juliet balcony and front facing roof lights to facilitate a loft conversion.

The Committee NOTED this application.

**Application No:** EPF/2779/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Kevin Mohan

**Planning File No:** 007310

**Location:** 41 Millsmead Way, Loughton IG10 1LR

**Proposal:** Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer and rooflight to front roof slope

The Committee NOTED this application.

**Application No:** EPF/2835/15

**Officer:** Mavis Bird

**Applicant Name:** Mr Dave Pace

**Planning File No:** 004219

**Location:** 43A Upper Park, Loughton IG10 4EQ

**Proposal:** Certificate of Lawful Development for proposed single storey side extension.

The Committee NOTED this application.

**827.3 Others – provided for information only: EPF/2826/15, EPF/2840/15, EPF/2879/15, EPF/3046/15 and EPF/3047/15.**

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

**PL828 Decisions**

**828.1 Decisions by Epping Forest District Council**

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

**PL829 Licensing Applications**

No licensing applications had come to officers' attentions.



**PL830 Enforcement and Compliance**

The Committee NOTED the reports.

**PL831 Local Government (Miscellaneous Provisions) Act 1982 Street Trading Licence**

**831.1 Street Trading Consent renewal – Oakwood Hill Industrial Estate – Mr Colin Davis**

The Committee had NO OBJECTION to this application.

**Signed:.....**

**Date: 11 January 2016**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 11 January 2016 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)

10 members of the public

**PL832 Apologies for Absence**

Apologies for absence were received from Cllr Bostock.

**PL833 Declarations of Interest**

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

EPF/2621/15 (item 4.2.3), EPF/2969/15, EPF/2990/15, EPF/2996/15, EPF/2997/15 and EPF/3008/15.

Cllr Davies declared a non-pecuniary interest and non-prejudicial interest in EPF/2994/15 as she attended this GP practice.

**PL834 Confirmation of Minutes**

The Minutes of the meeting held on 14 December 2015 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward items 4.2.3 (revised plans for EPF/2621/15) and 4.2.4 (revised plans for EPF/2753/15), as members of the public were interested in these applications.

**PL835 Matters for Report**

**835.1 Revised plans**

**835.1.1 EPF/2621/15 – Garages to the rear of 66-72 Church Lane accessed from adjacent to 4 Whitehills Road, Loughton IG10 1TU – Demolition of garages and replacement with 3 x 3 bed two storey affordable homes with 7 parking spaces and associated landscaping – Min no PL809.1**

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 this revised application. The reduction in the height of the building by 0.9 metres did not adequately address the overlooking of neighbours or the

overdevelopment of the site, and members also reiterated their previous concerns below which had not been overcome.

1. The long, narrow, single track access road to the plot was considered inadequate for vehicles.
2. The loss of the existing garages would only serve to displace the parking of these vehicles onto neighbouring roads where there was no capacity for additional parking.
3. The proposal for the collection of the occupants' refuse bins from the site entrance was considered unacceptable in view of point 1 above.

**835.1.2 EPF/2753/15 – Mackays Stores Ltd, 213 – 215 High Road, Loughton IG10 1BB – Redevelopment of existing site to provide 2 x A1 retail units, 7 x 1 bed apartments and a detached office building**

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

The Committee NOTED the information received on the revised scheme from the District Planning Officer.

The Committee OBJECTED to this revised application despite the removal of the detached office building at the rear to create an additional parking space. There was still concern over the lack of parking provision as the two spaces provided within the scheme for seven one-bed apartments and only one retail unit. 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.

Members considered the scheme was still an overdevelopment of the site that would be overbearing on the residents at the rear.

The Committee had NO OBJECTION to the provision of one A1 retail unit.

**PL836 Planning Applications**

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

**Application No:** EPF/2969/15

**Officer:** Ian Ansell

**Applicant Name:** Mr Richard Chiswell

**Planning File No:** 000517

**Location:** Debden Hall, Debden Green, Loughton IG10 2NZ

**Proposal:** Demolition of existing dwelling house and out-buildings and erection of new environmentally sustainable dwelling house with associated landscaping works. Refurbishment and repair of Grade II listed gates and piers.

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to this application which was considered inappropriate development of green belt land contrary to National Planning Policies and Policy GB2A of Epping Forest District Council's adopted Local Plan & Alterations.

**Application No:** EPF/2983/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Balbir Bagria

**Planning File No:** 008869

**Location:** 24 Alderton Hill, Loughton IG10 3JB

**Proposal:** Demolish garage and replace with two-storey side extension. Attached replacement garage with granny flat above. Front dormers. Ground floor and two-storey rear extension. Accommodation within roof space.

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

The Committee OBJECTED to this application on the grounds of the height and bulk of the flank wall that abutted no 26 Alderton Hill.

#### **PL837 Matters for Report**

##### **837.1 Notice of Appeal – EPF/0498/15 – Woodberrie, Woodbury Hill, Loughton IG10 1JB – Proposed dwelling adjacent to Woodberrie – Min no PL668.1**

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

##### **837.2 Revised plans:**

###### **837.2.1 EPF/2197/15 – 15 Oakwood Hill Industrial Estate, Oakwood Hill, Loughton IG10 3TZ – Installation of two storey business units (Use Class B1a); part single and part two storey cafe (Use Class A3); together with associated welfare facilities and parking; forming a business incubator development of 36 units based on reconditioned shipping containers – Min no PL780.1**

The Committee NOTED the contents of a letter.

The Committee had NO OBJECTION to this revised application.

###### **837.2.2 EPF/2608/15 – Land and garages to rear of 12A Chequers Road (site A), Loughton IG10 3QF – Demolition of garages and replacement with 3 x 3 bed two storey affordable homes with 8 parking spaces and associated landscaping – Min no PL809.1**

The Committee OBJECTED to this revised application on the following grounds.

1. The proposal was considered an overdevelopment of the site.
2. The long, narrow, single track access road to the plot was considered inadequate for vehicles.

3. The loss of the existing garages would only serve to displace the parking of these vehicles onto neighbouring roads where there was no capacity for additional parking.
4. The proposal for the collection of the occupants' refuse bins from the site entrance was considered unacceptable in view of point 2 above.

**837.3 Withdrawn application – EPF/2542/15 – 7 Colebrook Lane, Loughton IG10 2HQ – Proposed dormer to rear roof slope as part of a loft conversion – Min no PL799.1**

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

**837.4 Section 106 Agreements – Min no PL602.2**

The Committee NOTED the list of items identified by other committees as deserving of a Section 106 or Community Infrastructure Levy contribution should the opportunity arise during 2016/17, 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

**837.5 Appeal Decision – EPF/2608/14 – Trevelyan House, Arewater Green, Loughton IG10 2SP – Demolition of three existing properties and associated buildings to be replaced with 10 no. new dwelling houses, new access road, parking and landscaping – Min no 748.1.1**

The Committee NOTED the information received from the Planning Inspectorate that the appeal had been dismissed. The Committee Clerk would circulate the Decision Notice to members for information.

**PL838 Gambling Act 2005 – Consultation on Statement of Principals**

The Committee Clerk advised that she had spoken to the District Senior Licensing Officer who explained that the changes had been brought in by the Gambling Commission. An applicant would have to consider the geographical area of where the gambling premises was to be situated and would have to show how they were going to combat the vulnerability of children from a gambling premises. The draft policy primarily included a section on 'safeguarding against child sexual exploitation'.

The Committee supported the draft proposals but commented on the large number of typographical errors in the document and suggested this should be proofread before being adopted as it did not look very professional.

**PL839 Planning Applications**

**839.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/2682/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr R Spencer

**Planning File No:** 015323

**Location:** 21 Alderton Hill, Loughton IG10 3JD

**Proposal:** Demolition of existing property and erection of a replacement dwelling.

The Committee had NO OBJECTION to this application but requested a planting scheme to soften the impact of the railings on the streetscene.

**Application No:** EPF/2800/15

**Officer:** Moses Ekole

**Applicant Name:** Mrs L Irow

**Planning File No:** 008223

**Location:** The Tool Shop, 22 Forest Road, Loughton IG10 1DX

**Proposal:** Change of use of ground floor from use as a shop (Use Class A1) to use as a restaurant cafe (Use Class A3).

The Committee had NO OBJECTION to this application providing consideration was given to the occupants of the flat above when the details of the positioning of ventilation extract equipment and refuse and recycling storage were finalised.

**Application No:** EPF/2895/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Richard Rones

**Planning File No:**

**Location:** Oaklands, Warren Hill, Loughton IG10 4RL

**Proposal:** Roof extensions.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2930/15

**Officer:** Ian Ansell

**Applicant Name:** Mr & Mrs Donna Tuson

**Planning File No:** 006027

**Location:** 3 Tycehurst Hill, Loughton IG10 1BX

**Proposal:** First Floor rear extension and new staircase into loft space.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2931/15CA

**Officer:** Jonathan Doe

**Applicant Name:** Mr Richard Rains

**Planning File No:** 026633

**Location:** 23 Staples Road, Loughton IG10 1HP

**Proposal:** Two roof lights to front roof slope. Rear dormer. Single and two-storey rear extension. External steps to rear garden.

The Committee expressed concern for the loss of amenity to the neighbours either side.

**Application No:** EPF/2972/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Jay Vaghela

**Planning File No:** 026632

**Location:** 60 Whitehills Road, Loughton IG10 1TU

**Proposal:** Removal of existing side extension and construction of proposed single storey side and rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2976/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Steven Reynolds

**Planning File No:** 024251

**Location:** 24 Goldings Road, Loughton IG10 2QN

**Proposal:** First floor rear extension.

Since this proposal had been previously withdrawn by the applicant on a technicality when submitted as planning application EPF/2376/15, the Committee restated its previous comments that it was "*concerned by the impact of the development on the neighbour at no 26 Goldings Road*".

**Application No:** EPF/2990/15

**Officer:** Jonathan Doe

**Applicant Name:** Mrs Paula Wilson

**Planning File No:** 019430

**Location:** 56 Oakwood Hill, Loughton IG10 3EW

**Proposal:** Retention of existing annex as separate dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee upheld condition 3 of planning application EPF/0860/03 for a two storey side extension (revised application) and requested the enforcement of this existing condition.

