

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4 June 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: C Davies (in the Chair)
P Abraham T Cochrane T Downing
K Latchford S Murphy
A Omer (as substitute for Cllr Angold-Stephens)

Officer: Debra Paris (Planning Committee Clerk)

5 members of the public

PL451 Apologies for Absence

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

PL452 Declarations of Interest

The Committee declared a non-pecuniary interest in item 4.1.1 on the agenda: Amended Plans – EPF/0846/18 and item 10 on the agenda: Licensing Application in respect of Tom, Dick & Harry's, 153 High Road, IG10 4LF owing to comments received from the Loughton Residents Association Plans Group.

PL453 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 14 May 2018 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to consider next the amended planning application EPF/0846/18 listed under Matters for Report and bring forward planning application EPF/1244/18, as members of the public were interested in these items.

PL454 Matters for Report

Amended Plans

EPF/0846/18 – 2 Connaught Avenue, Loughton, Essex, IG10 4DP – Application for variation of condition 11 'submission of window details' on planning permission EPF/3078/17 - Conversion of existing house (plus previously approved extension) to 5 flats, together with provision of 5 car spaces at the rear, alterations to boundary enclosures, and provision of amenity space – Min no PL351.1

The Committee NOTED the contents of a letter of objection.

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

The Committee had NO OBJECTION to this application.

PL455 Planning Applications

The following planning application was CONSIDERED and the plans inspected.

Application No: EPF/1244/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Luke Mackaill

Planning File No: 029963

Location: 17 and 19 Lower Park Road, Loughton, IG10 4NB

Proposal: Creation of an extension to create a greater area for the two existing flats and changing the internal layouts of each flat.

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 grounds that the extension was over large and would have a detrimental impact on the amenity of the neighbours at no. 15. Members deplored the flat roof design proposed for the new extension in place of the existing pitched roof. It was considered unsympathetic to the street scene and harmed the character of the Edwardian dwellings that have maintained much of their original features in this location. This was contrary to policies DBE9(i) and (iii), DBE10(i) and HC17(i) of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

PL456 Matters for Report

456.1 Amended Plans

EPF/0938/18 – The Holly Bush, 140 High Road, Loughton, IG10 4BE – New glazing to front elevation, external works to rear including new fence & parking following demolition of garage – Min no PL447.1

The Committee had NO OBJECTION to this application.

456.2 Planning Process Review 2017/18 – Delegation: Objections and Committee Systems

The Committee AGREED the following response for this second consultation:

Regarding the Replacement Planning Delegations CLD2 Replacement A1:

Loughton Town Council maintains its original objection and considers that applications for residential developments consisting of 5 or more dwellings (unless approval of reserved matters only) are considered by committee or sub-committee and not delegated to an officer.

456.3 EPF/0193/18, 19 Cranleigh Gardens, Loughton, IG10 3DD - Subdivision of dwelling into two separate dwellings. Minor ground floor infill extension at rear. First floor rear extension – Min no PL402.1

The Committee NOTED the following additional comments submitted by the Town Clerk to Epping Forest District Council for consideration at the Area Planning Sub-Committee South meeting on Wednesday 30 May 2018:

I write on behalf of Loughton Town Council to express concern that the agenda report for this week's Area Planning Sub-Committee South dismisses the objections from both Loughton Town Council and Essex Highways concerning lack of off-street parking provision by including as mitigation the adjacent car park in the Roding Valley Recreation Ground.

This small car park is maintained by the town council and is provided for use by visitors to the Recreation Ground. It is not intended to provide any residents' parking.

The Committee AGREED to bring forward planning applications EPF/0678/18 and EPF/1230/18 as members of the public were interested in these items.

PL457 Planning Applications

457.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0678/18

Officer: David Baker

Applicant Name: Mr Amarjit Walia

Planning File No: 006563

Location: 13 Garden Way, Loughton, IG10 2SF

Proposal: Two storey rear 'L' shaped extension and single storey full length side extension.

The Committee had NO OBJECTION to this application but expressed concern at the lack of detailed information particularly that it was not clear how close to the boundary this extension would finish.

Application No: EPF/1230/18

Officer: David Baker

Applicant Name: Mr Doug Bacon

Planning File No: 029967

Location: Units 26 & 27 Oakwood Hill Industrial Estate, (GC Johnston Ltd) Loughton, IG10 3TZ

Proposal: Change of use from Office and Warehouse (B1/B8 use) to Assembly and Leisure (D2 use) to provide a permanent sports facility in gymnastics, tumbling, dance and cheerleading training for children and young people in the local area including the use of 4 car parking spaces within the site. (in connection with the existing Casablanca gymnastics use at the nearby unit of 40b).

The Committee NOTED the contents of a letter of support for this application.

The Committee had NO OBJECTION to this application as Members were keen to encourage any proposal that promoted activity and exercise opportunities for children within the town.

PL458 Chigwell Neighbourhood Plan – Regulation 16 publication period

The Committee NOTED the information received from Epping Forest District Council and AGREED to defer making representations on this until the next Planning meeting on 18 June 2018.

PL459 Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – Proposed base station upgrade at Borders Lane, Loughton, IG10 3QT (ref: CTIL_1500058 22)

The Committee had NO OBJECTION to this proposal and complimented the siting of the mast hidden amongst the trees.

PL460 Training and Conferences

The Committee APPROVED the attendance of Cllr Jogia at the forthcoming EALC training sessions in Great Dunmow for the purposes of paying travel expenses:

<i>Councillor Training day 1</i>	<i>6 June 2018, 10 - 3.30</i>
<i>Code of Conduct</i>	<i>12 June 2018, 10 - 1</i>
<i>Councillor Training day 2</i>	<i>13 June 2018, 10 – 3.30</i>

PL461 Planning Applications

461.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0288/18

Officer: Corey Isolda

Applicant Name: Mr Paul Lake

Planning File No: 011569

Location: 22 Stony Path, Loughton, IG10 1SJ

Proposal: Demolition and rebuild garage with front extension, first floor side extension, and new dormer to rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/0983/18

Officer: David Baker

Applicant Name: Mr Paul Garrigan

Planning File No: 008961

Location: Loughton Telephone Exchange, 17-19 Priory Road, Loughton IG10 1AF

Proposal: Installation of ventilation louvres and cowls to existing window openings.

The Committee had NO OBJECTION to this application.

Application No: EPF/0984/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Tony Clark

Planning File No: 024016

Location: Barncroft Rd, Loughton, IG10 3EY

Proposal: Change of use of land to private garden in connection with dwellings approved under planning permission EPF/3063/15

The Committee had NO OBJECTION to this application, but expressed concern that the open aspect of this green space had been fenced off and converted from public open space to private use. The negative impact this development has on the street scene and on the amenity of the neighbouring properties was also of concern.

Application No: EPF/1003/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Charlie Saggars

Planning File No: 014592

Location: 76 Alderton Hall Lane, Loughton, IG10 3HE

Proposal: Single storey front and rear extensions

The Committee had NO OBJECTION to this application.

Application No: EPF/1070/18

Officer: Ian Ansell

Applicant Name: Mr Jamie Dalton

Planning File No: 011442

Location: 188 High Road, Loughton, IG10 1DN

Proposal: Illuminated and non-illuminated signage applied to the existing overhanging canopy.

The Committee had NO OBJECTION to this application but requested that the lighting should have as low an illuminance level as possible.

Application No: EPF/1132/18

Officer: Muhammad Rahman

Applicant Name: Mrs Sue Field

Planning File No: 019430

Location: 56 Oakwood Hill, Loughton, IG10 3EW

Proposal: Construction of single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1141/18

Officer: Jonathan Doe

Applicant Name: Mr Yvonne Matzk

Planning File No: 021989

Location: 85 Staples Road, Loughton, IG10 1HR

Proposal: Increase of roof height to accommodate loft conversion with Juliet balcony, side dormers and first floor rear extension and roof extension.

The Committee OBJECTED to this application on the grounds that it was out of keeping with the street scene, particularly given the style of properties in this road which bordered the conservation area. The proposal would also impact on the symmetry of the neighbouring properties.

Application No: EPF/1168/18

Officer: Robin Hellier

Applicant Name: Crawford

Planning File No: 010735

Location: 8 Ripley View, Loughton, IG10 2PB

Proposal: TPO/EPF/29/08.

T9 & T12: 2 x Horse Chestnut, T10: 1 x Zelkova - Crown Lift to 5m from the ground. T11: 1 x Zelkova - Crown Lift to 5m from the ground, removing limbs under 65mm in diameter.

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

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

Application No: EPF/1170/18

Officer: Muhammad Rahman

Applicant Name: Mrs Sandra Walker

Planning File No: 017484

Location: 1 St Johns Road, Loughton, IG10 1RZ

Proposal: Improvements to the existing first floor terrace and reforming the existing ground floor garden room and store.

The Committee had NO OBJECTION to this application.

Application No: EPF/1175/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Wiley

Planning File No: 006121

Location: 26 Newnham Close, Loughton, IG10 4JG

Proposal: Proposed ground floor rear extension, first floor side extension and loft conversion with dormer and Juliet balcony to rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/1216/18

Officer: Corey Isolda

Applicant Name: Ms Karen Pace

Planning File No: 029804

Location: 1 Stony Path, Loughton, IG10 1SJ

Proposal: Proposed rear / side extensions.

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

Application No: EPF/1224/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Charlie Curtis

Planning File No: 029959

Location: 86 Englands Lane, Loughton, IG10 2QQ

Proposal: Demolition of existing conservatory and erection of single storey rear and side extension to facilitate use of garage as parking space and larger living space.

The Committee had NO OBJECTION to this application.

Application No: EPF/1234/18

Officer: Sukhdeep Jhooti

Applicant Name: Ms Elizabeth Marsh

Planning File No: 017993

Location: 6 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Amendments to Planning Approval EPF/1975/17 (Part 1st floor rear extension and loft conversion with rear dormers): Addition of 2 pitched roof dormers and roof light to front roof slope.

The Committee had NO OBJECTION to this application.

Application No: EPF/1247/18

Officer: Robin Hellier

Applicant Name: Hylands

Planning File No: 002923

Location: Lancaster Drive, Loughton

Proposal: TPO/EPF/02/93 A1.

0B55 & 0B56: 5 x Mixed Species - Prune to curb boundary, reducing by up to 1.5m. 0B57 1 x Oak - Crown reduce by up to 1m, Crown lift to 3m from ground. 0B59 Holly - Prune to curb boundary, reducing by up to 1m and to a height of 5m.

Members' attention was drawn to the full details of the proposal listed on the application form and tree plan which included the felling of 5 dead 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.

Members requested that any felled trees be replaced with ones of a similar native species.

Application No: EPF/1273/18

Officer: Robin Hellier

Applicant Name: Mr Stuart Passmore

Planning File No: 013212

Location: 9 Tycehurst Hill, Loughton, IG10 1BX

Proposal: TPO/CHI/02/70 A2

T1 Oak - Crown Lift and Crown Thin, as specified.

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

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

Application No: EPF/1286/18

Officer: Muhammad Rahman

Applicant Name: Mr Dan Robotham

Planning File No: 026410

Location: 5 Parkmead, Loughton, IG10 3JW

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1289/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr C Downer

Planning File No: 029797

Location: 129 Colebrook Lane, Loughton, IG10 2HP

Proposal: Erection of single storey rear extension (Amended application to EPF/3295/17)

The Committee had NO OBJECTION to this application.

Application No: EPF/1293/18

Officer: Sukhdeep Jhooti

Applicant Name: Epping Forest District Council - Mrs Amanda Hoadley

Planning File No: 029973

Location: Pay and Display car park, Vere Road, Loughton

Proposal: Demolish existing Council owned brick wall and part of the grassed area to create parking spaces in this car park.

The Committee had NO OBJECTION to this application, but requested a condition was imposed to provide “one hour’s free parking, no return within one hour”, to support local traders on The Broadway. Members further requested planting of native species to the boundary to soften the impact of vehicles on a previously screened area and to give a green aspect to the site and surrounding grassed area.

Application No: EPF/1316/18

Officer: Muhammad Rahman

Applicant Name: Mr Keith Ingleton

Planning File No: 017803

Location: 5 Coteford Close, Loughton, IG10 2NT

Proposal: First floor side and rear extension.

The Committee had NO OBJECTION to this application.

461.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/1189/18

Officer: Muhammad Rahman

Applicant Name: Mr Steve Humphries

Planning File No: 029954

Location: 1- Hill Top Place, Hill Top Close, Loughton, IG10 1PW

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

461.3 Others – provided for information only: EPF/1171/18, EPF/1183/18
EPF/1195/18 and EPF/1405/18

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

PL462 Decisions

462.1 Decisions by Epping Forest District Council

The Planning Decisions for April 2018 from Epping Forest District Council were NOTED.

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

PL463 Licensing Applications

463.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of Tom, Dick & Harry’s, 153 High Road, Loughton, IG10 4LF

The Committee NOTED the contents of six letters of objection.

The Committee OBJECTED to the application to extend the existing licensing hours for the sale of alcohol and recorded music and to extend the opening hours as the impact could contravene all four licensing objectives:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

Members wanted to see the conditions of their existing licence in operation for a reasonable period of time before considering any extension of hours. This is due to the previous history of crime and disorder and public nuisance at these premises, which are situated very close to and within easy earshot of residential areas.

The Committee AGREED that the outside area could be included in the licensed area providing all outside tables and chairs be rendered unusable by 21:00 each day to prevent public nuisance and NOTED the 3 other additional steps proposed by the applicant to promote the four licensing objectives were strictly adhered to. Namely:

- 1) Save for the area hatched black, the supply of alcohol shall be by waiter or waitress service only to persons seated;
- 2) The premises licence holder shall ensure that any patrons in the external seating area do so in an orderly manner so as to ensure that there is no public nuisance; and
- 3) There shall be no regulated entertainment or speakers in the external seating area.

PL464 Enforcement and Compliance

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

Signed:
Date: 18 June 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 18 June 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: C Davies (in the Chair)
P Abraham T Cochrane S Murphy
B Cohen (as substitute for Cllr Angold-Stephens)
J Jogia (as substitute for Cllr Downing)

Officers: Brent Smith (Assistant Town Clerk)
Debra Paris (Planning Committee Clerk)

2 members of the public

PL465 Apologies for Absence

Apologies for absence were received from Cllrs Angold-Stephens, Downing and Latchford. The Planning Committee Clerk reported that Cllrs Cohen and Jogia had been nominated as the respective substitutes for Cllrs Angold-Stephens and Downing for this meeting.

PL466 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications EPF/1314/18, EPF/1315/18 and EPF/1366/18 together with item 6 on the agenda: Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – Proposed base station upgrade at Sterling House, Langston Road, Loughton, IG10 3TS, owing to comments received from the Loughton Residents Association Plans Group.

PL467 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 4 June 2018 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning applications EPF/1314/18, EPF/1315/18 and EPF/1366/18, along with agenda item 9 – Licensing Application, as members of the public were interested in these items. It further AGREED to consider EPF/1314/18 and EPF/1315/18 together as they were for the same site.

PL468 Planning Applications

468.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1314/18

Officer: Jonathan Doe

Applicant Name: Mr Mitchell Webb

Planning File No: 018736

Location: 35 Forest Road, Loughton, IG10 1EE

Proposal: Single storey front, side and rear extension. Two-storey side extension.

Application No: EPF/1315/18

Officer: Jonathan Doe

Applicant Name: Mr Mitchell Webb

Planning File No: 018736

Location: 35 Forest Road, Loughton, IG10 1EE

Proposal: Single storey front, side & rear extension. Two storey side extension

The Committee NOTED the contents of two letters of objection.

A member of the public with an interest in these applications addressed the meeting.

The Committee OBJECTED to these applications reiterating the comments made for the previous applications, EPF/0896/14, EPF/0211/15, EPF/3323/16 and EPF/2120/17 which were:

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

Additionally, Members also expressed concern at the loss of daylight to the neighbour at no 33 caused by the proposal. Concern was also expressed that it may not be possible to match the building materials resulting in an adverse effect on the street scene.

These proposals were considered contrary to policies CP2(iv), CP7(ii); DBE9 and DBE10 of Epping Forest District Council's adopted Local Plan & Alterations.

Application No: EPF/1366/18

Officer: Jonathan Doe

Applicant Name: Mr Mustafa Timur

Planning File No: 008800

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

Proposal: Application for variation of condition 2 'plan numbers' and 3 'use of rear double doors' on planning application EPF/0808/17 (Erection of rear conservatory)

The Committee NOTED the contents of two letters of objection.

A member of the public with an interest in this planning application and the following licensing application addressed the meeting.

The Committee OBJECTED to this application, reiterating its previous OBJECTION in respect of application, EPF/0413/18:

The Committee OBJECTED to this application on the grounds that it contravened Conditions 3 and 4 as stipulated by the Local Planning Authority in granting Planning Permission (with Conditions) for this premises in respect of application EPF/0808/17: Erection of Rear Conservatory:

3) *The rear double doors to the conservatory hereby permitted shall be for the use in an emergency only and at all other times when the premises are open to customers the doors shall be shut closed. There shall be signage above the doors inside the extension to make clear that the doors are for emergency use only.*

Reason: to deter use of the open area to the rear of the premises by patrons and thereby avoid disturbance to occupiers of residential properties in accordance with Policy DBE9 of the Local Plan and Alterations.

4) *There shall be no exterior lighting affixed to any external surface of the extension hereby permitted.*

Reason: to deter use of the open area to the rear of the premises by patrons and thereby avoid disturbance to occupiers of neighbouring residential properties in accordance with Policy DBE9 of the Local Plan and Alterations.

Members commented that the proposed fencing and planting of bamboo would not negate the noise pollution and would be obtrusive and out of character; depending on the cultivar, the bamboo planting could be invasive.

Furthermore, the existing premises with its current level of clientele numbers were already causing a noise nuisance to the neighbours and together with the extraction fan disturbing nearby residents.

PL469 Licensing Applications

469.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of Molens, 209 D/E High Road, Loughton, IG10 1BB

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to the proposed variation on condition that the rear doors of the conservatory remain closed and shall be for use in an emergency only, for the prevention of public nuisance. The Committee commented that the reduced licensing hours merely reflected the opening times of the premises.

PL470 Matters for Report

Licensing Act 2003 – Notice of application to vary a premises licence in respect of Tom, Dick & Harry's, 153 High Road, Loughton, IG10 4LF, Min 463.1

Noting that a meeting would be held on Wednesday, 20 June 2018 at the Civic Offices to determine this application, Cllr Davies AGREED to speak at this meeting if she was available.

PL471 Chigwell Neighbourhood Plan – Regulation 16 publication period

The Committee NOTED the information received from Epping Forest District Council but had no representations to make.

PL472 Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – Proposed base station upgrade at Sterling House, Langston Road, Loughton, IG10 3TS (NGR: 544485, 196080)

The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this proposal.

PL473 Planning Applications

473.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1323/18

Officer: Sukhdeep Jhooti

Applicant Name: Graham Butler

Planning File No: 010883

Location: 16 Shelley Grove, Loughton, IG10 1BY

Proposal: Erection of fence and electronic bifold gates with separate pedestrian access gate across driveway entrance.

The Committee had NO OBJECTION to this application, but expressed a preference that the gates were similar in size to the recently approved application for no 15 (with a maximum height of 1600). Members requested the planting of mixed native species along the fence line to soften the impact of the metal railings on the street scene.

Application No: EPF/1367/18

Officer: Robin Hellier

Applicant Name: Just Ask

Planning File No: 029977

Location: Street Record, Oak Tree Close, Loughton, IG10 2RE

Proposal: TPO/EPF/29/93.

T1 Oak - Reduce 2 x large structural branches with pruning wounds by 1.5 - 2m.

T2 Oak - Remove partially failed branch & branch with large bark wound.

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/1371/18

Officer: Robin Hellier

Applicant Name: Mr Matthew Hagger

Planning File No: 009759

Location: 6 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/31/82

T1 Cedar - Crown reduce, as specified.

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

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

Application No: EPF/1373/18

Officer: David Baker

Applicant Name: Mr James Docker

Planning File No: 024385

Location: 54 Ollards Grove, Loughton, IG10 4DW

Proposal: Application for variation of condition 3 'plan numbers' on planning approval EPF/1870/17 - for a replacement dwelling - comprising a revised design for the rear facing stairwell window, changes to rear basement elevation and light well, and omission of chimney stack.

The Committee had NO OBJECTION to this application.

473.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/1335/18

Officer: Muhammad Rahman

Applicant Name: Mr Ziaul Hua

Planning File No: 029881

Location: 74 Church Lane, Loughton, IG10 1NT

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

473.3 Others – provided for information only: EPF/1253/18 and EPF/1467/18

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

PL474 Decisions

474.1 Decisions by Epping Forest District Council

No decision notices have been received.

PL475 Enforcement and Compliance

No reports had been received.

Signed:

Date: 2 July 2018

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 2 July 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane T Downing
K Latchford A Omer (as substitute for Cllr Murphy)

Officers: Debra Paris (Planning Committee Clerk)

8 members of the public

The meeting was preceded by a short presentation from Elysian Residences, regarding their amended proposals for a later living community at 13-15a Alderton Hill, Loughton, IG10 3JD.

The Committee AGREED to bring forward planning application EPF/1429/18 after Matters for Report, item 4.1.1, EPF/0825/18, on the agenda, as members of the public were interested in these items.

PL476 Apologies for Absence

Apologies for absence were received from Cllrs Davies and Murphy. The Planning Committee Clerk reported that Cllr Omer had been nominated as substitute for Cllr Murphy for this meeting.

PL477 Declarations of Interest

The Committee declared a non-pecuniary interest in item 8 on the agenda: Notice of application to vary a premises licence in respect of BP Chigwell SF Connect, owing to comments received from the Loughton Residents Association Plans Group.

PL478 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 18 June 2018 were CONFIRMED as a correct record and signed by the Chairman.

PL479 Matters for Report

479.1 Amended Plans

EPF/0825/18 – 5 Hampton Mead, Loughton, IG10 1TX – Two storey side/rear extension – Min no PL437.1

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

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as it considered this amended proposal, with the change of fenestration, would cause overlooking and loss of privacy to the neighbour at 41 Newmans Lane. The application was therefore deemed contrary to Policies DBE 9 and DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations.

PL480 Planning Applications

480.1 The following planning application was CONSIDERED and the plans inspected.

Application No: EPF/1429/18

Officer: Ian Ansell

Applicant Name: Mr Luke Martin

Planning File No: 009772

Location: 22 Spring Grove, Loughton, IG10 4QD

Proposal: Demolition of existing single storey extension and lean-to and replacement with single storey extension.

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

The Committee had NO OBJECTION to this application.

PL481 Matters for Report

481.1 Amended Plans

EPF/1170/18 – 1 St Johns Road, Loughton, IG10 1RZ – Reforming the existing ground floor garden room and store – Min no PL461.1

The Committee had NO OBJECTION to this application.

481.2 Notice of Appeal

EPF/2499/17 – 13-15A Alderton Hill, Loughton, IG10 3JD – Demolition of houses at 13, 15 and 15a Alderton Hill, and the erection of linked blocks of elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64 car spaces in undercroft parking at the rear and south side of the block, and associated ground works (Appeal ref no: APP/J1535/W/18/3203410) – Min no PL314.1

The Committee reiterated its previous comments which were:

The Committee agreed with the principle of what the developers were trying to achieve but OBJECTED to this application on the following grounds:

The proposed development was considered too bulky and an overdevelopment for the plot size;

It would be too dominant on the street scene, as the proposed apartment block would be six storeys high and would be out of character with the houses in the street;

It would be detrimental to the amenities of the neighbours; and

Members expressed concern at the traffic congestion already existing around this site and the lack of any pavement facilitating pedestrians.

PL482 Essex Highways - Proposed 'No Entry to Southbound Traffic' on Lower Road, Loughton

The Committee noted the comments made by the Environment and Heritage Committee at its meeting on 20 June 2018 and supported this proposal which had received a positive response from local residents.