**Application No:** EPF/2993/15

**Officer:** David Baker

**Applicant Name:** Travis Perkins PLC

**Planning File No:** 002989

**Location:** Wickes, Goldtone House, Langston Road, Loughton IG10 3TQ

**Proposal:** Advertisement consent for proposed flat aluminium letter signs at fascia level on south east elevation.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2994/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Loughton Surgery

**Planning File No:** 007872

**Location:** 25 Traps Hill, Loughton IG10 1SZ

**Proposal:** Application for variation of condition 2 'plan numbers' on planning application EPF/0921/15 (Proposed two storey front extension and reconfiguration and raising of existing roof at rear). Amendments include: raising part of front eaves and reconfigure front dormer window.

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/2996/15

**Officer:** Ian Ansell

**Applicant Name:** East Thames Housing Group

**Planning File No:** 024539

**Location:** Land and garages Kirby Close, Loughton IG10 3BA

**Proposal:** 4 affordable homes with 10 parking spaces.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application and considered the housing development would have a serious detrimental effect on the neighbouring properties, even if it had been for bungalows.

Members voiced their concern over the loss of parking provision to existing residents and the use of a narrow access road for this scheme. There was additional concern over the loss of outlook to occupants of the flats bordering the plot and the loss of amenity to neighbouring residents.

**Application No:** EPF/2997/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** East Thames Housing Group

**Planning File No:** 010456

**Location:** Land and garages opposite 39-45 Ladyfields, Loughton IG10 3RP

**Proposal:** 7 affordable homes with 14 parking spaces.

The Committee NOTED the contents of a letter of objection.

The Committee expressed concern over the loss of these garages for the existing residents, which would only serve to displace the parking of these vehicles onto neighbouring roads where there was no capacity for additional parking, owing to its close proximity to Debden Underground Station.

The Committee requested replacement trees elsewhere on the site for those removed at the front to accommodate the proposed development.

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

**Application No:** EPF/3008/15

**Officer:** Robin Hellier

**Applicant Name:** Mr Chika Anyanwu

**Planning File No:** 024450

**Location:** 9 Albion Hill, Loughton IG10 4RA

**Proposal:** TPO/EPF/46/08 (Pine) – Fell.

The Committee NOTED the contents of a letter of objection.

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



**Application No:** EPF/3049/15

**Officer:** Moses Ekole

**Applicant Name:** Dr Vivek Metha

**Planning File No:** 004405

**Location:** 20 Hillcrest Road, Loughton IG10 4QQ

**Proposal:** Two storey rear extension with 2 dormer windows. Rear conservatory and alterations to rear patio area. Additional 1 no. dormer window to front and enlargement of roof to facilitate a loft conversion, and internal alterations.

The Committee OBJECTED to this application which was considered an overdevelopment of the site, overbearing on the neighbours and would overlook adjacent properties.

**Application No:** EPF/3053/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Branko Mihailovic

**Planning File No:** 014016

**Location:** 52 Upper Park, Loughton IG10 4EQ

**Proposal:** Rear ground floor extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3072/15

**Officer:** David Baker

**Applicant Name:** Ms Amanda Dainty

**Planning File No:** 026640

**Location:** 8 Beech Terrace, Smarts Lane, Loughton IG10 4BT

**Proposal:** First floor rear extension.

The Committee expressed concern for the amenities of the neighbours at nos 7 and 9 Beech Terrace from the overbearing nature of the proposal.

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

**Application No:** EPF/3166/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Jacques Van Heerden

**Planning File No:** 024537

**Location:** 47 Deepdene Road, Loughton IG10 3PP

**Proposal:** New rear outbuilding.

The Committee OBJECTED to this application which was considered overbearing on the neighbours. If granted, members asked for a condition to ensure the rear outbuilding(s) remained ancillary to the main dwelling.

The Committee AGREED to bring forward EPF/3120/15 incorrectly referenced as an 'Others' application in the District Council's Weekly List instead of as a full planning application.

**Application No:** EPF/3120/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr D Simpson

**Planning File No:** 016192

**Location:** 24 Albion Hill, Loughton IG10 4RD

**Proposal:** Variation of condition 3 'Plan nos' of planning permission EPF/1084/13 (Demolition of existing dwelling and erection of new two storey (three to the rear) single family dwelling). To retain the as-built increase in depth of the lower ground floor and terrace above.

The Committee NOTED the contents of a letter of objection.

The Committee deplored this retrospective application and OBJECTED to the larger scheme built, which was considered overbearing on the neighbouring property at the rear in Pollards Close.

**839.2 Deemed Permission – provided for information only:**

**Application No:** EPF/2274/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Jay Khalil

**Planning File No:** 026626

**Location:** 48 Hill Top, Loughton IG10 1PX

**Proposal:** Certificate of Lawful Development for proposed hip to gable with rear dormer and two roof lights to front.

The Committee NOTED this application.

**Application No:** EPF/3062/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Michael Rolfe

**Planning File No:** 003897

**Location:** Dower Cottage, Nursery Road, Loughton IG10 4RJ

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

The Committee NOTED this application.

**839.3 Others – provided for information only: EPF/2960/15, EPF/3029/15, EPF/3123/15, EPF/3133/15, EPF/3136/15, EPF/3165/15 and EPF/3208/15.**

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

**PL840 Decisions**

**840.1 Decisions by Epping Forest District Council**

The Planning Decisions for November 2015 from Epping Forest District Council were NOTED.

**PL841 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL842 Enforcement and Compliance**

The Committee NOTED the current enforcement cases as advised by the District Council in its weekly list for 30 November – 11 December and 14 – 21 December 2015.

**Signed:**.....

**Date:** 25 January 2016

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 25 January 2016 at 7.45pm at 1 Buckingham Court.**

**Present:**

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

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

9 members of the public

**PL843 Apologies for Absence**

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

**PL844 Declarations of Interest**

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

EPF/2754/15, EPF/3155/15, EPF/3243/15, EPF/3173/15, EPF/3250/15 and EPF/3261/15.

Cllr Lawrence declared a non-pecuniary interest in EPF/0016/16 as the applicant was her neighbour.

**PL845 Confirmation of Minutes**

The Minutes of the meeting held on 11 January 2016 were CONFIRMED as a correct record and signed by the Chairman.

**PL846 Planning Applications**

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

**Application No:** EPF/2910/15

**Officer:** Jonathan Doe

**Applicant Name:** Miss Helen Chapman

**Planning File No:** 012425

**Location:** 8 Summerfield Road, Loughton IG10 4JF

**Proposal:** First floor extension to the rear with a new pitched roof over, ground floor rear extension, ground floor side extension, and alterations to the front parking area.

The Committee NOTED the contents of four letters of objection.

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

The Committee OBJECTED to this application. The scheme was considered: overbearing on the neighbours, particularly at 6 and 10 Summerfield Road; out of

character and out of keeping with the streetscene, especially the high front wall; and would cause loss of amenity and privacy from overlooking.

**Application No:** EPF/3155/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Declan O'Driscoll

**Planning File No:** 016397

**Location:** 16 Eleven Acre Rise, Loughton IG10 1AN

**Proposal:** Demolition of existing dwelling and erection of two dwelling houses.

The Committee NOTED the contents of four 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 amended application EPF/0399/15 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 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.*

Moreover, members considered the proposed design did not blend in, nor the orientation of the dwellings that were out of keeping with the streetscene. The Committee was concerned about the high flank wall that was extremely overbearing and would cause loss of light to the neighbours. Members commented that they considered the shape and gradients of the plot were unsuitable for two dwellings.

**Application No:** EPF/3225/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr S James

**Planning File No:** 016037

**Location:** 5 Southernhay, Loughton IG10 4EN

**Proposal:** Change garage to accommodation and first floor front extension above. Single storey front extension to side of former garage. Single storey side extension on southern elevation.

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/3261/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Chris Chesterton

**Planning File No:** 006779

**Location:** The Studio, 38 Church Hill, Loughton IG10 1LA

**Proposal:** Single storey rear extension to an existing architects' practice.

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 on the following grounds that:

1. it was an overdevelopment of the plot;
2. it was inappropriate to expand the existing rear outbuilding into an even larger office in a residential location;
3. no extra parking was being provided on site; and
4. the glass in the rear aspect would cause loss of amenity from overlooking and noise nuisance to the detriment of the houses at the rear in Queens Road.

#### **PL847 Licensing Applications**

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

##### **847.1 Notice of application for a Full Variation of the premises licence under the Licensing Act 2003 in respect of Molens, 208D/E High Road, Loughton IG10 1BB**

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 on the following grounds.

1. The prevention of public nuisance – noise and light pollution would be to the detriment of the residents' amenities in Priory Road who backed onto these premises.
2. The protection of children from harm – young people who lived in the houses bordering the premises would be exposed to the noise and associated behaviours of patrons.

#### **PL848 Matters for Report**

##### **848.1 Notice of Appeals:**

###### **848.1.1 EPF/2186/15 – 57 Church Lane, Loughton IG10 1NW – Single storey side, rear and front extensions. First floor side and rear extensions. Rear dormer window. (Amendment to previously approved EPF/1489/14 by way of provision of rear dormer window at second floor level) – Min no PL780.1**

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.

**848.1.2 EPF/2313/15 – 36 Queens Road, Loughton IG10 1RS – Revised application for a hip to gable roof extension with 1 no. rear dormer window and 2 no. front dormer windows to facilitate a loft conversion. New window on first floor side elevation – Min no PL780.1**

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.

**848.2 Planning Application – EPF/2870/15CA – 3 Potters Close, Loughton IG10 1JQ – TPO/EPF/27/00 (G2), TPO/CHI/02/68/A1: York Hill Conservation Area. Reduce tree (Hornbeam) considerably or fell. Replace with one or more suitable specimens – Min no PL827.1**

The Committee CONFIRMED the response made on this application under delegated powers by the Planning Committee Clerk in consultation with members to include an additional paragraph, as detailed below:

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.

**848.3 Loughton Building Design Award – Min no PL798.2**

The Committee NOTED that any member of Loughton Town Council could choose to submit a nomination for this award, provided the Planning Committee Clerk received these no later than 31 January 2016.