PL483 Planning Applications

483.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1258/18

Officer: Sukhdeep Jhooti

Applicant Name: Spencer, Goldstein

Planning File No: 005731

Location: 119 High Road, Loughton, IG10 4LT

Proposal: Extension to side and rear over two storeys and rooms in the roof including two dormer windows, to provide 89 sqm of additional commercial space and one additional parking bay.

The Committee NOTED the contents of a letter of support.

The Committee OBJECTED to this application as it stands on the grounds that the proposed fenestration and roof mid-section between the two gables was out of keeping with the street scene. This was contrary to policies CP2(iv), CP7(ii) and DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations

Members would waive their objection if the fenestration and the roofline between the gables facing the High Road was modified to ensure the design complemented the existing street scene.

The Committee also wished to see as many as possible of the mature trees retained on the site to maintain the setting and character of the local environment.

Application No: EPF/1322/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr van Zyl

Planning File No: 018358

Location: 61 Hillcroft, Loughton, IG10 2PS

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

The Committee had NO OBJECTION to this application.

Application No: EPF/1325/18

Officer: David Baker

Applicant Name: Mr Tudor Bioadjiev

Planning File No: 008163

Location: 37 Hanson Drive, Loughton, IG10 2EF

Proposal: Double storey side extension. Single storey rear extension.

The Committee OBJECTED to this application on the grounds that it was overbearing on the neighbours, the proposal was too large for the site and created a terracing effect on the street scene. This was contrary to policies CP2(iv), CP7(ii) DBE9 and DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations.

Application No: EPF/1418/18

Officer: Muhammad Rahman

Applicant Name: Mrs Emma Glen
Planning File No: 017046
Location: 4 Hillcrest Road, Loughton, IG10 4QQ
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1431/18
Officer: Muhammad Rahman
Applicant Name: Mrs Laura O'Grady
Planning File No: 024190
Location: 15 Cleland Path, Loughton, IG10 2JZ
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1435/18
Officer: David Baker
Applicant Name: Mr & Mrs S Pask
Planning File No: 014963
Location: 46 Church Hill, Loughton, IG10 1LA
Proposal: Renewal of planning consent EPF/0504/13 Conversion of loft into bedroom accommodation. Rear ground floor extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1476/18
Officer: David Baker
Applicant Name: Mrs Van Vliet
Planning File No: 014575
Location: 4 Hanson Close, Loughton, IG10 2EE
Proposal: Single storey front extension

The Committee had NO OBJECTION to this application.

Application No: EPF/1496/18
Officer: Sukhvinder Dhadwar
Applicant Name: Mr Martin Anderson
Planning File No: 002484
Location: Loughton Swimming Pool, Traps Hill, Loughton, IG10 1SZ
Proposal: Application for variation of condition 2 'plan numbers' on planning application EPF/2338/17 (Demolition of octagon room and replacement with new fitness suite including mezzanine level and mainly glazed frontage).

The Committee had NO OBJECTION to this application.

Application No: EPF/1508/18
Officer: Jonathan Doe
Applicant Name: Mr Declan O'Driscoll
Planning File No: 016397
Location: 16 Eleven Acre Rise, Loughton, IG10 1AN
Proposal: Demolish existing house. Replace with 2 detached houses.

The Committee had NO OBJECTION to this application.

Application No: EPF/1538/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Matthew Brown

Planning File No: 015950

Location: 55 River Way, Loughton, IG10 3LJ

Proposal: First floor side extension over kitchen and shower room. Loft conversion with rear dormer and Juliet balcony. Creation of study at ground floor.

The Committee OBJECTED to this revised application reiterating its previous comments for EPF/1407/17, which were:

The Committee OBJECTED to this application which was considered detrimental to the amenities of the neighbour at 57 River Way. The impact of the first floor extension was exacerbated by the slope of the road.

Application No: EPF/1587/18

Officer: Corey Isolda

Applicant Name: Mrs B Cannell

Planning File No: 006381

Location: Woodside, Nursery Road, Loughton, IG10 4EF

Proposal: Conversion of an integral garage to provide habitable space.

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

Application No: EPF/1588/18

Officer: David Baker

Applicant Name: Mr Paul Taylor

Planning File No: 022020

Location: 9 Whitehills Road, Loughton, IG10 1TS

Proposal: Erection of a single storey rear extension and enlargement of the existing front porch

The Committee had NO OBJECTION to this application.

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

Application No: EPF/1451/18

Officer: Robin Hellier

Applicant Name: Freebairn

Planning File No: 018326

Location: 6 Baldwins Hill, Loughton, IG10 1SD

Proposal: Baldwins Hill Conservation Area.

T1 - Olive, reduce height by approx. 1m, spread by up to 0.5m and reshape.

T2 - Acer Crimson King - reduce height by approx. 3m, spread by 1-2m.

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

483.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1266/18
Officer: Muhammad Rahman
Applicant Name: Mr Jeffery Gardner
Planning File No: 029981
Location: 20 Kingsley Road, Loughton, IG10 3TY
Proposal: Certificate of Lawful Development - single storey rear extension.

Application No: EPF/1519/18
Officer: Muhammad Rahman
Applicant Name: Mrs Pocock
Planning File No: 029976
Location: 62 Roundmead Avenue, Loughton, IG10 1PZ
Proposal: Certificate of lawful application for proposed loft extension with rear dormer and rooflight windows to the front.

- 483.4 Others – provided for information only:** EPF/1495/18, EPF/1646/18 and EPF/1733/18
The Committee NOTED the information received from Epping Forest District Council.

PL484 Decisions

484.1 Decisions by Epping Forest District Council

The Planning Decisions for 1 – 31 May 2018 from Epping Forest District Council were NOTED.

PL485 Licensing Applications

485.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of BP Chigwell SF Connect, Chigwell Lane Service Station, The Broadway, Loughton, IG10 3ST

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this licensing application.

PL486 Enforcement and Compliance

No reports had been received.

Signed:
Date: 16 July 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16 July 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: C Davies (in the Chair)
T Downing T Cochrane K Latchford
S Murphy B Cohen (as substitute for Cllr P Abraham)
Cllr M Stubbings (as substitute for Cllr Angold-Stephens)

Officers: Brent Smith (Assistant Town Clerk)

12 members of the public

PL487 Apologies for Absence

Apologies for absence were received from Cllrs Abraham and Angold-Stephens. The Assistant Town Clerk reported that Cllrs Cohen and Stubbings had been nominated as their respective substitutes for this meeting.

PL488 Declarations of Interest

No Declarations of Interest were declared.

PL489 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 2 July 2018 were CONFIRMED as a correct record and signed by the Chairman.

PL490 Matters for Report

The Committee NOTED the information provided by the Assistant Town Clerk, highlighting the recent European Court of Justice ruling on Habitats Regulation Assessments. This had resulted in a number of local planning authorities suspending development management decisions and their local plans. This was likely to affect all new and additional residential and employment proposals within Epping Forest District because of the impact of increased air pollution on the Epping Forest SAC (special area of consideration).

The Committee AGREED to bring forward planning applications EPF/1584/18, EPF/1721/18 and EPF/1691/18 along with the Licencing Applications, as members of the public were interested in these items.

PL491 Planning Applications

491.1 The following planning application was CONSIDERED and the plans inspected.

Application No: EPF/1584/18

Officer: Jonathan Doe

Applicant Name: Mr Paul Prior

Planning File No: 018463

Location: 2 Danbury Road, Loughton, IG10 3AP

Proposal: Conversion of terraced house to 3no. flats.

The Committee NOTED the contents of three letters of objection.

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

The Committee OBJECTED to this application. The scheme was considered an overdevelopment of the plot; it was out of keeping with the rest of the properties in this block – the purpose-built maisonettes, and therefore detrimental to the street scene. Members were concerned by the extent of the intensification of use of the garden, which would have a injurious effect on neighbouring properties, and the lack of private amenity space retained.

There were additional concerns for the loss of amenity to the adjacent houses from overlooking, especially to no 12 Cheltenham Gardens at the rear of the site, along with the inadequate provision for bins and refuse storage.

Furthermore, the Committee felt the proposal failed to provide adequate car parking provision, which would have a detrimental impact on other highway users and local residents, and to highway safety.

Additionally, the Committee felt that the recent European Court of Justice ruling on Habitats Regulations Assessments was relevant to this application that seeks to increase and enlarge what was a single family house into multiple dwellings. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.

Application No: EPF/1721/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Hedgecock

Planning File No: 023856

Location: 6 Shelley Grove, Loughton, IG10 1BY

Proposal: Two storey side and single storey rear extension, loft conversion with rear dormer, front entrance gates.

A representative from the Architects for this application addressed the meeting.

The Committee had NO OBJECTION to this application.

Application No: EPF/1691/18

Officer: Jonathan Doe

Applicant Name: Mr Cem Yaman

Planning File No: 006876

Location: 30 Barrington Green, Loughton, IG10 2BA

Proposal: Change of use of Units 2, 3 and 4 previously granted A3 under EPF/2163/13 to include A3/A5 (takeaway) element. Outside seating area of 8 tables for 32 covers. Installation of extractor ventilation system connected to external acoustic aluminium weather louvres to the rear at ground floor level.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The impact of the heat, noise and smell from the extractor ventilation system was considered to be detrimental to the amenity of neighbours above the property.

Furthermore, as the Landmark block is primarily residential, the Committee objected to the change of use from A3 to A5 to include a takeaway element and outside seating as the resulting increase in noise and the numbers of customers would cause considerable disturbance to the neighbours above.

PL492 Licensing Applications

492.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Zara Bar & Grill, 30 Barrington Green, Loughton, IG10 2BA

The Committee OBJECTED to this application given the primarily residential nature of this location, for the prevention of public nuisance.

However, the Committee would waive their objection if alcohol was sold only for consumption on the premises and to be served with meals at tables inside the premises.

492.2 Notice of application for a new premises licence under the Licensing Act 2003 in respect of The Hub, 32 Barrington Green, Loughton, IG10 2BA

The Committee OBJECTED to this application given the primarily residential nature of this location, set below the Landmark apartment block and neighbouring other family dwellings, for the prevention of public nuisance.

Members considered that the noise and public nuisance generated by a pub/bar situated in the Landmark block would be wholly detrimental to the amenity of the families in the flats above and nearby residential properties.

With regard to the supply of alcohol, and to prevent public nuisance, members would waive their objection on the condition that alcohol could only be served with a meal to be drunk at tables inside the premises. Also music, should only be permitted at low volume as background music.

492.3 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Palm Bay Caribbean, 25 The Broadway, Loughton, IG10 3SP

The Committee OBJECTED to this application given the residential nature of this location, for the prevention of public nuisance.

Members considered that a live music licence from 7pm to 11pm would be detrimental to the lives of the families in the flats above and nearby residential properties, but had NO OBJECTION to background music.

With regard to the supply of alcohol, to prevent public nuisance members requested a condition that this should only be served with meals to be drunk at tables inside the premises.

492.4 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Wing Shack, 240 High Road, Loughton, IG10 3SP

The Committee OBJECTED to this application given the primarily residential nature of this location, for the prevention of public nuisance.

However, the Committee would waive its objection if alcohol was sold only for consumption on the premises to be served with meals at tables inside the premises and provided the music was restricted to background music.

PL493 Matters for Report

Notice of Appeal - EPF/0679/18 – 1 Ripley View, Loughton, IG10 2PB – Extension of the existing garage to provide space for family gym and home office (Appeal ref no: APP/J1535/W/18/3203303) – Min no PL429.1

The Committee had NO OBJECTION to this appeal, but requested a condition that the outbuilding remain ancillary to the main dwelling and not be used as separate accommodation.

PL494 Planning Application: EPF/1413/18 – Land north of Dowding Way Waltham Abbey Essex EN9 3YX – Hybrid: Full planning application for erection of 1 no. warehouse with ancillary accommodation (Class B8), including access and servicing arrangements, car parking and landscaping, roof-mounted photovoltaic array and associated works including new vehicular access to A121 (phase 1), gatehouse and sprinkler tanks; outline planning application for up to 22,733 square metres (GIA) of employment floorspace (Classes B1(c), B2 and B8) with all matters reserved (phase 2)

The Committee expressed concern regarding the impact of this proposal on Loughton and, in particular, the A121 road with the resulting increase in commercial traffic on this main road serving the town.