**848.4 EPF/2710/15 – 15 Greenfield Close, Loughton IG10 3HG – Conversion and extension of existing garage into self-contained annexe (revision to EPF/1764/15) – Min no PL817.1**

The Committee considered the revised design to remove the separate entrance door and to enclose the annexe within the existing garden did not overcome all their previous comments, which were:

*The Committee OBJECTED to this application for a self-contained annexe and requested a condition to ensure its ancillary use with the main dwelling only.*

*The following issues were also raised:*

- 1. No separate private amenity space had been provided on the site.*
- 2. The scheme would result in the loss of a parking space and offset parking provision onto the busy Alderton Hall Lane, which also served two primary schools close by, the Alderton Infant and Junior Schools.*

**PL849 Waltham Abbey Town Council application for the designation of a Neighbourhood Plan Area**

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

**PL850 Planning Applications**

**850.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/2754/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Gerri Degun

**Planning File No:** 026646

**Location:** 48 Traps Hill, Loughton IG10 1TB

**Proposal:** Two storey and single storey front side and rear extensions. Front and rear dormer windows and ridge raised by 600mm.

The Committee NOTED the contents of a letter of objection.

The Committee was concerned about the lack of supporting information for the trees/vegetation on the site, subject to the approval of the District Council Arboricultural Officer.

**Application No:** EPF/2999/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Paul Warden

**Planning File No:** 023285

**Location:** 67 Queens Road, Loughton IG10 1RR

**Proposal:** Single storey rear extension with external stairs and landing to garden area.

The Planning Committee Clerk reported that as there were no proposed plans available for consultation on the District Council's website in time for this meeting, a two-week extension had been granted by a Senior Planning Officer. This item was therefore deferred to the next meeting on 8 February 2016.

**Application No:** EPF/3019/15

**Officer:** Jonathan Doe

**Applicant Name:** Mr Itzik Robin

**Planning File No:** 000531

**Location:** 278A High Road, Loughton IG10 1RB

**Proposal:** Renewal of previous approved scheme EPF/0181/05 and PL/EPF/1413/10. Extension of time limit on planning permission EPF/0181/05 granted on appeal. (Erection of three storey block of 12 flats with parking at ground level).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3037/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Balendra

**Planning File No:** 015273

**Location:** 95 Tycehurst Hill, Loughton IG10 1BZ

**Proposal:** Proposed first floor side extension and front dormer.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3063/15

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Tony Clark

**Planning File No:** 024016

**Location:** Garages opposite 9-11 Barncroft Road, Loughton IG10 3EY

**Proposal:** Demolition of existing x 4 garages and redevelop with 1 x 2 bed dwelling with related car parking and amenity areas. (Revised application to EPF/1663/15).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3108/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Peter Klimaszewski

**Planning File No:** 012405 new no: 014914

**Location:** 27 Colson Road, Loughton IG10 3RL

**Proposal:** Construction of an outbuilding in the rear garden of the property.

The Committee OBJECTED to this application owing to the size and bulk of the proposed outbuilding that would be detrimental to the amenities of the neighbours.

Members commented on the lack of plans submitted including the elevation facing the house and the proposed internal layout to show the intended use of the outbuilding. Therefore, if the District Council was minded to grant this application, the Committee asked for a planning condition to ensure the rear outbuilding would remain ancillary to the main dwelling.

**Application No:** EPF/3173/15CA

**Officer:** Ian Ansell

**Applicant Name:** Mr Daniel Sugar

**Planning File No:** 001669

**Location:** 14 York Hill, Loughton IG10 1RL

**Proposal:** Change of use of premises from use as offices (Use Class B1) to a mixed use comprising a Pilates studio (Use Class D2), a medical surgery (Use Class D1) and offices (Use Class B1).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the proposal to Use Classes D1 and D2 as the parking provision proposed would be inadequate since roads in the vicinity were unable to accommodate any extra on-street parking. There was additional concern that this and neighbouring roads were heavily congested with young children walking to/from Staples Road Primary School on a daily basis.

**Application No:** EPF/3196/15CA

**Officer:** David Baker

**Applicant Name:** Mr Daniel Edwards

**Planning File No:** 020894

**Location:** 26 Stony Path, Loughton IG10 1SJ

**Proposal:** Erection of single story outbuilding for use as a garden room.

The Committee was concerned by the bulk and height of the proposed outbuilding that was located in a conservation area.



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

**Application No:** EPF/3212/15

**Officer:** Robin Hellier

**Applicant Name:** Peserel

**Planning File No:** 007901

**Location:** Carlton House, Algiers Road, Loughton IG10 4RS

**Proposal:** TPO/EPF/18/99: T1-T13 Trim 1 Year's growth from all trees. Retain height. To be carried out annually for 5 years.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3220/15

**Officer:** Ian Ansell

**Applicant Name:** BP Oil (UK) Ltd

**Planning File No:** 013412

**Location:** Chigwell Lane Service Station, The Broadway, Loughton IG10 3ST

**Proposal:** New exit road, removal of jet wash, replacement of existing fuel pumps, underground storage tanks, creation of 10 no. new car parking spaces, new air/water and vacuum bay, ATM, soft and hard landscaping and ancillary forecourt alterations.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3243/15

**Officer:** Ian Ansell

**Applicant Name:** Ms Victoria Loveday

**Planning File No:** 024546

**Location:** 67 Newmans Lane, Loughton IG10 1TN

**Proposal:** New build 2 bedroom house on land adjacent to 67 Newmans Lane.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the overdevelopment of the plot and the loss of the parking provision from the front.

**Application No:** EPF/3245/15

**Officer:** David Baker

**Applicant Name:** Mr & Mrs Roy Gower

**Planning File No:** 021032

**Location:** 26 The Crescent, Loughton IG10 4PY

**Proposal:** First floor rear extension.

The Committee OBJECTED to this application owing to the deleterious effect on the amenities of the adjacent neighbours at nos 24 and 28 The Crescent, from the height and bulk of the proposed first floor rear extension.

**Application No:** EPF/3250/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Pat Kane

**Planning File No:** 009214

**Location:** 59 Broadstroad, Loughton IG10 2SB

**Proposal:** Changes to the front boundaries to the existing property. Replacing the front boundary wall (0.45m) with a brick wall and railings supported by brick pillars.

Replacing the front side boundary picket fences with railings supported by brick pillars. Installation of 2 no. gates to the front.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was detrimental to the streetscene and the open aspect of the road characterised by low walls or no walls whatsoever.

**Application No:** EPF/3262/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Alex Calvert

**Planning File No:** 012297

**Location:** Abbey, 253 High Road, Loughton IG10 1AD

**Proposal:** Advertisement consent for proposed installation of 2 no 46 inch TVs depicting various Santander advertisements at front ground floor elevation.

The Committee had NO OBJECTION to this application as long as the use of the TVs was restricted to opening hours only. Members would object to the screening of this visual signage when the bank was closed, as it would cause unnecessary light pollution.

**Application No:** EPF/3264/15

**Officer:** Moses Ekole

**Applicant Name:** Dr David Dighton

**Planning File No:** 003028

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

**Proposal:** Revised plans for 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. Amendments include the installation of 4 no. rear roof lights and 2 no. front roof lights on the new Mansard roof of the rear building, and also the repositioning of the 3 no. dormer windows.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3266/15

**Officer:** Jonathan Doe

**Applicant Name:** Sytner Group PLC

**Planning File No:** 000451

**Location:** The Crystal Building, Langston Road, Loughton IG10 3TH

**Proposal:** Demolition of 3 buildings, replaced with new car storage and repair facility complete with MOT facility.

The Committee had NO OBJECTION to this application.

## **850.2 Determinations and Works to Trees in Conservation Areas – provided for information only:**

**Application No:** EPF/0016/16

**Officer:** Robin Hellier

**Applicant Name:** Mrs Amanda Gotham

**Planning File No:** 016390

**Location:** 5 Staples Road, Loughton IG10 1HP

**Proposal:** Four areas of hedging - reduce to previous pruning point.

Sycamore - remove suckers.

Eucalyptus - crown reduction by 0.5m.

The Committee NOTED this application.

**850.3 Deemed Permission – provided for information only:**

**Application No:** EPF/3175/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Kris Dimov

**Planning File No:** 000835

**Location:** 56 Lushes Road, Loughton IG10 3QB

**Proposal:** Certificate of Lawful Development for proposed roof extension including 1 no. rear dormer window and 2 no. front facing roof lights to facilitate a loft conversion.

The Committee NOTED this application.

**Application No:** EPF/3219/15

**Officer:** David Baker

**Applicant Name:** Mrs Jackie Gregory

**Planning File No:** 026636

**Location:** 30 Whitehills Road, Loughton IG10 1TS

**Proposal:** Certificate of Lawful Development for a proposed single storey rear extension and front porch and creation of dormer window in a loft conversion.

The Committee NOTED this application.

**Application No:** EPF/3276/15

**Officer:** David Baker

**Applicant Name:** Miss Ayshe Kadir

**Planning File No:** 021673

**Location:** 24 Deepdene Path, Loughton IG10 3PS

**Proposal:** Certificate of Lawful Development for proposed loft conversion and rear extension.

The Committee NOTED this application.

**850.4 Others – provided for information only: EPF/3138/15 and EPF/0095/16.**

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

**PL851 Decisions**

**851.1 Decisions by Epping Forest District Council**

The Planning Decisions for December 2015 from Epping Forest District Council were NOTED.

**PL852 Enforcement and Compliance**

The Committee NOTED the current enforcement cases as advised by the District Council in its weekly list for 1 – 18 and 19 – 22 January 2016.

**Signed:**.....

**Date:** 8 February 2016

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 8 February 2016 at 7.45pm at 1 Buckingham Court.**

**Present:**

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

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

1 member of the public

**PL853 Apologies for Absence**

**853.1** Apologies for absence were received from Cllrs Bostock and Downing.

**853.2 Leave of Absence**

The Committee GRANTED Cllr Bostock a leave of absence to the end of the current electoral term owing to her ill health.