This additional traffic would result in an increase in pollutants on local roads through some of the best parts of Epping Forest, an SSSI and European Special Area of Conservation, particularly NO_x and particulates, to the detriment of natural habitats.

It will lead to further danger to deer and other wildlife crossing the A121, A104, and B172 in Loughton.

Additionally, the Committee felt that the recent European Court of Justice ruling on Habitats Regulations Assessments was relevant in this application. As it appears that all additional residential and commercial developments in Loughton and Waltham Abbey would have a detrimental effect on air quality and result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.

PL495 Essex County Council planning application CC/EPF/22/18 – Oak View School, Whitehills Road, Loughton, IG10 1TS – Proposed single storey extension to provide new toilet facilities.

The Committee had NO OBJECTION to this application.

PL496 Planning Applications

496.1 The following planning application was CONSIDERED and the plans inspected.

Application No: EPF/1242/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mr I Umarji

Planning File No: 010806/ 011304

Location: 143-149 High Road and 2 Old Station Road, Loughton, IG10 4LY

Proposal: Change of use of second floor to provide 2X2 bedroom flats and 3X1 bedroom flats and revision to ground and first floor to accommodate staircase.

The Committee OBJECTED to this application on the grounds that it was overbearing and wholly out of keeping with the historic design and character of this striking Loughton landmark building, a fine example of the art deco period. Consequently, it would have a negative impact on the street scene. The very limited amenity space would adversely affect residents and the complete lack of parking provision would place further strain on local parking problems.

The Committee was aware of the recent European Court of Justice ruling on Habitats Regulations Assessments. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.

Application No: EPF/1424/18

Officer: Corey Isolda

Applicant Name: Mr Daniel Aldorino

Planning File No: 011617

Location: Land adjacent 240 The Broadway, Loughton, IG10 3TF

Proposal: Proposed four bedroom detached dwelling.

The Committee OBJECTED to this application which was considered an overdevelopment of the site and garden grabbing. The site was immediately adjacent to Green Belt land and had no proper access. This was therefore contrary to policies DBE4, DBE8 & DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

The Committee was aware of the recent European Court of Justice ruling on Habitats Regulations Assessments. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.

Application No: EPF/1596/18

Officer: Sukhdeep Jhooti

Applicant Name: Alwin and Sarah Tamosius

Planning File No: 029903

Location: 55 The Uplands, Loughton, IG10 1NQ

Proposal: Two-storey side extension, single-storey rear extension, rebuilding of existing garage and new porch.

The Committee had NO OBJECTION to this application but expressed concern that the size of the extension might have a detrimental impact on the existing garden and consequently a negative impact on the street scene. The Committee would therefore like the green aspect/hedge to be retained.

Application No: EPF/1606/18

Officer: Corey Isolda

Applicant Name: Sainsbury's Supermarkets Ltd

Planning File No: 003282

Location: J Sainsbury Plc, Old Station Road, Loughton, IG10 4PE

Proposal: Illuminated and non-illuminated signage.

The Committee had NO OBJECTION to this application but asked for light pollution to be kept to a minimum; if the illuminated signage could have as low an illuminance level as possible and be switched off at night.

The Committee AGREED to consider the next two applications together.

Application No: EPF/1623/18

Officer: Sukhdeep Jhooti

Applicant Name: Demi Power Ltd.

Planning File No: 009758

Location: KFC, 241 High Road, Loughton, IG10 1AD

Proposal: New shopfront and entrance door, new brick tiles to stall riser, general decorations.

Application No: EPF/1625/18

Officer: Sukhdeep Jhooti

Applicant Name: Demi Power Ltd.

Planning File No: 009758

Location: KFC, 241 High Road, Loughton, IG10 1AD

Proposal: Advertisement consent for new fascia with trough light above, new internally illuminated KFC letter, projecting sign and Colonel Box Sign.

The Committee had NO OBJECTION to these two applications but asked for the light pollution from the signage to be kept to a minimum with as low as level illumination as possible and be switched off at night.

Application No: EPF/1635/18

Officer: Jonathan Doe

Applicant Name: Askin Ozerin

Planning File No: 005735

Location: 36 Stanmore Way, Loughton, IG10 2SA

Proposal: Demolition of existing single storey rear extension, new two storey rear extension, first floor front extension, roof changes and conversion of outbuilding to ancillary annexe.

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

Application No: EPF/1639/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr J Beales

Planning File No: 010543

Location: 71 Church Lane, Loughton, IG10 1NP

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1662/18

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Sandhu

Planning File No: 029994

Location: The Hawthorns, 67 Church Lane, Loughton, IG10 1NP

Proposal: Proposed first floor conservatory on existing rear balcony and side, first floor bay extension to existing bathroom.

The Committee had NO OBJECTION to this application.

Application No: EPF/1683/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Steve Goldman

Planning File No: 015054

Location: Somerset Lodge, 31 Church Lane, Loughton, IG10 1PD

Proposal: Garage conversion and first floor front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1686/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Raj Sharma

Planning File No: 030014

Location: 8 Millsmead Way, Loughton, IG10 1LR

Proposal: Single storey rear extension with rooflight windows.

The Committee had NO OBJECTION to this application.

Application No: EPF/1699/18

Officer: Jonathan Doe

Applicant Name: Mr Alan Barter

Planning File No: 014338

Location: 130 Church Hill, Loughton IG10 1LH

Proposal: Prior approval for proposed change of use property from B1a office use to residential use.

The Committee had NO OBJECTION to this application.

Application No: EPF/1717/18

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Shahnilah Razaq

Planning File No: 020825

Location: 20 Wellfields, Loughton, IG10 1NX

Proposal: Part two storey, part single storey rear extension, new dormers to front and garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/1756/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Ziaul Huq

Planning File No: 029881

Location: 74 Church Lane, Loughton, IG10 1NT

Proposal: Double storey side extension (Existing garage to be partially retained) – Amended application to EPF/0525/18

The Committee had NO OBJECTION to this application but expressed regret at the loss of symmetry of the building and the detrimental effect on the street scene.

Application No: EPF/1758/18

Officer: Sukhdeep Jhooti

Applicant Name: T.J. Morris Ltd

Planning File No: 01228

Location: Unit 10, Epping Forest Shopping Park, Langston Road, Loughton IG10 3FT

Proposal: Advertisement consent for proposed fascia sign.

The Committee had NO OBJECTION to this application as long as the same standard illumination guidelines for the neighbouring units were followed and there was no illumination at the rear, visible from the M11 motorway.

Application No: EPF/1730/18

Officer: Robin Hellier

Applicant Name: Mrs P Coggle

Planning File No: 021226

Location: 7 Fairmeadside, Loughton, IG10 4RH

Proposal: TPO/EPF/09/77 G6 T1 silver birch-crown reduce height by 4m + lateral branches 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/1755/18

Officer: Robin Hellier

Applicant Name: Mrs Rosalie Evans

Planning File No: 019469

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

Proposal: T1.TPO/EPF/03/94 T1 - Horse Chestnut - Fell.

T2. TPO/EPF/12/15 T1 - Ash - 25% Crown reduction, as specified.

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

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

Members requested that if the tree was removed, it should be replaced with one of a similar native species.

Application No: EPF/1783/18

Officer: Robin Hellier

Applicant Name: Ms Fiona Critchley

Planning File No: 008186

Location: 20 Alderton Hill, Loughton, IG10 3JB

Proposal: TPO/EPF/13/94 (T4) 1 x Oak - Fell and replace, as specified.

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

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

Members requested that if the tree was removed, it should be replaced with one of a similar native species.

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

Application No: EPF/1827/18

Officer: Corey Isolda

Applicant Name: Essex County Council - Head of Planning Service

Planning File No: 005966

Location: Oak View School, Whitehills Road, Loughton, IG10 1TS

Proposal: County Council application for a proposed single storey extension to provide new toilet facilities CC/EPF/22/18

The Committee had NO OBJECTION to this application.

496.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1609/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Keeley

Planning File No: 012931

Location: 28 Hanson Drive, Loughton, IG10 2EB

Proposal: Certificate of Lawful Development for proposed rear dormer and rooflights.

Application No: EPF/1621/18

Officer: David Baker

Applicant Name: Mr H Hristov

Planning File No: 029938

Location: 54 Barrington Green, Loughton, IG10 2BA

Proposal: Certificate of Lawful Development for proposed ground for rear extension

Application No: EPF/1628/18

Officer: Muhammad Rahman

Applicant Name: Mr Michael Green

Planning File No: 029991

Location: 26 Hazelwood, Loughton, IG10 4ET

Proposal: Certificate of Lawful Development for conversion of rear section of garage to ancillary accommodation to main dwelling.

Application No: EPF/1660/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Daniel Edwards
Planning File No: 003577
Location: Woodcroft School, Whitakers Way, Loughton, IG10 1SQ
Proposal: Certificate of Lawful Development for proposed single storey extension to south east elevation.

Application No: EPF/1684/18
Officer: Muhammad Rahman
Applicant Name: Mrs Emma Watson
Planning File No: 029998
Location: 6- Longfield Cottages, Englands Lane, Loughton, IG10 2QU
Proposal: Certificate of Lawful Development for proposed single storey rear extension

Application No: EPF/1689/18
Officer: Muhammad Rahman
Applicant Name: Mr Evaldas Sarusevas
Planning File No: 030007
Location: 72 Whitehills Road, Loughton, IG10 1TU
Proposal: Certificate of Lawful Development for proposed loft conversion with front rooflight windows and rear dormer with Juliet balcony to rear.

Application No: EPF/1738/18
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Phillips
Planning File No: 013458
Location: 8 Danbury Road, Loughton, IG10 3AP
Proposal: Certificate of lawful development for a proposed rear dormer in connection with a loft conversion.

496.3 Others – provided for information only: EPF/0664/18, EPF/1595/18, EPF/1630/18, EPF/1659/18, EPF/1842/18, EPF/1866/18.
The Committee NOTED the information received from Epping Forest District Council.

PL497 Decisions

497.1 Decisions by Epping Forest District Council

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

497.2 Decisions by Essex County Council

The granting of application no CC/EPF/48/17/4/1 by Essex County Council was NOTED.

PL498 Enforcement and Compliance

The Committee NOTED the details of a current enforcement case.

Signed:
Date: 30 July 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 30 July 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane K Latchford
S Murphy J Jogia (as substitute for Cllr T Downing)

Also present: S Pewsey

Officer: Debra Paris (Planning Committee Clerk)

1 member of the public

PL499 Apologies for Absence

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

PL500 Declarations of Interest

The Committee declared a non-pecuniary interest in EPF/1822/18 owing to comments received from the Loughton Residents Association Plans Group; and EPF/1898/18 as the architect was known to the Council.

PL501 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 16 July 2018, amended from those circulated at:

Min no PL 489 – Confirmation of Minutes: the date of the previous meeting has been amended to read: “2 July 2018”;

Min No PL492.1 – Notice of application for a new premises licence under the Licensing Act 2003 in respect of Zara Bar & Grill, 32 Barrington Green, Loughton, IG10 2BA – the address has been amended to read: “30 Barrington Green, Loughton, IG10 2BA”;

Min No PL492.4 – Notice of application for a new premises licence under the Licensing Act 2003 in respect of Wing Shack, 240 High Road, Loughton, IG10 3SP, the comment has been amended to read:

“The Committee OBJECTED to this application given the primarily residential nature of this location, for the prevention of public nuisance.

However, the Committee would waive its objection if alcohol was sold only for consumption on the premises to be served with meals at tables inside the premises and provided the music was restricted to background music.”

Min No PL494 – Planning Application: EPF/1413/18 – Land north of Dowding Way Waltham Abbey Essex EN9 3YX – Hybrid: Full planning application for erection of 1 no. warehouse with ancillary accommodation (Class B8), including access and servicing arrangements, car parking and landscaping, roof-mounted photovoltaic array and

associated works including new vehicular access to A121 (phase 1), gatehouse and sprinkler tanks; outline planning application for up to 22,733 square metres (GIA) of employment floorspace (Classes B1(c), B2 and B8) with all matters reserved (phase 2) – the first paragraph of the Committee's comments has been deleted;

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

The Committee AGREED to bring forward planning application EPF/1485/18, as a member of the public was interested in this application.