**PL854 Declarations of Interest**

Cllrs Abraham, J Angold-Stephens, Chalk, and Davies declared a non-pecuniary interest in application EPF/0129/16 owing to comments received from the Loughton Residents Association Plans Group.

**PL855 Confirmation of Minutes**

The Minutes of the meeting held on 25 January 2016 were CONFIRMED as a correct record and signed by the Chairman.

**PL856 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/3031/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Zaffar Mirza

**Planning File No:** 002095

**Location:** 41 Alderton Hill, Loughton IG10 3JD

**Proposal:** Two storey front/side and rear extensions including construction of 2 rear dormer windows. Raising of ridge height to facilitate the creation of second floor level and rooms in the roof space. Conversion of integral garage into habitable room, alteration to the existing integral garage to double garage and associated alterations to the front elevation.

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to this application. The proposal was considered an overdevelopment of the plot, overbearing on the neighbours and out of keeping with adjacent properties, particularly at the rear.

**PL857 Matters for Report**

**857.1 Planning application – Min no PL850.1**

**Application No:** EPF/2999/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Paul Warden

**Planning File No:** 023285

**Location:** 67 Queens Road, Loughton IG10 1RR

**Proposal:** Single storey rear extension with external stairs and landing to garden area.

The Committee considered the planning application from the Weekly List of 15 January 2016, which had been deferred from the meeting on 25 January 2016, as the plans were not available to view.

The Planning Committee Clerk advised that the revised plans received from the District Council showed the centralisation of the external steps and a reduced landing to meet building regulation requirements.

The Committee had NO OBJECTION to this application.

**857.2 Appeal Decision – 94 Lawton Road, Loughton IG10 2AA – Residential development comprising 5 no. 2 bed apartments and 2 no. 1 bed apartments – Min no PL816.2**

The Committee NOTED the information received from the Planning Inspectorate that the appeal had been allowed.

**857.3 Epping Forest District Council Local Plan Evidence Base – Heritage Asset Review – Min nos PL166.3 & EH202**

The Committee AGREED to consider the report on the District Council's Local List at a later meeting, in partnership with the Environment and Heritage Committee.

**857.4 Appeal Decision – EPF/2764/14 – 20 Ollards Grove, Loughton IG10 4DW – 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) (ref no: APP/J1535/W/15/3033668) – Min no PL816.1**

The Committee NOTED the information received from the Planning Inspectorate that the appeal had been dismissed.

**PL858 Street naming and numbering**

**858.1 Land and Garages off Burton Road, Loughton IG10 3TA – Erection of 51 affordable homes with 28 parking spaces. (Revised application)**

The Committee discussed several suggestions and AGREED to defer this item for further consideration at the next meeting.

**PL859 Change of Use Planning Permission – Use Classes**

The Committee NOTED that the Town and Country Planning (Use Classes) Order 1987 (as amended) was periodically revised. The most recent amendment to this Order comprised The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, which had been circulated to councillors as guidance for when change of use applications were considered.

**PL860 Planning Applications**

**860.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/3030/15

**Officer:** Moses Ekole

**Applicant Name:** Mr R Ahmad

**Planning File No:** 024552

**Location:** 79 The Lindens, Loughton IG10 3HT

**Proposal:** Front porch and second floor side extension to include part single storey ground floor extension.

The Committee was concerned that the proposed second floor side extension was too bulky and an overdevelopment of the plot. It was considered to be detrimental to the neighbours and out of keeping with the streetscene. Members had no objection to the porch extension.

**Application No:** EPF/3112/15

**Officer:** David Baker

**Applicant Name:** Mr Christopher Peachey

**Planning File No:** 007855

**Location:** 1 Hillcrest Road, Loughton IG10 4QH

**Proposal:** Application for outline planning permission with all matters reserved, for proposed demolition of existing detached bungalow and its replacement with a single 5/6 bedroom detached house.

In principle, members were not against the building of a detached house as long as it was a two storey dwelling that matched the size and scale of the surrounding properties. Members were concerned whether a 5/6 bedroom house could fit within the dimensions outlined on the rudimentary plan provided.

**Application No:** EPF/3174/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Stan Loyal

**Planning File No:** 005685

**Location:** 11A Broadstrod, Loughton IG10 2SB

**Proposal:** Single storey sloping roof rear extension.

The Committee had NO OBJECTION to this application.

The Committee AGREED to bring forward EPF/0026/16 as this application was for the same site.

**Application No:** EPF/3210/15CA

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Jim Holloway

**Planning File No:** 015041

**Location:** 1 Woodbury Hollow Cottage, Woodbury Hill, Loughton IG10 1JD

**Proposal:** Proposed single storey rear extension – revised application to EPF/1353/15.

**Application No:** EPF/0026/16CA

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Jim Holloway

**Planning File No:** 015041

**Location:** 1 Woodbury Hollow Cottage, Woodbury Hill, Loughton IG10 1JD  
**Proposal:** Listed building application for proposed single storey rear extension.

The Committee had NO OBJECTION to these applications.

**Application No:** EPF/3268/15  
**Officer:** David Baker  
**Applicant Name:** Mr Kishor Chudasama  
**Planning File No:** 000854  
**Location:** 352 Willingale Road, Loughton IG10 2BW  
**Proposal:** Single storey ground floor rear extension with double storey side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0001/16  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr Socrates Miltiadou  
**Planning File No:** 016192  
**Location:** Greengates, 24 Albion Hill, Loughton IG10 4RD  
**Proposal:** Grade II listed building consent for the alteration and replacement of front gates.

The Committee OBJECTED to the new design proposed for these Grade II listed gates. Members would have no objection if the replacement gates were traditionally constructed to match those existing.

**Application No:** EPF/0040/16  
**Officer:** Ian Ansell  
**Applicant Name:** Mr Peter Folan  
**Planning File No:** 024505  
**Location:** 24 Chigwell Lane, Loughton IG10 3RW  
**Proposal:** Proposed 2 storey side extension and velux loft conversion.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0054/16  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Eugene Greene  
**Planning File No:** 026661  
**Location:** 25 Sandford Avenue, Loughton IG10 2AJ  
**Proposal:** Single storey side extension.

The Committee was concerned that the side extension would extend to the site boundary with nos 19 – 23 Sandford Avenue and for the potential terracing effect this could create. Members suggested a gap of 1 metre should be retained to the boundary.

**Application No:** EPF/0088/16  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Daniel Gichev  
**Planning File No:** 013776  
**Location:** 10 Ladyfields, Loughton IG10 3RR  
**Proposal:** Part single, part two storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0096/16

**Officer:** Moses Ekole

**Applicant Name:** Mr Shenol Dzhelilov

**Planning File No:** 024550

**Location:** 5 Cherston Road, Loughton IG10 3PJ

**Proposal:** Demolish existing conservatory and construct a single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0097/16

**Officer:** Ian Ansell

**Applicant Name:** Mr Martin Bradley

**Planning File No:** 010791

**Location:** 22 Brooklyn Avenue, Loughton IG10 1BL

**Proposal:** Erection of a single storey side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0129/16

**Officer:** Marie-Claire Tovey

**Applicant Name:** M K Associates

**Planning File No:** 001860

**Location:** 38 Chigwell Lane, Loughton IG10 3NY

**Proposal:** Change of use of ground, first and second floors from use as offices (Use Class B1) to use as 3 x 1 bedroom flats (Use Class C3) (Front part of building fronting Chigwell Lane) (resubmission following refusal of EPF/2423/15).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the proposed change of use to Use Class C3 Dwelling houses. The scheme was considered totally inappropriate in this locality on the Oakwood Hill Industrial Estate and where there was also no provision for private amenity space.

**Application No:** EPF/0132/16

**Officer:** Robin Hellier

**Applicant Name:** Mr Ivan Browne

**Planning File No:** 016800

**Location:** 8 The Summit, Loughton IG10 1SW

**Proposal:** TPO/EPF/05/93/A3 Area of mixed trees: Corsican & Austrian pines. Crown lift 7 trees to approximately 10m.

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/0139/16

**Officer:** Jonathan Doe

**Applicant Name:** Mr Sammuell Hellen

**Planning File No:** 024504



**Location:** 30 Forest Road, Loughton IG10 1DX

**Proposal:** Proposed side and rear two storey extension and rear first floor extension.

The Committee had NO OBJECTION to this application.

**860.2 Deemed Permission – provided for information only:**

**Application No:** EPF/3200/15

**Officer:** Stephan Solon

**Applicant Name:** Mr Sanjay Raj

**Planning File No:** 013777

**Location:** 20 Ollards Grove, Loughton IG10 4DW

**Proposal:** Certificate of Lawful Development for proposed change of use from use as a dwelling house (Use Class) C3 to use as a house in multiple occupation (Use Class C4) to be used as a bail hostel.

The Committee NOTED this application but commented that it appeared to be an unlawful change of use.

**Application No:** EPF/3231/15

**Officer:** David Baker

**Applicant Name:** Mr & Mrs Kennedy

**Planning File No:** 024551

**Location:** 5 Colebrook Path, Loughton IG10 2HW

**Proposal:** Certificate of Lawful Development for proposed single storey rear addition with loft conversion with dormer.

The Committee NOTED this application.

**Application No:** EPF/0053/16

**Officer:** Jonathan Doe

**Applicant Name:** Mr Jamie Golding

**Planning File No:** 026660

**Location:** 49 Jessel Drive, Loughton IG10 2ET

**Proposal:** Certificate of Lawful Development for proposed single storey rear extension and loft conversion.

The Committee NOTED this application.

**860.3 Others – provided for information only: EPF/0160/16, EPF/0161/16, EPF/0200/16 and EPF/0228/16**

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

**PL861 Decisions**

**861.1 Decisions by Epping Forest District Council**

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

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.35pm.

**PL862 Licensing Applications**

**862.1 Notice of Application for a variation of the Premises Licence in respect of Morrisons, 246-250 High Road, Loughton IG10 1RB**

The Committee OBJECTED to this application. Members were concerned that if the licensable activities hours were extended and the restrictions over Christmas and Good Friday were removed by the variation sought, this could lead to an increase in anti-social behaviour and disturbance to neighbouring properties, and therefore be in breach of the four of the licensing objectives below:

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

**PL863 Enforcement and Compliance**

The Committee NOTED the current enforcement cases as advised by the District Council in its weekly list for 23 January – 5 February 2016.