PL502 Planning Applications

The following planning application was CONSIDERED and the plans inspected.

Application No: EPF/1485/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Martin Summers

Planning File No: 030027

Location: 13 Cedar Drive, Loughton, IG10 2PA

Proposal: Two storey side and rear extensions.

The Committee had NO OBJECTION to this application.

PL503 Matters for Report

503.1 Amended Plans

EPF/1258/18 – 119 High Road, Loughton, IG10 4LT – Extension to side and rear over two storeys and rooms in the roof including two dormer windows, to provide 89 sqm of additional commercial space ** REVISED DESCRIPTION AND PLANS ** – Min no PL483.1

The Committee OBJECTED to this application, reiterating its previous comment that the windows were totally out of keeping with the street scene.

Members were, however, pleased to see that the roofline had been changed and that the mature trees had been retained.

503.2 Licensing Applications

The Committee NOTED the information received from the Licensing Compliance Officer regarding commenting on licensing applications.

503.3 Amended Plans

EPF/1758/18 – Unit 10, Epping Forest Shopping Park, Langston Road, Loughton, IG10 3FT – Advertisement consent for proposed fascia sign ** REVISED PROPOSAL – to include additional signage – Min no PL496.1**

The Committee had NO OBJECTION to this revised application.

PL504 Election of a Vice-Chairman

Following the resignation of Cllr Davies from this position, the Chairman Cllr Angold-Stephens expressed her thanks commenting that Cllr Davies had been Vice-Chairman throughout her tenure as Chairman of this Committee and showed great commitment to the role, being very supportive throughout. Members joined the Chairman in her tribute.

Cllr Latchford was nominated and seconded and, there being no other nominations, was appointed Vice Chairman of the Planning and Licensing Committee.

PL505 Planning Applications

505.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1156/18

Officer: Muhammad Rahman

Applicant Name: Mr Daniel Rich

Planning File No: 024844

Location: 4 Ashley Grove, Staples Road, Loughton, IG10 1HS

Proposal: Single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1370/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Vivek Sharma

Planning File No: 030034

Location: 182 The Broadway, Loughton, IG10 3SS

Proposal: Single storey side front and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1674/18

Officer: David Baker

Applicant Name: Mrs Audrey Gee

Planning File No: 017839

Location: 8 West View, Loughton, IG10 1TA

Proposal: First floor side extension.

The Committee expressed concern for the neighbours at no 7 as the proposal was considered intrusive upon their amenity.

Application No: EPF/1677/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Sandroek

Planning File No: 030033

Location: 15 The Lindens, Loughton, IG10 3HS

Proposal: Single storey rear extension and garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/1681/18

Officer: David Baker

Applicant Name: Mr Ellis Armstrong

Planning File No: 026800

Location: 82A Tycehurst Hill, Loughton, IG10 1DA

Proposal: Application for variation of condition 2 'plan numbers' on planning application EPF/2336/17 - for demolition of existing house and erection of a one and two storey house of contemporary design - the main change being to the design and size of the roof over the ground floor rear terrace.

The Committee had NO OBJECTION to this application.

Application No: EPF/1709/18

Officer: Muhammad Rahman

Applicant Name: Ms Sarah Gibbon

Planning File No: 030021

Location: 117 Queens Road, Loughton, IG10 1RR

Proposal: Rear single storey extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1781/18

Officer: Robin Hellier

Applicant Name: Ms Kim Wiper

Planning File No: 009704

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

Proposal: TPO/EPF/13/94

T1 & T2 Oaks - Crown lift by removing the lowest 6 branches.

T5 & T6 Ash - Fell.

T7 Ash - Reduce lateral extension growth by up to 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/1797/18

Officer: Corey Isolda

Applicant Name: Mr James Cunningham

Planning File No: 024681

Location: 4 West View, Loughton, IG10 1TA

Proposal: Erection of part second floor to existing single storey, infill covered porch area with double floor extension, single rear extension, garage conversion new detached garage.

The Committee OBJECTED to this application, drawing the Planning Officer's attention to the report of the Tree and Landscaping Officer.

Application No: EPF/1822/18

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/1912/15) for demolition and removal of existing dwelling house and erection of replacement.

The Committee NOTED the contents of a letter of concern.

The Committee OBJECTED to this application, drawing the Planning Officer's attention to the report of the Tree and Landscaping Officer.

Application No: EPF/1830/18

Officer: Jonathan Doe

Applicant Name: Mr Lalit Choda

Planning File No: 012320

Location: 18 Sparelease Hill, Loughton, IG10 1BT

Proposal: Ground and lower ground floor rear extension, set approximately half a storey down from existing lower ground floor level.

The Committee expressed concern for overlooking of the neighbouring house in Shelley Grove caused by this proposal.

Application No: EPF/1882/18

Officer: Corey Isolda

Applicant Name: Mr Sean Riddington

Planning File No: 023476

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

Proposal: Variation of condition 8 'plan numbers' on planning application EPF/3204/16 (Partial demolition of the existing cottage at the southern elevation and erection of two storey gable extensions and new facade. Single storey extension to the western side of existing cottage. Replacement block with a link following demolition of existing garage and workshop to the west site. Single storey replacement block with a link following demolition of existing stable building to the south of the site).

The Committee had NO OBJECTION to this application.

Application No: EPF/1886/18

Officer: Robin Hellier

Applicant Name: Together [sic] Property Management Ltd

Planning File No: 019286

Location: Hetton House, Station Road, Loughton, IG10 4NP

Proposal: TPO/EPF/07/79

T1 Lime (Ref T31) - Reduce selected laterals by 1.5m, as specified. 15% Crown thin, Crown lift to 4m.

T2 Horse Chestnut (Ref T32) - Selective lateral reduction by up to 2m, as specified. 15% Crown thin.

TPO/EPF/14/93 T3 Lime (Ref T1), T4 (Ref T2) & T5 (Ref T3) 2 x Horse Chestnuts - Crown lift to 4m from the ground.

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/1892/18

Officer: Robin Hellier

Applicant Name: Mr Andrew Owen

Planning File No: 009967

Location: The Former Golden Lion, Borders Lane, Loughton, IG10 1TE

Proposal: TPO/EPF/11/98 G1. 2 x Oaks (T2 & T3 in attached report).

Crown lift secondary branches to 4m. T2 Oak - Reduce back on building side, as specified. Management plan permission to repeat this work, back to newly pruned points, for 5 years.

Members OBJECTED to the proposal for repeat pruning for the next 5 years as it could be detrimental to the health of the tree.

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

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

Application No: EPF/1898/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Daniel and Toni Spurling

Planning File No: 014382

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

Proposal: To create a new boundary wall and railing with an automatic iron sliding gate.

The Committee had NO OBJECTION to this application, but requested a condition for the additional planting of native species to soften the impact on the street scene of the front boundary treatment.

Application No: EPF/1902/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs T Hiles

Planning File No: 024732

Location: 104 Southern Drive, Loughton, IG10 3BX

Proposal: Retrospective application for rear dormer above ridge height.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this proposal on the grounds that the roof height of the rear dormers was above the ridge height and it was out of symmetry on this row of houses. This was contrary to policy DBE10 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

505.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1493/18

Officer: David Baker

Applicant Name: Mr Mark Stanton

Planning File No: 022666

Location: 16 The Drive, Loughton, IG10 1HB

Proposal: Certificate of lawful development for proposed minor alterations and rear extension.

Application No: EPF/1668/18

Officer: Muhammad Rahman

Applicant Name: Alan Barter

Planning File No: 022085

Location: 132 Church Hill, Loughton, IG10 1LH

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

Application No: EPF/1705/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Warren

Planning File No: 021048

Location: 36 Hilltop, Loughton, IG10 1PX

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

Application No: EPF/1820/18

Officer: Muhammad Rahman

Applicant Name: Mrs Pakying Loshi

Planning File No: 007186

Location: 3 Hillyfields, Loughton, IG10 2JT

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

Application No: EPF/1850/18

Officer: Muhammad Rahman

Applicant Name: Mr Adam Stiff

Planning File No: 009007

Location: 1 Grosvenor Path, Loughton, IG10 2LF

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

- 505.3 Others – provided for information only:** EPF/1640/18 and EPF/1936/18
The Committee NOTED the information received from Epping Forest District Council for these applications.

Application No: EPF/1723/18

Officer: Corey Isolda

Applicant Name: Millie Properties Ltd

Planning File No: 016133

Location: 49 Baldwins Hill, Loughton, IG10 1SF

Proposal: Prior notification of proposed demolition of wooden outbuilding to rear.

The Committee expressed a strong OBJECTION to this proposal to demolish Jacob Epstein's studio outbuilding at 49 Baldwins Hill owing to its historical importance. Members referred the Planning Officer to the Conservation Officer in this regard.

PL506 Decisions

506.1 Decisions by Epping Forest District Council

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

PL507 Licensing Applications

507.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Home Bargains, Unit 9, Epping Forest Shopping Park, Langston Road, Loughton, IG10 3UE

The Committee had NO OBJECTION to this application, but queried the Sunday trading hours of these premises.

507.2 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of The Green Owl Canteen Ltd, 12-14 The Broadway, Loughton, IG10 3ST

The Committee OBJECTED to this variation on the grounds of the prevention of public nuisance.

Members were willing to waive the objection if a condition was imposed that alcohol would only be served at tables with meals up to 22:00 for the outside seating area.

507.3 Street Trading Consent – Fred's Seafood Stall, Gunmakers Arms, 133 Chester Road, Loughton, Essex IG10 2LJ

The Committee had NO OBJECTION to this application.

PL508 Enforcement and Compliance

No reports had been received.

Signed:

Date: 20 August 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 August 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
T Cochrane T Downing K Latchford
S Murphy

Officer: Debra Paris (Planning Committee Clerk)

3 members of the public

The Committee AGREED to bring forward planning applications EPF/1634/18 and EPF/1976/18, after Agenda item 3, Confirmation of Minutes, as members of the public were interested in these applications.

PL509 Apologies for Absence

Apologies for absence were received from Cllrs Abraham and Davies.

PL510 Declarations of Interest

The Committee declared a non-pecuniary interest in EPF/1502/18, EPF/1919/18, EPF/1931/18 and EPF/2039/18 as the architect was known to the Council.

Cllr Latchford declared a non-pecuniary interest in EPF/2008/18, 132 Church Lane, as he was acquainted with the residents of 2 Sedley Rise, the property situated behind the application site.

Cllr Angold-Stephens declared a non-pecuniary interest in EPF/1906/18, 36 Church Lane, as she was acquainted with the neighbours at no 34.

PL511 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 30 July 2018 were CONFIRMED as a correct record and signed by the Chairman.

PL512 Planning Applications

512.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1634/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Soopra Ramasawmy

Planning File No: 023562

Location: 110 Pyrles Lane, Loughton, IG10 2NW

Proposal: Front and side boundary wall with piers, hardstanding, and new access to front driveway.

The Committee NOTED the contents of a letter of objection from one non-councillor resident.

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

Members deplored the retrospective nature of this application.

The Committee supported the resident's concerns and OBJECTED to this application on the grounds that no plans for this proposal had been provided. The high walls and railings were out of keeping and detrimental to the street scene. Members expressed considerable concern for the roots of the oak tree outside this property and questioned whether permission had been sought for access onto the driveway from the main thoroughfare.

Application No: EPF/1976/18

Officer: David Baker

Applicant Name: Richard Collis

Planning File No: 000449

Location: Sprays Bakery, 154 High Road, Loughton, IG10 4BE

Proposal: Erection of first floor rear extension to create one two bedroom flat, together with associated internal alterations, with access to the flat being from Smarts Lane Mews to the rear.

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

The Committee expressed concern at the lack of amenity space for this proposal and at the detrimental effect this application would have on the existing traffic and parking problems in this area.

PL513 Matters for Report

513.1 Amended Plans

**EPF/1258/18 – 119 High Road, Loughton, IG10 4LT – Extension to side and rear over two storeys and rooms in the roof including two dormer windows, to provide 89 sqm of additional commercial space **
REVISED DESCRIPTION AND PLANS ** – Min no PL503.1**

Members accepted the revised proposal for the windows on the front elevation, but requested that the windows on the side elevations also matched.

513.2 National Planning Policy Framework (NPPF) Revised

The Committee NOTED the revised NPPF which was published by the Ministry of Housing, Communities and Local Government on 24 July 2018.

Members AGREED that it could now be beneficial for the Town Council to produce a Neighbourhood Plan which reflected local planning standards.

513.3 Planning Process Review 2017/18 – Delegation: Objections and Committee Systems

The Committee NOTED the revisions to the planning delegation arrangements agreed by Epping Forest District Council on 31 July 2018.

The Committee Chairman confirmed that she had written to Nigel Richardson, Assistant Director of Development Management, Governance Directorate at EFDC, expressing concern for the new arrangements. These appeared to somewhat invalidate the Committee's current role of commenting on applications, whether or not they were supported by other parties.

PL514 Epping Forest District Council Licensing Consultation

The Committee NOTED the information received from Epping Forest District Council regarding its draft licensing policy but had NO COMMENT on the proposals.

PL515 Planning Applications

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

Application No: EPF/1502/18

Officer: Ian Ansell

Applicant Name: Mr David Smith

Planning File No: 024546

Location: 67 Newmans Lane, Loughton, IG10 1TN

Proposal: Application for variation of condition 2 'plan numbers' and 3 'external finishes' on planning application EPF/3058/17 (Two storey side extension of bedroom and ensuite to first floor and ground floor one bedroom annex for a dependant person accessed via a shared porch. Single storey rear extension and creation of porch).

The Committee had NO OBJECTION to this application.

Application No: EPF/1645/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Peter Hyett & Mrs Brid Hyett

Planning File No: 014804

Location: 249 Chester Road, Loughton, IG10 2LW

Proposal: Conversion of existing garage to living room. Infill gap between existing house and garage with single storey link.

The Committee had NO OBJECTION to this application.

Application No: EPF/1720/18

Officer: David Baker

Applicant Name: Mr & Mrs C Jacobs

Planning File No: 000041

Location: 2 Champions, Loughton, IG10 2SG

Proposal: Removal of conservatory, erection of single storey rear extension, conversion of garage to utility/gym, new garage extension to front, and alterations to rear including provision of rear patio.

The Committee had NO OBJECTION to this application.

Application No: EPF/1722/18

Officer: Corey Isolda

Applicant Name: Mr & Mrs R Montague

Planning File No: 008140

Location: 139 High Road, Loughton, IG10 4LT

Proposal: Proposed one bedroom garden flat located at rear of existing ground floor commercial unit.

The Committee OBJECTED to this application which appeared contrary to the Local Plan Policy TC3(ii) which stated that residential accommodation would be permitted in appropriate locations but not at ground floor level.

Application No: EPF/1785/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr William Cragie
Planning File No: 030047
Location: 142 Borders Lane, Loughton, IG10 3SB
Proposal: Vehicle access and hardstanding.

The Committee was unable to comment on this application as no proper plans had been submitted.

Application No: EPF/1844/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Lee Robinson
Planning File No: 023848
Location: 42 Sedley Rise, Loughton, IG10 1LT
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1906/18
Officer: Sukhdeep Jhooti
Applicant Name: Mrs Robina Chohan
Planning File No: 016311
Location: 36 Church Lane, Loughton, IG10 1PD
Proposal: Proposed new front boundary wall and gates.

The Committee had NO OBJECTION to this application.

Application No: EPF/1911/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr John Padington
Planning File No: 030042
Location: 57 Southern Drive, Loughton, IG10 3BX
Proposal: Retrospective application for a loft conversion with a rear dormer, ridge to be raised 350mm.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this proposal on the grounds that the roof height of the rear dormers was above the ridge height and it was out of proportion and grossly overbearing on the neighbours. This was contrary to policies DBE9 and DBE10 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/1912/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Keith Russell
Planning File No: 030039
Location: 6 The Beacons, Loughton, IG10 2SQ
Proposal: Single storey rear extension and first floor side extension. Patio raised 400m above ground level.

The Committee had NO OBJECTION to this application.

Application No: EPF/1916/18
Officer: Corey Isolda
Applicant Name: Mr & Mrs J & I Smith

Planning File No: 030040

Location: Kings Cottage, Kings Hill, Loughton, IG10 1HY

Proposal: Proposed external alterations to extensions.

The Committee had NO OBJECTION to this application, but drew the Local Planning Authority's attention to the comments of the Conservation Officer that:

The quality of the cosmetic refurbishments to the rear of the property could potentially be controlled by conditions – for example such that the timber used is natural (rather than engineered), e.g. in 5" min width indigenous timber (larch, chestnut etc.), and that the new proposed windows are in a suitable material – steel, hardwood, as would be suited to a building extension of this period. The quality of the render used could also be secured by requiring a through-coloured silicone system, rather than painted sand-cement render.

The Committee AGREED to consider the next two applications together.

Application No: EPF/1919/18

Officer: Corey Isolda

Applicant Name: Ms D Wood

Planning File No: 010015

Location: 107 York Hill, Loughton, IG10 1RX

Proposal: - To create single storey rear and side extension to provide utility and WC. - New patio area to rear with retaining walls supporting the high-level garden, with new steps to the higher level. - minor internal alterations - New internal opening - Internal kitchen wall to be removed.

Application No: EPF/1931/18

Officer: Corey Isolda

Applicant Name: Ms D Wood

Planning File No: 010015

Location: 107 York Hill, Loughton, IG10 1RX

Proposal: Grade II listed building consent to create single storey rear and side extension to provide utility and WC. - New patio area to rear with retaining walls supporting the high-level garden, with new steps to the higher level. - Minor internal alterations - New internal opening - Internal kitchen wall to be removed.

The Committee had NO OBJECTION to these applications.

Application No: EPF/1938/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mrs Sandra Walker

Planning File No: 017484

Location: Sussex House, 1 St Johns Road, Loughton, IG10 1RZ

Proposal: Improvements to the existing first floor terrace and neighbour privacy.

The Committee had NO OBJECTION to this application.

Application No: EPF/1950/18

Officer: Corey Isolda

Applicant Name: Mr & Mrs Goldstein

Planning File No: 005670

Location: Woodberrie, Kings Hill Loughton Essex IG10 1JE *[amended as advised]*

Proposal: Proposed swimming pool and associated development including plant room, shower/toilet/changing room, hard surfaced areas and landscaping.

The Committee was unable to comment on this application, until “the appropriate tree related information had been provided” as requested in the Tree & Landscaping Officer’s report.

Application No: EPF/1955/18

Officer: Muhammad Rahman

Applicant Name: Mrs Ellena Hadley

Planning File No: 000785

Location: 94 Goldings Road, Loughton, IG10 2QN

Proposal: Erection of single storey conservatory at the rear of the property.

The Committee had NO OBJECTION to this application.

Application No: EPF/1959/18

Officer: Robin Hellier

Applicant Name: Mr David Johnson

Planning File No: 010023,

Location: 24 Lytton Close, Loughton, IG10 3TT

Proposal: TPO/EPF/16/84

T10 Cherry - Crown lift to 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/1964/18

Officer: David Baker

Applicant Name: Mr Irfan Tas

Planning File No: 006346

Location: Vivaldi, 236 High Road, Loughton, IG10 1RB

Proposal: Continued use as a cafe/restaurant (A3) with rear extraction system (following a two year 'permitted development' change of use from A1 shop - which commenced in April 2017).

The Committee had NO OBJECTION to this application.

Application No: EPF/1970/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Jonathan Fineberg

Planning File No: 005747

Location: 26 Stanmore Way, Loughton, IG10 2SA

Proposal: First floor front and rear extensions and alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/1971/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Colin Pomfrett
Planning File No: 030046
Location: 83 Smarts Lane, Loughton, IG10 4BP
Proposal: First floor rear extension.

The Committee expressed concern at the loss of light for the neighbours at no 85 caused by this proposal.

Application No: EPF/1991/18
Officer: David Baker
Applicant Name: Mr Wheeler
Planning File No: 002422
Location: Mental After Care Assoc Limber, 49 Church Lane, Loughton, IG10 1PD
Proposal: Change of use from care home (C2) to single residential dwelling and part two storey, part single storey side extension. (This application is the same as that approved under EPF/1212/15 but amended to include a basement wine cellar under part of the proposed side extension).

The Committee had NO OBJECTION to this application.

Application No: EPF/2008/18
Officer: Jonathan Doe
Applicant Name: Alan Barter
Planning File No: 022085
Location: 132 Church Hill, Loughton, IG10 1LH
Proposal: Demolition of single storey annex and the construction of a two storey dwelling house.

The Committee noted the contents of a letter of objection from one non-councillor resident.

The Committee supported the resident's concerns and OBJECTED to this application on the grounds that it was an overdevelopment of the site, garden grabbing and the removal of the trees to the rear of the property, which had provided screening, now caused overlooking to the neighbours at 2 Sedley Rise.

The proposal was therefore contrary to Local Plan and Alterations policies CP2 (iv), CP7, DBE1(i) and DBE2 which were consistent with the National Planning Policy Framework.

Application No: EPF/2024/18
Officer: Corey Isolda
Applicant Name: Mr Neil Double
Planning File No: 014064
Location: 73A Queens Road, Loughton, IG10 1RR
Proposal: Conversion of existing integral garage, internal ground floor reconfigurations, front fenestration changes, single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2039/18

Officer: Muhammad Rahman

Applicant Name: Miss Lucy Hayes

Planning File No: 002418

Location: 51 Church Lane, Loughton, IG10 1NW

Proposal: Two storey rear extension. Two storey side extension with new garage extended to the front. Conversion of garage.

The Committee were unable to comment on this application following the report from the Trees and Landscaping Department, which stated:

“The tree report that has been submitted relates to the previous application (EPF/2964/17 – not EPF/0617/18 as stated in the accompanying letter). Additionally, it makes specific reference to a foundation drawing by Marks Heeley (drawing number H12700/01) – this was not included in the submission, however, given that the garage is to be altered from this, that drawing is not now relevant. As this proposal will impact further on trees, revised tree reports and a revised foundation proposals drawing should be provided to support this application.”

Application No: EPF/2042/18

Officer: Muhammad Rahman

Applicant Name: Mr & Miss Hind

Planning File No: 030050

Location: 52 Mannock Drive, Loughton, IG10 2JD

Proposal: Erection of conservatory.

The Committee had NO OBJECTION to this application.

Application No: EPF/2054/18

Officer: Robin Hellier

Applicant Name: Miss Lisa Farr

Planning File No: 030061

Location: 1B Connaught Avenue, Loughton, IG10 4DP

Proposal: TPO/EPF/23/15

T1 Lime - Fell.

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

However, if minded to grant this application, the Committee requested a condition requiring a suitable replacement species of native tree to be planted.

Application No: EPF/2065/18

Officer: Muhammad Rahman

Applicant Name: Mr John Simm

Planning File No: 010114

Location: 23 Meadow Road, Loughton, IG10 4HY

Proposal: Single storey rear extension and partial rear extension at first floor.

The Committee expressed concern that this proposal would be overbearing on the neighbours at no 21.

Application No: EPF/2072/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Zafar Iqbal
Planning File No: 014069
Location: 23 Alderton Hill, Loughton, IG10 3JD
Proposal: First floor front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2077/18
Officer: Muhammad Rahman
Applicant Name: Mr Paolo Ingraio
Planning File No: 010477
Location: Great Elm, 43 Traps Hill, Loughton, IG10 1TB
Proposal: A proposed two storey side and rear extension, roof remodel, and a lower ground level extension.

The Committee expressed concern that the proposed design of the front entrance would be out of keeping with the street scene.

Application No: EPF/2106/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Tony Clarke
Planning File No: 024016
Location: Land at Barncroft Road, Loughton,
Proposal: Erection of a 1 unit, 2 storey dwelling house with Garden, off street Parking and Waste bin area.

The Committee had NO OBJECTION to this application.

Application No: EPF/2111/18
Officer: Corey Isolda
Applicant Name: Mr Nick Kelly & Natalya Humphreys
Planning File No: 004049
Location: Pine Trees, Nursery Road, Loughton, IG10 4EF
Proposal: Two storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2139/18
Officer: Robin Hellier
Applicant Name: Mr Alan Wells
Planning File No: 019827
Location: 2 Brancaster Place, Church Hill, Loughton, IG10 1QN
Proposal: TPO/EPF/02/16
T2 & T3, 2 x Cedar - Crown Reduce, as specified.