**Signed:.....**

**Date: 22 February 2016**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 22 February 2016 at 7.45pm at 1 Buckingham Court.**

**Present:**

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

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

7 members of the public

**PL864 Apologies for Absence**

Apologies for absence were received from Cllr Davies who was unwell. Members noted that Cllr Bostock had previously been granted a leave of absence to the end of the current electoral term.

**PL865 Declarations of Interest**

The Committee declared a non-pecuniary interest in application EPF/0027/16 as the architect was known to the Council.

Cllrs Abraham, J Angold-Stephens, Chalk, and Downing declared a non-pecuniary interest in the following applications owing to comments received from the Loughton Residents Association Plans Group:  
EPF/1487/15 and EPF/0108/16

**PL866 Confirmation of Minutes**

The Minutes of the meeting held on 8 February 2016 were CONFIRMED as a correct record and signed by the Chairman.

**PL867 Planning Applications**

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

**Application No:** EPF/1487/15CA

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Asad Chaudhry

**Planning File No:** 011665

**Location:** Land to rear of 25 Staples Road, Loughton IG10 1HP

**Proposal:** Proposed two bedroom detached house.

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. It was considered that the proposal failed to respect its setting in a conservation area, was an overdevelopment of an unsuitable plot that sloped steeply, and was garden grabbing. The nearest access to the site would be from The Drive where it ended in a cul-de-sac, yet no parking provision had been provided in spite of the daily congestion that existed in The Drive and from the parking restrictions also in force in the road. It was therefore deemed

to be contrary to National Planning Policies and contrary to Policies DBE 1 and HC6 of Epping Forest District Council's adopted Local Plan & Alterations.

Furthermore, members were concerned for the protected trees on the site and for the possible closure of Staples Hill Path during construction, which the proposed development bordered. The Drive and Staples Hill Path were heavily used as a walking route to and from Staples Road Primary School.

**Application No:** EPF/0194/16

**Officer:** Moses Ekole

**Applicant Name:** Mr Michael Ball

**Planning File No:** 014680

**Location:** 71 Queens Road, Loughton IG10 1RR

**Proposal:** Two storey rear extension with balcony, balustrades, and 2m high privacy screens on either side of the balcony area. Relocation of existing external steps and landing area to providing ingress and access to the Garden (Amended plans and description).

The Committee NOTED the contents of a letter of support.

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

Members NOTED the amended plans and amended description given above for this proposal. The Committee had NO OBJECTION to this application.

#### **PL868 Matters for Report**

##### **868.1 Street naming and numbering – Land and garages off Burton Road, Loughton IG10 3TA – Erection of 51 affordable homes with 28 parking spaces. (Revised application) – Min no PL858.1**

Members considered potential names for two of the buildings within the District Council's housebuilding development. The Committee chose to honour local residents that had made a significant contribution to the community and a building no longer in existence. Members AGREED to submit the following four names for the District Cabinet to consider, which were listed in order of preference as below:

1. Stannard Place (after Dave Stannard, former Chairman of the Broadway Town Centre Partnership).
2. Joan Davis Place (the former Town and District Councillor).
3. Churchill Place (after the Sir Winston Churchill public house).
4. Barbara Harmer Place (after the first woman to fly Concorde, who was born in Loughton in 1953 and had trained as a hairdresser locally before going on to train as an air traffic controller and later as a pilot funding her own training).

##### **868.2 Notice of Appeal – EPF/2442/15 – 62 Queens Road, Loughton IG10 1RS – Single storey front extension and new external front steps – Min no PL799.1**

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.

**868.3 Licensing Applications:**

**868.3.1 Notice of application for a Full Variation of the premises licence under the Licensing Act 2003 in respect of Molens, 208D/E High Road, Loughton IG10 1BB – Min no PL847.1**

**868.3.2 Notice of Application for a variation of the Premises Licence in respect of Morrisons, 246-250 High Road, Loughton IG10 1RB – Min no PL862.1**

The Planning Committee Clerk informed members that these licensing applications would be determined at the Epping Forest District Council Licensing Sub-Committee meeting at 10am on Tuesday 1 March 2016 at the Civic Offices, High Street, Epping. The Committee AGREED that the objections it raised on these two applications were sufficient to allay any necessity for a representative to attend the meeting.

**PL869 Moreton and Bobbingworth and The Lavers Neighbourhood Plan Proposal**

The Committee NOTED the neighbourhood plan proposal.

**PL870 Planning Applications**

**870.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/3141/15

**Officer:** Moses Ekole

**Applicant Name:** Ms Annette Ractliffe

**Planning File No:** 024558

**Location:** 34 Smarts Lane, Loughton IG10 4BX

**Proposal:** Single storey rear/side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3142/15

**Officer:** Moses Ekole

**Applicant Name:** Mr Howard Kauffman

**Planning File No:** 021073

**Location:** Briar House, 42 Church Lane, Loughton IG10 1PD

**Proposal:** Detached single storey garage to the side of the house, but behind the building line.

The Committee declared a non-pecuniary interest in this item as the applicant was a District ward councillor.

The Committee expressed concern for the amenity of the neighbour at no 40 Church Lane as the proposed garage would be positioned alongside this side boundary of the site. There seemed to be some discrepancy in the plans provided which lacked a proposed layout plan.

**Application No:** EPF/0027/16

**Officer:** David Baker

**Applicant Name:** Mr Shaun Dawson

**Planning File No:** 018138

**Location:** 4 Spring Grove, Loughton IG10 4QA

**Proposal:** Single storey rear extension and internal alterations.

The Committee expressed concern for the loss of light and amenity to the adjacent semi-detached property at no 2 Spring Grove.

**Application No:** EPF/0066/16

**Officer:** David Baker

**Applicant Name:** Mr N North

**Planning File No:** 010061

**Location:** 48 Station Road, Loughton IG10 4NX

**Proposal:** Demolition of side part of existing dwelling, erection of ground and first floor rear extension to existing dwelling, together with the erection of a second dwelling on the site, part 2 and part 3 stories high, and the provision of a shared 4 space car parking and turning area at the front with widening of existing crossover access.

The Committee OBJECTED to the proposed scheme that was considered an overdevelopment of the plot and totally out of keeping with the streetscene which mainly comprised semi-detached houses. Concern was expressed at the possible loss of one of the parking bays positioned immediately outside the front of the house.

**Application No:** EPF/0069/16

**Officer:** Moses Ekole

**Applicant Name:** Mr R J Freedman

**Planning File No:** 011134

**Location:** 1 Spareleaze Hill, Loughton IG10 1BS

**Proposal:** Joining of two existing rear dormer windows into one single large rear dormer with a sloping roof form. Replacing a sloping roof over existing single storey front extension with a balcony to include balustrade. Replacement of existing first floor front window with a door.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0137/16

**Officer:** Moses Ekole

**Applicant Name:** Mr Chris Brown

**Planning File No:** 029518

**Location:** 4 Treetops View, Loughton IG10 4PR

**Proposal:** Single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0183/16

**Officer:** Jonathan Doe

**Applicant Name:** Mr Jamil Raja

**Planning File No:** 004943

**Location:** 66 Alderton Hill, Loughton IG10 3JB

**Proposal:** Proposed two storey front and rear extension with loft room

The Committee was concerned that the development would be overbearing on the neighbours either side at nos 64 and 68 Alderton Hill because of the height and bulk proposed.

**Application No:** EPF/0204/16

**Officer:** Moses Ekole

**Applicant Name:** Mr M Felby

**Planning File No:** 003703

**Location:** 80 Church Hill, Loughton IG10 1LB

**Proposal:** Part single and part two storey rear extension. New rear outbuilding.

The Committee had NO OBJECTION to the proposed extension. However, members were concerned by the proposed outbuilding – its position against the rear boundary and size across the width of the garden. Members commented that its intended use was unknown as the application documentation lacked an internal floor plan. If the District Council was minded to grant this application, the Committee therefore requested a condition to ensure the ancillary use of the outbuilding with the main house only.

**Application No:** EPF/0209/16

**Officer:** Moses Ekole

**Applicant Name:** Mr Mark Robert Smith

**Planning File No:** 026668

**Location:** 23 The Greens Close, Loughton IG10 1QE

**Proposal:** Single storey part side extension (rear of existing side garage). Conversion of garage into a habitable room.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0235/16

**Officer:** Moses Ekole

**Applicant Name:** Mr John Wickham

**Planning File No:** 023039

**Location:** 40 Fallow Fields, Loughton IG10 4QP

**Proposal:** Loft conversion with rear dormer, one roof light to rear and two to front elevation.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0062/16

**Officer:** Moses Ekole

**Applicant Name:** Mr & Mrs Gerry/Karenza Morris

**Planning File No:** 010641

**Location:** 4 Rowans Way, Loughton IG10 1TZ

**Proposal:** First floor side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0108/16

**Officer:** David Baker

**Applicant Name:** Mr & Mrs Cedric and Amanda Wong

**Planning File No:** 023925

**Location:** 29 The Drive, Loughton IG10 1HB

**Proposal:** Single storey rear and front extensions.

The Committee OBJECTED to this application. Members considered the proposed front extension would be harmful to the character and symmetry of the pair of Edwardian semi-detached houses and detrimental to the streetscene. Additionally, the proposed rear extension was considered to be overbearing on the neighbour at no 31 The Drive.

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

**Application No:** EPF/0179/16  
**Officer:** David Baker  
**Applicant Name:** Mr Clive Witley  
**Planning File No:** 011304  
**Location:** 149 High Road, Loughton IG10 4LZ  
**Proposal:** New aluminium shopfront installation.

The Committee OBJECTED to the proposed design, which was considered harmful to the character of the streetscene and out of keeping with the architectural style of the building and adjoining premises in the block.

**Application No:** EPF/0181/16  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr Selhattin Cicek  
**Planning File No:** 024259  
**Location:** 7 Colebrook Lane, Loughton IG10 2HQ  
**Proposal:** Retrospective application for two storey side extension, loft conversion, including rear dormer, porch and single storey rear extension.