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

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

515.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1953/18

Officer: Muhammad Rahman

Applicant Name: Ms Marie Hoban

Planning File No: 030045

Location: 68 Deepdene Road, Loughton, IG10 3PP

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

Application No: EPF/2006/18

Officer: Muhammad Rahman

Applicant Name: Mr Nick Winger

Planning File No: 030051

Location: 11 Mowbrey Gardens, Loughton, IG10 2EU

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

Application No: EPF/2067/18

Officer: Muhammad Rahman

Applicant Name: Mr Mark Smith

Planning File No: 030059

Location: 23 The Greens Close, Loughton, IG10 1QE

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

Application No: EPF/2069/18

Officer: Muhammad Rahman

Applicant Name: Scott Battram

Planning File No: 030060

Location: 21 The Greens Close, Loughton, IG10 1QE

Proposal: Certificate of lawful development for a proposed hip to gable roof extension, rear dormer window with Juliet balcony and roof light to front elevation in connection with a loft conversion.

Application No: EPF/2082/18

Officer: Muhammad Rahman

Applicant Name: Mrs Helen Saunders Munn

Planning File No: 000204

Location: 44 Mowbrey Gardens, Loughton, IG10 2EU

Proposal: Certificate of Lawful Development for proposed garage conversion.

Application No: EPF/2098/18

Officer: Muhammad Rahman

Applicant Name: Mr T De Beer

Planning File No: 012405

Location: 5 Sutton Close, Loughton, IG10 3DP

Proposal: Certificate of Lawful Development for proposed extensions.

515.3 Others – provided for information only: EPF/1940/18, EPF/1960/18, EPF/1995/18, EPF/2001/18, EPF/2031/18 and EPF/2105/18
The Committee NOTED the information received from Epping Forest District Council for these applications.

PL516 Decisions

516.1 Decisions by Epping Forest District Council

The Planning Decisions for June 2018 from Epping Forest District Council were NOTED.

PL517 Licensing Applications

No licensing applications had come to the attention of officers.

PL518 Enforcement and Compliance

No reports had been received.

Signed:
Date: 3 September 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 September 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: K Latchford (in the Chair)
P Abraham T Cochrane T Downing
S Murphy

Officer: Debra Paris (Planning Committee Clerk)

4 members of the public

The Committee AGREED to bring forward planning applications EPF/2040/18 and EPF/2080/18 after Agenda item 3, Confirmation of Minutes, as members of the public were interested in these applications.

PL519 Apologies for Absence

Apologies for absence were received from Cllrs Angold-Stephens and Davies.

PL520 Declarations of Interest

No declarations of interest were received.

PL521 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 20 August 2018 were CONFIRMED as a correct record and signed by the Chairman.

PL522 Planning Applications

522.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2040/18

Officer: Sukhvinder Dhadwar

Applicant Name: Reformer Ltd

Planning File No: 029822

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: Demolition of the existing bungalow and replacement with a block of 10 apartments.

The Committee NOTED the contents of two letters of objection from non-councillor residents.

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

Members NOTED the proposed amendments to this application regarding the reduction in the number of apartments to 10 and the removal of the proposed underground parking.

The Committee reiterated its previous comments made for EPF/0041/18, with the exception of the paragraphs concerning the potential for drainage problems and the request for the tree report, which were:

The Committee OBJECTED to this application on the following grounds:

The proposal for 11 apartments was considered an overdevelopment of the plot by reason of its massing and height. This would cause harm to the character and appearance of the locality and set a dangerous precedent for future developments, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1(i), which are consistent with the National Planning Policy Framework.

By reason of its siting and layout, the proposal would be detrimental to neighbouring properties, in both Church Hill and The Uplands, from overlooking, loss of light and visual impact, contrary to Local Plan and Alterations policies DBE9 (i), (ii) and (iii), which are consistent with the National Planning Policy Framework.

Members also expressed concern for possible drainage problems in this area in digging out the proposed basement car park.

A tree report from the Tree and Landscaping Department was requested for this proposal.

The Committee considered the plot could suitably accommodate two separate dwellings with adequate parking provision, but the site was inappropriate for a development of this size.

If the Planning Authority is minded to grant this application, the Committee also requested that the following conditions be imposed: to restrict demolition and building work hours to the Council's usual standard hours and to require wheel-washing equipment on-site.

Members further drew the Planning Authority's attention to the Senior Housing Development Officer's recommendation that "the application be refused on the basis that the proposal does not include a sufficient amount of affordable housing".

Additionally, the Committee felt that the recent European Court of Justice ruling on Habitats Regulations Assessments was relevant to this application that sought to increase and enlarge what was a single family house into multiple dwellings. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.

Application No: EPF/2080/18

Officer: David Baker

Applicant Name: Deborah Hodges

Planning File No: 030069

Location: 30 Baldwins Hill, Loughton, IG10 1SD

Proposal: Two storey side and rear extensions plus alterations to front facade.

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

The Committee had NO OBJECTION to this application, but drew the Planning Officer's attention to the Land Drainage Officer's Report.

PL523 Matters for Report

523.1 Notice of Appeal:

EPF/0616/18 – 60 Tycehurst Hill, Loughton, IG10 1DA – Single storey rear conservatory (Appeal ref no. APP/J1535/D/18/3205855) – Min no PL429.1

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

PL524 Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – Proposed base station upgrade at Epping Forest College, Borders Lane, Loughton, IG10 3SA (ref: CTIL_136611TEF39818VF97007)

The Committee commented that they were quite happy with the proposals submitted.

PL525 Planning Applications

525.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1599/18

Officer: David Baker

Applicant Name: Dr Natasha Umrani

Planning File No: 004203

Location: Greenleaves, 4 Warren Hill, Loughton, IG10 4RL

Proposal: Erection of single storey rear extension, front porch, change of roof profile and erection of two rear dormers.

The Committee had NO OBJECTION to this application.

Application No: EPF/2022/18

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Juliusz and Anna Zajda

Planning File No: 024238

Location: 32 Valley Hill, Loughton, IG10 3AQ

Proposal: Proposed outbuilding in the rear gardens to serve as garden storage, hobby workshop and utility room.

The Committee expressed CONCERN for the amenity of neighbours at no 20 Kenilworth Gardens and that there was no room for maintenance to the outbuilding.

Members requested a condition, should the application be approved, that the outbuilding remained ancillary to the main dwelling and not be used as separate accommodation.

Application No: EPF/2051/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Hawes

Planning File No: 014485

Location: 26 Ollards Grove, Loughton, IG10 4DW

Proposal: Loft conversion with the formation of 2 x hip to gable enlargements and rear dormer with Juliet balconies.

The Committee had NO OBJECTION to this application.

Application No: EPF/2115/18

Officer: David Baker

Applicant Name: C/O Agent

Planning File No: 005114 / 004329 / 01

Location: 13 - 15a Alderton Hill, Loughton, IG10 3JD

Proposal: Demolition of houses at 13, 15 and 15a, Alderton Hill, and the erection of linked blocks of elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64 car spaces in undercroft parking at the rear and south side of the block, and associated ground works. *** (Amendments to the previous proposal include changes to the front façade facing Alderton Hill, a reduction in the level of massing to the north of the site, a reduction in the number of units proposed by 15% from 106 to 89, and creation of a new zebra crossing along Alderton Hill. ***

The Committee noted the contents of six letters of objection.

The Committee acknowledged the amendments to this proposal, but reiterated its comments to the previous application, EPF/2499/17, with exception to the referral to the number of storeys, but concern for the massing, which were:

The Committee agreed with the principle of what the developers were trying to achieve but OBJECTED to this application on the following grounds:

The proposed development was considered too bulky and an overdevelopment for the plot size;

It would be too dominant on the street scene, as the proposed apartment block would be six storeys high and would be out of character with the houses in the street;

It would be detrimental to the amenities of the neighbours; and

Members expressed concern at the traffic congestion already existing around this site and the lack of any pavement facilitating pedestrians.

Furthermore, Members stated that, there was insufficient parking provision for the residents of the apartments along with the extra demand from staff and visitors, exacerbating the existing parking problems in nearby roads. The Committee stated that it would not be possible to enforce the proposed restrictions on visitors and care assistants.

Additionally, the Committee felt that the recent European Court of Justice ruling on Habitats Regulations Assessments was relevant to this application that seeks to increase and enlarge what were single family houses into multiple dwellings. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.

Application No: EPF/2126/18
Officer: Muhammad Rahman
Applicant Name: Mr Mark Schofield
Planning File No: 023349
Location: 3 St Marys Close, Loughton, IG10 1BA
Proposal: Rear ground floor extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2132/18
Officer: David Baker
Applicant Name: Mr & Mrs Augustine and Adejoke Asemota
Planning File No: 004366
Location: 2 Deepdene Road, Loughton, IG10 3PU
Proposal: Single storey rear extension, front extension & garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/2142/18
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Victoria Portnoy
Planning File No: 006868
Location: 4 Clays Lane, Loughton, IG10 2RZ
Proposal: Proposed replacement rear addition.

The Committee had NO OBJECTION to this application.

Application No: EPF/2205/18
Officer: James Rogers
Applicant Name: Loughton High Road (256) Limited
Planning File No: 017721
Location: 256 High Road, Loughton, IG10 1RB
Proposal: Demolition of existing buildings and construction of 29 retirement apartments in a single building of 3, 4 and 5 storeys in height, alongside associated access, amenity space, landscaping and parking.

The Committee expressed CONCERN at the lack of parking provision and the lack of amenity space for this proposal.

Application No: EPF/2211/18
Officer: Muhammad Rahman
Applicant Name: Mr Brad Greenberg
Planning File No: 011525
Location: 17 Hilltop Close, Loughton, IG10 1PY
Proposal: Single storey front and rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/2217/18
Officer: Robin Hellier
Applicant Name: Mrs Angela Willcock
Planning File No: 000531
Location: 262 High Road, Loughton, IG10 1RB
Proposal: TPO/EPF/06/79 (Ref: T6)
T1 = 1 x Lime Tree - Crown reduce by 2.0 Metres.

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

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

Application No: EPF/2219/18

Officer: Muhammad Rahman

Applicant Name: Mr Nanthan Mohanadas

Planning File No: 030065

Location: 5 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: Extension of existing dormer to side and additional window to front.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/2224/18

Officer: Robin Hellier

Applicant Name: Mr Ray Gaffney

Planning File No: 009045

Location: 3 Birch House, Potters Close, Loughton, IG10 1JQ

Proposal: TPO/CH1/02/68AI

TI yew - crown reduce, as specified.

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

Application No: EPF/2239/18

Officer: Robin Hellier

Applicant Name: Mrs Sond

Planning File No: 002767

Location: 48 Baldwins Hill, Loughton, IG10 1SF

Proposal: T1: Cedar, T4: Horse Chestnut & T6 Blue Atlas Cedar - crown lift, as specified.

T5: Lawson Cypress - fell.

T7: Holly & T9 Lawson Cypress - reduce back, as specified.

T3 Various incl Thuja, T8 Cotoneaster - face back, as specified.

Members NOTED that no arboricultural report had been submitted regarding T5: Lawson Cypress – fell, therefore 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.

525.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2121/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Lester

Planning File No: 000176

Location: 6 Newnham Close, Loughton, IG10 4JG

Proposal: Certificate of Lawful Development for proposed garage conversion and porch.

Application No: EPF/2131/18

Officer: David Baker

Applicant Name: Mr & Mrs Augustine and Adejoke Asemota

Planning File No: 004366

Location: 2 Deepdene Road, Loughton, IG10 3PU

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

525.4 Others – provided for information only: EPF/2226/18

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

PL526 Decisions

526.1 Decisions by Epping Forest District Council

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

526.2 Decisions by Essex County Council

The granting of application no CC/EPF/48/17/NMA by Essex County Council was NOTED.

PL527 Licensing Applications

No licensing applications had come to the attention of officers.

PL528 Enforcement and Compliance

No reports had been received.