The Committee deplored this retrospective application and expressed concern over its bulk on the neighbouring property at no 1 Harvey Gardens.

**Application No:** EPF/0240/16  
**Officer:** Ian Ansell  
**Applicant Name:** Mrs Maureen Costigan  
**Planning File No:** 024557  
**Location:** 29 Spring Grove, Loughton IG10 4QB  
**Proposal:** Two storey front and side extensions. Porch and bay window.

The Committee had NO OBJECTION to this application.

#### **870.2 Deemed Permission – provided for information only:**

**Application No:** EPF/0034/16  
**Officer:** David Baker  
**Applicant Name:** Ms Amanda Dainty  
**Planning File No:** 026640  
**Location:** 8 Beech Terrace, Loughton IG10 4BT  
**Proposal:** Certificate of lawful development for proposed dormer windows to front and rear elevations.

The Committee NOTED this application.

**Application No:** EPF/0223/16  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Michael Ball  
**Planning File No:** 014680  
**Location:** 71 Queens Road, Loughton IG10 1RR  
**Proposal:** Certificate of Lawful Development for proposed roof extension including 1 No. rear dormer window to facilitate a loft conversion.

The Committee NOTED this application.



**870.3 Others – provided for information only: EPF/0103/16, EPF/0106/16 and EPF/0294/16**

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

**PL871 Decisions**

**871.1 Decisions by Epping Forest District Council**

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

**PL872 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL873 Enforcement and Compliance**

The Committee NOTED the current enforcement cases as advised by the District Council in its weekly list for 28 January – 12 February 2016.

**Signed:.....**  
**Date: 7 March 2016**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 7 March 2016 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)

**PL874 Apologies for Absence**

Members noted that Cllr Bostock had previously been granted a leave of absence to the end of the current electoral term.

**PL875 Declarations of Interest**

Cllrs Abraham, J Angold-Stephens, Chalk, Davies and Downing declared a non-pecuniary interest in application EPF/0241/16 as the applicant was a Town Councillor.

Cllrs Abraham, J Angold-Stephens, Chalk, Davies and Downing declared a non-pecuniary interest in application EPF/0258/16 owing to comments received from the Loughton Residents Association Plans Group.

**PL876 Confirmation of Minutes**

The Minutes of the meeting held on 22 February 2016 were CONFIRMED as a correct record and signed by the Chairman.

**PL877 Matters for Report**

**877.1 Notice of Appeals:**

**877.1.1 EPF/0866/15 – 54 Ollards Grove, Loughton IG10 4DW – Two detached two storey cottage properties, with garages at basement level (Appeal ref no: APP/J1535/W/15/3140322) – Min no PL701**

The Committee NOTED the information received from Epping Forest District Council and reiterated its comments previously made on this application, which were:

*The Committee OBJECTED to this application which was considered overbearing on the streetscene and an overdevelopment of the site that would have a detrimental effect on the amenities of the neighbours.*

**877.1.2 EPF/2855/15 – 54 Ollards Grove, Loughton IG10 4DW – Demolition of existing bungalow and erection of two detached bungalow-style townhouses, with integral garages (Appeal ref no: APP/J1535/W/16/3143321) – Min no PL827.1**

The Committee NOTED the information received from Epping Forest District Council and reiterated its comments previously made on this application, which were:

*The Committee was concerned that this was an overdevelopment of the site and for the lack of private amenity space to be provided.*

**877.2 Withdrawn application – EPF/0001/16 – Greengates, 24 Albion Hill, Loughton IG10 4RD – Grade II listed building consent for the alteration and replacement of front gates – Min no PL860.1**

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

**877.3 Street naming and numbering – Land and garages off Burton Road, Loughton IG10 3TA – Erection of 51 affordable homes with 28 parking spaces. (Revised application) – Min no PL868.1**

The Committee NOTED the information received from Epping Forest District Council's Head of Environmental Services (Neighbourhood Directorate) that the suggested names for this development did not meet the criteria of its Street Naming and Numbering Policy. Members AGREED to submit only 'Churchill Court' for consideration by the District Council's Cabinet.

**877.4 Licensing Applications:**

**877.4.1 Notice of application for a Full Variation of the premises licence under the Licensing Act 2003 in respect of Molens, 208D/E High Road, Loughton IG10 1BB – Min no PL868.3.1**

The Committee NOTED the information received from Epping Forest District Council that this application had been granted at the Licensing Sub-Committee meeting on 1 March 2016, subject to various conditions and an amended operating schedule.

**877.4.2 Notice of Application for a variation of the Premises Licence in respect of Morrisons, 246-250 High Road, Loughton IG10 1RB – Min no PL868.3.2**

The Committee NOTED the information received from Epping Forest District Council that this application had been granted at the Licensing Sub-Committee meeting on 1 March 2016, subject to the conditions and operating schedule.

**PL878 Planning Applications**

**878.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/0196/16

**Officer:** David Baker

**Applicant Name:** CTIL and Vodafone Ltd

**Planning File No:** TEL 1

**Location:** Highways land at Oakwood Hill, Loughton IG10 3NB

**Proposal:** Replacement of the existing 15m high telecommunications column with a 17.5m high telecommunications column in the same location.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0233/16

**Officer:** Jonathan Doe

**Applicant Name:** Mr Nick Morgan

**Planning File No:** 024447

**Location:** Lancaster Volkswagen Showroom, Langston Road, Loughton IG10 3TQ

**Proposal:** Re-fit of existing building associated with the sale, repair and MOT testing of vehicles including associated workshop, parts storage and office accommodation. Building as proposed to include Class VII MOT testing facility and erection of single storey car deck to side and rear of existing VW workshop. Demolition of attached light commercial vehicle showroom and alterations to facade, including glazed elements.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0241/16CA

**Officer:** David Baker

**Applicant Name:** Mrs Sharon Weston

**Planning File No:** 007156

**Location:** 58 York Hill, Loughton IG10 1JA

**Proposal:** Formation of an off street parking area in the front garden with perimeter retaining walls, additional landscaping, and the provision of a 3 metres wide opening onto York Hill.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The hedge was regarded as an important feature at this location in the York Hill Conservation Area where there was an Article 4 Direction in place to protect front boundary treatments. Members considered it would have a detrimental effect on the streetscene and set a precedent, if approval was given for a section of this hedge to be removed and replaced with an off street parking area.

**Application No:** EPF/0256/16

**Officer:** Ian Ansell

**Applicant Name:** Mrs Sarah Thomas

**Planning File No:** 022047

**Location:** 51 Meadow Road, Loughton IG10 4HY

**Proposal:** Single storey rear and side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0258/16

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Neal Penfold

**Planning File No:** 024565

**Location:** Land and garages, accessed to the rear of 82 Alderton Hall Lane and to the rear of 139 Chequers Road, Bushfields, Loughton IG10 3JR

**Proposal:** Demolition of existing garages and erection of 2 x 2 bed two storey affordable homes with 5 parking spaces.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this proposal on the following grounds:

1. The proposal was considered an overdevelopment of the site.
2. The long, narrow, single track access road to the plot was considered inadequate for vehicles.
3. The loss of the existing garages would only serve to displace the parking of these vehicles onto neighbouring roads where there was little capacity for additional parking.

**Application No:** EPF/0311/16  
**Officer:** Moses Ekole  
**Applicant Name:** Ms Kate Simkin  
**Planning File No:** 024569  
**Location:** 44 Meadow Road, Loughton IG10 4HX  
**Proposal:** Single storey side/rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0312/16  
**Officer:** Moses Ekole  
**Applicant Name:** Ms Nicola De Bono  
**Planning File No:** 024349  
**Location:** 4 Collard Green, Loughton IG10 2ES  
**Proposal:** Single storey rear extension.

The Committee had NO OBJECTION to this application.

#### **878.2 Deemed Permission – provided for information only:**

**Application No:** EPF/0123/16  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Martin Collins  
**Planning File No:** 002449  
**Location:** 78 Smarts Lane, Loughton IG10 4BS  
**Proposal:** Certificate of Lawful Development for proposed roof extension including 1 no. rear dormer window and 2 no. front facing roof lights to facilitate a loft conversion.

The Committee NOTED this application.

**Application No:** EPF/0191/16  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Steve Caton  
**Planning File No:** 026663  
**Location:** 106 Valley Hill, Loughton IG10 3AT  
**Proposal:** Certificate of Lawful Development for proposed hip to gable roof extension with 1 no. rear dormer window and 1 no. front roof light to facilitate a loft conversion.

The Committee NOTED this application.

**Application No:** EPF/0260/16  
**Officer:** Moses Ekole  
**Applicant Name:** James & Katie Brunger  
**Planning File No:** 004785  
**Location:** 36 Queens Road, Loughton IG10 1RS  
**Proposal:** Certificate of Lawful Development for proposed rear roof dormer and installation of front rooflights. Additional obscured flank window.

The Committee NOTED this application.

**Application No:** EPF/0261/16  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr M Wallace

**Planning File No:** 024536

**Location:** 2 Collard Avenue, Loughton IG10 2EH

**Proposal:** Certificate of Lawful Development for proposed loft conversion with hip to gable extension and rear dormer.

The Committee NOTED this application.

**878.3 Others – provided for information only: EPF/0254/16, EPF/0425/16, EPF/0426/16 and EPF/0467/16**

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

**PL879 Decisions**

**879.1 Decisions by Epping Forest District Council**

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

**PL880 Local Government (Miscellaneous Provisions) Act 1982 Street Trading Licence**

**880.1 Street Trading Consent (Renewal) – Chester Road – Mr John Fitzpatrick**

The Committee had NO OBJECTION to the renewal of this application.

**PL881 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL882 Enforcement and Compliance**

The Committee NOTED the current enforcement cases as advised by the District Council in its weekly list for 15 – 26 February 2016.

**Signed:.....**  
**Date: 21 March 2016**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 21 March 2016 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C Davies (in the Chair)  
P Abraham M Chalk  
J Jennings (as substitute for T Downing)

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

**PL883 Apologies for Absence**

Apologies for absence were received from Cllrs J Angold-Stephens and Downing. The Planning Committee Clerk reported that Cllr Jennings had been nominated as Cllr Downing's substitute for this meeting. Members noted that Cllr Bostock had previously been granted a leave of absence to the end of the current electoral term.

**PL884 Declarations of Interest**

Cllr Abraham declared a non-pecuniary interest in EPF/0359/16 as he lived nearby.

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

Item 4.1.1, Notice of Appeal (EPF/1973/15) and EPF/0257/16.

**PL885 Confirmation of Minutes**

The Minutes of the meeting held on 7 March 2016 were CONFIRMED as a correct record and signed by the Chairman.

**PL886 Matters for Report**

**886.1 Notice of Appeals:**

**886.1.1 EPF/1973/15 – 51 High Road, Loughton IG10 4JE – Demolition of existing house and construction of eight residential flats with associated car parking spaces, amenity space and refuse collection area (Appeal ref no: APP/J1535/W/16/3143162 – Min no PL770.1)**

The Committee NOTED the contents of a letter of objection.

The Committee NOTED the information received from Epping Forest District Council and reiterated its comments previously made on this application, which were:

*The Committee OBJECTED to this application which was considered an overdevelopment of the site and out of keeping with the streetscene, particularly the adjoining Victorian cottages at nos 53 – 59 High Road.*

*The Committee also deplored the removal of so many trees from the site, the balconies which were considered overly large structures and voiced concern at the lack of parking provision to be provided – 8 spaces for residents' cars, which included one disabled bay.*

- 886.1.2 EPF/2580/15 – Land close to junction of Westall Road and Burney Drive, Loughton IG10 2HX – Prior notification for a telecommunications installation comprising the erection of 13.5m high dual stack monopole supporting 6 no shrouded antennas, a 0.3m dish, 2 no equipment cabinets and ancillary development. (Revised proposal to previously refused EPF/0386/11 - it is now not proposed to erect the installation on the pavement - it is now proposed 6.5m to the rear of the pavement in a grassland area) (Appeal ref no: APP/J1535/W/16/3145592) – Min no PL809.1**

The Committee NOTED the information received from Epping Forest District Council and reiterated its comments previously made on this application, which were:

*The Committee was concerned for the amenities of residents in Burney Drive and the impact on the streetscene.*

- 886.1.3 EPF/3245/15 - 26 The Crescent, Loughton IG10 4PY – First Floor rear extension - Against a Refusal (Appeal ref no: APP/J1535/D/16/3145392) – Min no PL850.1**

The Committee NOTED the information received from Epping Forest District Council and reiterated its comments previously made on this application, which were:

*The Committee OBJECTED to this application owing to the deleterious effect on the amenities of the adjacent neighbours at nos 24 and 28 The Crescent, from the height and bulk of the proposed first floor rear extension.*

- 886.2 Amended plans – EPF/3031/15 41 Alderton Hill, Loughton IG10 3JD – Two storey front/side and rear extensions including construction of 2 rear dormer windows. Single storey rear extensions. Increase in the ridge height of the existing house to facilitate the creation of second floor level and rooms in the roof space. Conversion of integral garage into habitable room, alteration to the existing integral garage to double garage and associated alterations to the front elevation – Min no PL856**

Members considered the amended proposal had not overcome their previous comments, which were:

*The Committee OBJECTED to this application. The proposal was considered an overdevelopment of the plot, overbearing on the neighbours and out of keeping with adjacent properties, particularly at the rear.*

- 886.3 EPF/2969/15 – Debden Hall, Debden Green, Loughton IG10 2NZ – Demolition of existing dwelling house and out-buildings and erection of new environmentally sustainable dwelling house with associated landscaping works. Refurbishment and repair of Grade II listed gates and piers – Min no PL836**

The Committee NOTED the contents of a letter of objection.

Members considered the amended plans but reiterated their previous comments, which were:



*The Committee OBJECTED to this application which was considered inappropriate development of green belt land contrary to National Planning Policies and Policy GB2A of Epping Forest District Council's adopted Local Plan & Alterations.*

Furthermore, it was considered the proposal would impact on and irrevocably disturb the existing fauna and flora in this rural enclave, and also be detrimental to the properties bordering the site and the surrounding neighbourhood.

## **PL887 Planning Applications**

**887.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/0101/16CA

**Officer:** Moses Ekole

**Applicant Name:** Mr & Mrs Jane Moss

**Planning File No:** 018413

**Location:** Honey Cottage, 4 Wroths Path, Loughton IG10 1SH

**Proposal:** Application for variation of condition 2 'materials' on planning application EPF/1274/15 (First floor rear extension above the existing single storey rear extension with a flat roof, two new side and rear sash windows and double doors with a Juliette balcony). Amendments to include changing the external finish of the approved development from the existing cream brick to Timber Weatherboarding.

The Committee had NO OBJECTION to the proposal to render the rear of the dwelling but did not consider weatherboarding would be in keeping with the adjoining properties in the conservation area.

**Application No:** EPF/0257/16

**Officer:** Jonathan Doe

**Applicant Name:** Mrs Debbie Stubbs

**Planning File No:** 005003

**Location:** 72 High Beech Road, Loughton IG10 4BL

**Proposal:** Increasing the height of a portion of the brick garden wall on Forest View Road from 1m to 1.8m.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application and considered that raising the height of this portion of the boundary wall to 1.8m would be overbearing and detrimental to the streetscene.

**Application No:** EPF/0309/16

**Officer:** Moses Ekole

**Applicant Name:** Mr Stuart Linney

**Planning File No:** 012498

**Location:** 38 Rochford Avenue, Loughton IG10 2BS

**Proposal:** Raising of roof, loft conversion with rear dormer, 2 'velux' roof windows to front elevation. Single storey rear extension, porch to front elevation, together with previously approved 2 storey side/single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0318/16

**Officer:** Jonathan Doe

**Applicant Name:** Miss Meryl & Miss Karen James

**Planning File No:** 024580

**Location:** 6 Summerfield Road, Loughton IG10 4JF

**Proposal:** New dormer window to front elevation, new obscured glazed windows to side elevations and enlarged openings to rear elevation; altered steps to front and driveway doubled in width with altered access to highway.

The Committee OBJECTED to the wider road access proposed, which was considered detrimental to the streetscene. Members were also concerned that there appeared to be a proposal for a raised patio at the rear of the dwelling, which could harmfully impact and overlook the neighbours either side.

**Application No:** EPF/0327/16

**Officer:** Robin Hellier

**Applicant Name:** Mrs Karen Salmons

**Planning File No:** 000173

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

**Proposal:** TPO/CH1/02/70/A3:

Seeking permission to be able to prune minor roots of trees within this TPO, during building repair work.

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/0345/16

**Officer:** Ian Ansell

**Applicant Name:** Mr David Jones

**Planning File No:** 024576

**Location:** 22 The Avenue, Loughton IG10 4PT

**Proposal:** Single storey rear and side extension.

The Committee was concerned that the proposed works would extend to within 900mm of the site boundary.

**Application No:** EPF/0359/16

**Officer:** David Baker

**Applicant Name:** Mrs Gemma Davies

**Planning File No:** 023303

**Location:** 21 Tewkesbury Close, Loughton IG10 3NT

**Proposal:** Roof extension comprising of change of existing hipped roof to a gable end with dormer window to rear roof, and three number roof lights to front roof elevation.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0389/16  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr Jamie Dalton  
**Planning File No:** 009299  
**Location:** 33 Tycehurst Hill, Loughton IG10 1BX  
**Proposal:** Infilling and replacing an existing garage door on the front facade of the house with a window to match the existing windows.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0394/16  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr Will Willcox  
**Planning File No:** 003465  
**Location:** Unit 4, Centric Parade, 200 High Road, Loughton IG10 1DN  
**Proposal:** Advertisement consent for replacement internally illuminated fascia sign and internally illuminated projecting sign.

The Committee had NO OBJECTION to this application but asked if the lighting could be turned off at 11.30pm to avoid overnight illumination.

**Application No:** EPF/0419/16  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Malcolm Slade  
**Planning File No:** 012752  
**Location:** 39 Church Hill, Loughton IG10 1QP  
**Proposal:** Dropped kerb and driveway to provide extra off road parking to front of property.

The Committee OBJECTED to this application which was considered detrimental to the streetscene and character of the road. Members were also concerned by the loss of the designated parking on the highway.

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

**Application No:** EPF/0444/16  
**Officer:** Robin Hellier  
**Applicant Name:** Mrs Maureen Perry  
**Planning File No:** 017203  
**Location:** 3 Nafferton Rise, Loughton IG10 1UB  
**Proposal:** TRO/EPF/16/87/T1:  
Oak tree – 3m crown reduction. Sycamore tree – 2m crown reduction.

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/0474/16  
**Officer:** Moses Ekole  
**Applicant Name:** Mr Ivaylo Dshalov  
**Planning File No:** 022796  
**Location:** 6 Clays Lane, Loughton IG10 2RZ  
**Proposal:** Single storey rear outbuilding.

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

**Application No:** EPF/0476/16  
**Officer:** Robin Hellier  
**Applicant Name:** Mrs Daniella Smith  
**Planning File No:** 011751  
**Location:** 14 Meadow Road, Loughton IG10 4HX  
**Proposal:** TPO/EPF/17/02/T1: Sycamore - Reduce crown height by 5m and balance crown shape.

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.

**887.2 Determinations and Works to Trees in Conservation Areas – provided for information only:**

**Application No:** EPF/0445/16  
**Officer:** Robin Hellier  
**Applicant Name:** Mrs Vanessa Macbean  
**Planning File No:** 007736  
**Location:** 35 York Hill, Loughton IG10 1HU  
**Proposal:** York Hill Conservation Area: reduce height of native boundary hedge by 3 feet (Mixture of Hawthorn, Holly & Hazel Species).

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.

**887.3 Deemed Permission – provided for information only:**

**Application No:** EPF/0459/16  
**Officer:** Moses Ekole  
**Applicant Name:** Saziye Kucuk  
**Planning File No:** 024517  
**Location:** 66 Lawton Road, Loughton IG10 2AA

**Proposal:** Prior approval for a 5.0 metre deep single storey rear extension, height to eaves 3.0 metres and overall height of 3.18 metres.

The Committee NOTED this application.

**Application No:** EPF/0461/16

**Officer:** Mavis Bird

**Applicant Name:** Miss Fiona Neary

**Planning File No:** 023837

**Location:** 3 High Silver, Loughton IG10 4EL

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

The Committee NOTED this application.

**Application No:** EPF/0471/16

**Officer:** Moses Ekole

**Applicant Name:** Saziye Kuckuk

**Planning File No:** 024517

**Location:** 66 Lawton Road, Loughton IG10 2AA

**Proposal:** Certificate of Lawful Development for Proposed Rear Dormer and Hip to gable roof extension in connection with Loft Conversion.

The Committee NOTED this application.

**887.4 Others – provided for information only: EPF/0325/16, EPF/0333/16, EPF/0379/16, EPF/0386/16 and EPF/0411/16**

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

**PL888 Decisions**

**888.1 Decisions by Epping Forest District Council**

The Delegated Planning Decisions for January and February 2016 from Epping Forest District Council were NOTED.

**PL889 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL890 Enforcement and Compliance**

The Committee NOTED the current enforcement cases as advised by the District Council in its weekly list for 29 February – 4 March 2016.

**Signed:**.....  
**Date:** 4 April 2016

THESE MINUTES NOT YET CONFIRMED

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 4 April 2016 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** C Davies (in the Chair)  
P Abraham M Chalk  
I Lawrence (as substitute for T Downing)  
D Wixley (as substitute for J Angold-Stephens)

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

5 members of the public

**PL891 Apologies for Absence**

Apologies for absence were received from Cllrs J Angold-Stephens and Downing. The Planning Committee Clerk reported that Cllrs Wixley and Lawrence were nominated as their respective substitutes for this meeting. Members noted that Cllr Bostock had previously been granted a leave of absence to the end of the current electoral term.

**PL892 Declarations of Interest**

Cllrs Abraham, Chalk, Davies, Lawrence and Wixley declared a non-pecuniary interest in planning application EPF/0513/16 owing to comments received from the Loughton Residents Association Plans Group.

**PL893 Confirmation of Minutes**

The Minutes of the meeting held on 21 March 2016 were CONFIRMED as a correct record and signed by the Chairman.

**PL894 Planning Applications**

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

**Application No:** EPF/0513/16

**Officer:** Ian Ansell

**Applicant Name:** Verisma Management Ltd

**Planning File No:** 002742

**Location:** Land r/o 33-37 Hillyfields, Loughton IG10 2PT

**Proposal:** Proposed demolition of existing garages and erection of 8 no. dwellings (6 x three beds and 2 x two beds), with associated access and parking.

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.

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 proposed development was considered an overdevelopment of the site. Concern was expressed for overlooking and loss of privacy to neighbouring properties and gardens in Coteford Close, caused by the layout and design of the detached dwelling, and in Englands Lane from the three-storey terrace block.

The access road was considered unsuitable owing to its narrowness and unsustainable for the volume of traffic to the new houses and for pedestrians. Members were extremely concerned by the existing congestion in Hillyfields where on and off-street parking effectively reduced much of the road to a single lane. This would increase the difficulty of access to the site for future residents, and could prevent emergency vehicles and refuse trucks manoeuvring in/out of the site, thus impacting on highway safety.

Members supported a neighbour's concern on the potential damage to the root system of the willow tree in the garden of no. 3 Coteford Close, as there was little separation between the tree and the proposed detached dwelling. The Committee asked the District Council for a survey of the site's underground watercourses as the willow flourished and the building scheme would make the area darker and damper through loss of light.

If the District Council was minded to grant this application the Committee requested conditions on working hours, wheel washing and for the safe removal of the asbestos roofed garages.

**Application No:** EPF/0561/16

**Officer:** Jonathan Doe

**Applicant Name:** Mr Balbir Bagria

**Planning File No:** 008869

**Location:** 24 Alderton Hill, Loughton IG10 3JB

**Proposal:** Proposed two storey side extensions, part single and part two storey rear extensions, dormer windows and associated alterations.

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

Members did not think this application overcame their previous objections or addressed the Planning Inspector's decision on an earlier application and reiterated their previous comments, which were:

*The Committee OBJECTED to this application on the grounds of the height and bulk of the flank wall that abutted no 26 Alderton Hill.*

#### **PL895 Matters for Report**

##### **895.1 Notice of Appeal – EPF/2706/15 – 47 Deepdene Road, Loughton IG10 3PP – Two storey side extension. New rear outbuilding. New rear patio area (Appeal ref no: APP/J1535/D/16/3145596) – Min no PL827.1**

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.

##### **895.2 Epping Forest District Council – Proposed Green Infrastructure Framework for the Epping Forest District – Consultation**

The Planning Clerk reported that the Town Council would be participating in this consultation, which would be progressed by the Town Clerk under delegated powers.

**PL896 Planning Applications**

**896.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/0358/16

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Huseyin Ulus

**Planning File No:** 014879

**Location:** 64 Colson Road, Loughton IG10 3RJ

**Proposal:** Loft conversion with rear pitched roof addition.

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/0499/16

**Officer:** Marie-Claire Tovey

**Applicant Name:** University of Essex

**Planning File No:** 009244

**Location:** E15 Acting School, Rectory Lane, Loughton IG10 3RY

**Proposal:** Demolition of existing modern extensions, and erection of a part single storey, part two storey extension, with associated hard and soft landscaping.

**Application No:** EPF/0505/16

**Officer:** Marie-Claire Tovey

**Applicant Name:** University of Essex

**Planning File No:** 009244

**Location:** E15 Acting School, Rectory Lane, Loughton IG10 3RY

**Proposal:** Grade II listed building application for works in connection with the demolition of existing modern extensions, and erection of a part single storey, part two-storey extension, with associated hard and soft landscaping.

The Committee was concerned by the bulk of the proposed works and for the loss of amenity to the residents in Hatfields bordering the site from loss of outlook and light.

Members expressed concern that the style of the new building was not in keeping with the existing buildings on the campus, but supported the Essex County Council's Historic Environment Officer recommendation for an archaeological investigation to be undertaken by the applicant in agreement with the Local Planning Authority.

**Application No:** EPF/0509/16

**Officer:** Robin Hellier

**Applicant Name:** Mr Amar Bassi

**Planning File No:** 017578

**Location:** 14 Park Hill, Loughton IG10 4ES

**Proposal:** TPO/EPF/14/85 T18 Cedar – fell and replace with redwood.

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.



**896.2 Deemed Permission – provided for information only:**

**Application No:** EPF/0491/16

**Officer:** Moses Ekole

**Applicant Name:** Ms Ruth Weeden

**Planning File No:** 008635

**Location:** 60 High Beech Road, Loughton IG10 4BL

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

The Committee NOTED this application.

**896.3 Others – provided for information only: EPF/0502/16**

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

**PL897 Decisions**

**897.1 Decisions by Epping Forest District Council**

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

**PL898 Licensing Applications**

No licensing applications had come to officers' attentions.

**PL899 Enforcement and Compliance**

**899.1 Annex at 56 Oakwood Hill, Loughton IG10 3EW**

The Committee NOTED that an Enforcement Notice has been issued by Epping Forest District Council in respect of the Annex at 56 Oakwood Hill, Loughton IG10 3EW. It appeared the breach of planning control was in regard to, without planning permission, the use of a self-contained extension as a separate residence in breach of a condition attached to planning permission EPF/0860/03.

**899.2** The Committee NOTED the current enforcement cases as advised by the District Council in its weekly list for 7 – 25 March 2016.

**PL900 Planning Applications**

**900.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/0321/16

**Officer:** David Baker

**Applicant Name:** Mr Robert Anstey

**Planning File No:** 023734

**Location:** 36 Upper Park, Loughton IG10 4EQ

**Proposal:** Construction of a two storey front extension and a loft conversion with two rear dormers. Erection of new gates with brick piers on front boundary, together with fences around front perimeter of the property (revision to EPF/2563/13).

The Committee OBJECTED to the proposed gates and front boundary treatment, which would impact on the open aspect of the road and were considered detrimental to the streetscene.

**Application No:** EPF/0548/16

**Officer:** Jonathan Doe

**Applicant Name:** Mr & Mrs J Coughlan

**Planning File No:** 009802

**Location:** 2 Woodland Road, Loughton IG10 1HJ

**Proposal:** Proposed part two storey and part single storey rear extension and alterations to existing roof.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0555/16

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr John Ayling

**Planning File No:** 024590

**Location:** 194 Willingale Road, Loughton IG10 2BX

**Proposal:** Single storey front extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0562/16

**Officer:** Moses Ekole

**Applicant Name:** Dr Vivek Metha

**Planning File No:** 004405

**Location:** 20 Hillcrest Road, Loughton IG10 4QQ

**Proposal:** Two storey rear extension, loft conversion and internal alterations.

The Committee expressed concern for the bulk of the proposed development and its impact on the neighbouring properties.

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

**Application No:** EPF/0572/16

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Mihail Sheitanov

**Planning File No:** 017914

**Location:** 4 Pyrles Green, Loughton IG10 2NP

**Proposal:** Two storey side and single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0574/16

**Officer:** Moses Ekole

**Applicant Name:** Mr Balendra

**Planning File No:** 015273

**Location:** 95 Tycehurst Hill, Loughton IG10 1BZ

**Proposal:** First floor side extension and front dormer window.

The Committee had NO OBJECTION to this application.

#### **900.2 Deemed Permission – provided for information only:**

**Application No:** EPF/0566/16

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr John Ayling

**Planning File No:** 024590

**Location:** 194 Willingale Road, Loughton IG10 2BX

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

The Committee NOTED this application.

**Application No:** EPF/0579/16

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Brian Andrews

**Planning File No:** 000535

**Location:** 52 Borders Lane, Loughton IG10 3QU

**Proposal:** Certificate of Lawful Development for proposed loft conversion with rear dormer and three roof lights to front elevation.

The Committee NOTED this application.

**900.3 Others – provided for information only: EPF/0786/16**

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

**Signed:**.....

**Date:** 18 April 2016