Signed:

Date: 17 September 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 17 September 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing S Murphy

Officer: Brent Smith (Assistant Town Clerk)

4 members of the public

PL529 Apologies for Absence

Apologies for absence were received from Cllr Latchford.

PL530 Declarations of interest

The Committee declared a non-pecuniary interest in EPF/2247/18 owing to comments received from the Loughton Residents Association.

Cllr Cochrane declared a non-pecuniary interest in EPF/2083/18, as she was acquainted with the architect.

The Committee AGREED to bring forward planning application EPF/2135/18, after Agenda item 3, Confirmation of Minutes, as a member of the public was interested in this item.

It was further AGREED to consider applications for the same sites together, namely:

- i. EPF/2247/18 and EPF/2254/18;
- ii. EPF/2328/18 and EPF/2344/18.

PL531 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 3 September 2018 were CONFIRMED as a correct record and signed by the Chairman.

PL532 Planning Applications

532.1 The following planning application was CONSIDERED and the plans inspected.

Application No: EPF/2135/18

Officer: David Baker

Applicant Name: Mr David Kavanagh

Planning File No: 023040

Location: 2 Connaught Avenue, Loughton, IG10 4DP

Proposal: Application for Variation of Condition 11 "retain external existing doors & windows" on planning application EPF/3078/17 (for conversion and extension of existing house to five flats) - the variation being the installation of new timber windows and doors in the development.

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

The Committee had NO OBJECTION to this application.

PL533 Matters for Report

533.1 Amended Plans

EPF/1785/18 – 142 Borders Lane, Loughton, Essex, IG10 3SB – Proposal: Vehicle access and hardstanding – Min no PL515.1

The Committee had NO OBJECTION to this application but expressed concern at the excessive width of the driveway given that it might set a precedent for other properties on this street.

Members also regretted the loss of shrubs and plants in the verge.

533.2 Local Plan

The Committee NOTED the information received from the Local Councils' Liaison Committee meeting held on 10 September 2018 regarding the Judicial Review brought by C K Properties (Theydon Bois) Ltd.

533.3 Planning Process Review 2017/18 – Delegation: Objections and Committee Systems – Min no PL513.3

The Committee NOTED the comments made by Simon Hill, Assistant Director (Governance) at Epping Forest District Council at the Local Councils' Liaison Committee meeting held on 10 September 2018.

PL534 Training and Conferences

The Committee APPROVED the attendance of Cllr Cohen at a social media course run by the Essex Association of Local Councils in Great Dunmow on 30 October 2018 for the purposes of paying travel expenses.

PL535 Planning Applications

535.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2083/18

Officer: Muhammad Rahman

Applicant Name: Mr Kevin Watts

Planning File No: 013871

Location: 70 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Roof alterations, loft conversions with rear dormer including Juliet balcony & 3 'velux' roof windows to front roof slope.

The Committee had NO OBJECTION to this application but expressed concerns that it would be overbearing on the neighbours opposite and out of keeping with the street scene.

Application No: EPF/2085/18

Officer: Jonathan Doe

Applicant Name: Mrs Gillian Osmond

Planning File No: 030088

Location: 33 Staples Road, Loughton, IG10 1HR

Proposal: Replace wooden windows with PVC-U sash windows.

The Committee OBJECTED to this application on the grounds that the design of windows was out of keeping with the street scene in this Conservation Area, particularly given the style of adjacent properties. Members suggested that timber sash windows painted white would be more appropriate.

Application No: EPF/2143/18

Officer: David Baker

Applicant Name: Mr James Docker

Planning File No: 024385

Location: 54 Ollards Grove, Loughton, IG10 4DW

Proposal: Application for variation of condition 3 "plan numbers" on planning application EPF/1870/17 (which gave approval for the erection of a replacement dwelling) – the revision being an amendment to the front parking area to provide a disabled parking bay and associated ramp and steps.

The Committee had NO OBJECTION to this application.

Application No: EPF/2183/18

Officer: Sukhdeep Jhooti

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 had NO OBJECTION to this application.

Application No: EPF/2195/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Hallett

Planning File No: 009722

Location: Blackbirds, 39 Church Lane, Loughton, IG10 1PD

Proposal: Loft conversion with extended hip roof line and twin rear dormers. Side extension above existing garage. Partial extension of garage to the side (single storey).

The Committee had NO OBJECTION to this application.

The Committee considered the next two applications together.

Application No: EPF/2247/18

Officer: Corey Isolda

Applicant Name: Mr & Mrs Goldstein

Planning File No: 005670

Location: Woodberrie, Kings Hill, Loughton, IG10 1JE

Proposal: Proposed demolition of existing house and the erection of a replacement dwelling, garage, swimming pool with outbuildings, parking, landscaping and all associated development.

Application No: EPF/2254/18

Officer: Corey Isolda

Applicant Name: Mr & Mrs Goldstein

Planning File No: 005670

Location: Woodberrie, Kings Hill, Loughton, IG10 1JE

Proposal: Conservation Area Consent for proposed demolition of existing house and the erection of a replacement dwelling, garage, swimming pool with outbuildings, parking, landscaping and all associated development.

The Committee OBJECTED to these applications on the following grounds:

- i. Woodberrie has been previously designated as a Locally Listed Building (built in the characteristic Arts and Crafts style of local architect Herbert

- Tooley), The complete demolition of the property cannot maintain the authenticity of the building in this conservation area.
- ii. Members supported the comments of the landscaping officers regarding the adverse effect these proposals will have on many of the trees on this site.
 - iii. The site is difficult to access and the amount of materials to be brought in and taken away will be significantly more than under the 2016 proposal. This will adversely affect the neighbours and users of the surrounding roads.
 - iv. The application documentation, much of which related to an earlier application, EPF/3407/16, lacked clarity.

Application No: EPF/2250/18

Officer: Corey Isolda

Applicant Name: Millbrook

Planning File No: 011569

Location: 22 Stony Path, Loughton, IG10 1SJ

The Committee had NO OBJECTION to this application.

Application No: EPF/2257/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Elliot Hurst

Planning File No: 013240

Location: HealthPlus Clinic, 1A Southview Road, Loughton, IG10 3LG

Proposal: Change of use of existing health clinic (class D1) to dwelling (class C3).

The Committee had NO OBJECTION to this application.

Application No: EPF/2301/18

Officer: Jonathan Doe

Applicant Name: Mr I Umarji

Planning File No: 002975

Location: 1 Ollards Grove, Loughton, IG10 4DJ

Proposal: Variation of condition 2 `the development hereby permitted will be completed strictly in accordance with the approved drawings for EPF/3425/17. (Rear extension and addition of roof storey to the property to obtain four additional self-contained flats.) No proposed change of existing use).

The Committee had NO OBJECTION to this application but expressed concerns regarding the reduced size of the rooms necessary to accommodate the extra bedrooms and the potential effect on the health and wellbeing of those residents.

Application No: EPF/2303/18

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Reon Hunt

Planning File No: 030086

Location: 44 Roding Road, Loughton, IG10 3ED

Proposal: Existing loft room dormer extension. 1st floor bathroom extension

The Committee had NO OBJECTION to this application.

Application No: EPF/2308/18

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Gendler

Planning File No: 018051

Location: 53 Harwater Drive, Loughton, IG10 1LP

Proposal: Single storey rear extension alterations to the existing rear extension & the provision of a pitched roof over both.

The Committee had NO OBJECTION to this application.

The Committee considered the next two applications together

Application No: EPF/2328/18

Officer: Sukhdeep Jhooti

Applicant Name: Miss Hanka Chojnacka

Planning File No: 030087

Location: Units 3-4, Boots, 3 Epping Forest Shopping Park, Langston Road Loughton, IG10 3UE

Proposal: 1 no welcome vinyl to window, 1 no pharmacy cross vinyl to window, 1 Boots logo vinyl above doors. 1 no Flex Face boxed sign internally illuminated to front elevation, also 1 no Flex Face boxed Sign internally illuminated to the back elevation. DDA spots to glazing and doors.

The Committee OBJECTED to the internally illuminated sign proposed for the back elevation as it was contrary to the guidelines for these units that there should be no illumination at the rear, visible from the M11 motorway. Members also objected to the pharmacy cross as it had been agreed with Epping Forest District Council that there would be no pharmacy in the Langston Road shopping centre in order to protect the same business already provided in the Broadway.

Application No: EPF/2344/18

Officer: Sukhdeep Jhooti

Applicant Name: Miss Hanka Chojnacka

Planning File No: 030087

Location: Unit 3-4, 3 Epping Forest Shopping Centre, Langston Road, Loughton, IG10 3UE

Proposal: Installing external 20 no condensers and cages to the back of Boots shop.

The Committee had NO OBJECTION to the installation of external condensers and cages.

Application No: EPF/2331/18

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Alison Thomas

Planning File No: 007979

Location: 127 Colson Road, Loughton, IG10 3RA

Proposal: Two storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2368/18

Officer: Robin Hellier

Applicant Name: Mr Andrew Hodson

Planning File No: 015828

Location: 28 Stony Path, Loughton, IG10 1SJ

Proposal: TPO/EPF/04/79 (Ref T22)

T1 Oak - Reduce dying stem by 3.5m & reduce other stem by up to 2m & 20% crown thin.

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/2371/18

Officer: Robin Hellier

Applicant Name: Mr Martin Cooper

Planning File No: 008268

Location: Loughton Lodge, Steeds Way, Loughton, IG10 1HX

Proposal: TPO/EPF/11/90

T1 Scots Pine, T2 Cedar, T3 Sycamore, T4 Cypress, G1 26 x Cypress - Crown reduce and selective branch reductions, as specified.

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

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

Application No: EPF/2391/18

Officer: Muhammad Rahman

Applicant Name: Ms F Faux

Planning File No: 020641

Location: Blue Cedars, 17 Broadstrood, Loughton, IG10 2SB

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application but expressed concern at the security risk arising from the construction of a flat roof.

Application No: EPF/2392/18

Officer: Muhammad Rahman

Applicant Name: Mr Jonathan Medcraft

Planning File No: 029915

Location: 57 Southview Road, Loughton, IG10 3LQ

Proposal: Two storey side and rear extension.

The Committee had NO OBJECTION to this application.

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

The Committee NOTED the following applications:

Application No: EPF/2354/18

Officer: Julie Cottrell

Applicant Name: Mrs J Leake
Planning File No: 017361
Location: Woodbury House, Woodbury Hill, Loughton, IG10 1JB
Proposal: York Hill Conservation Area
9 x Lawson Cypress - Remove & replace with evergreen hedging to achieve a height of 3 m.

Application No: EPF/2367/18
Officer: Robin Hellier
Applicant Name: Mr Martin Cooper
Planning File No: 008268
Location: Loughton Lodge, Steeds Way, Loughton, IG10 1HX
Proposal: York Hill Conservation Area.
Acacia 1, Acacia 2, Magnolia, Oak 1, Oak 2 & 2 x Alders - Crown reduce and selective branch reductions as specified.

535.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2253/18
Officer: David Baker
Applicant Name: Mr Norman Segal
Planning File No: 024057
Location: 3 Seymour Close, Loughton, IG10 3NW
Proposal: Certificate of Lawful Development for proposed side extension to existing house to form a utility room.

Application No: EPF/2275/18
Officer: Jonathan Doe
Applicant Name: Alan Barter
Planning File No: 014338
Location: 130 Church Hill, Loughton, IG10 1LH
Proposal: Certificate of lawful development for single storey rear extension.

535.4 Others – provided for information only: EPF/1191/18, EPF/2334/18, EPF/2339/18, EPF/2358/18, EPF/2427/18, EPF/2440/18

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

PL536 Decisions

536.1 Decisions by Epping Forest District Council

The Planning Decisions for July 2018 from Epping Forest District Council were NOTED.

PL537 Licensing Applications

No licensing applications had come to the attention of officers.

PL538 Enforcement and Compliance

No reports had been received.

Signed:
Date: 1 October 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 1 October 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing K Latchford S Murphy

Also Present

Councillor: D Wixley

Officer: Debra Paris (Planning Committee Clerk)

PL539 Apologies for Absence

No apologies for absence were received.

PL540 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.

All members declared a non-prejudicial interest in the following items:

item 5 on the agenda, Essex County Council Planning Application CC/EPF/31/18, as the Town Council, owned part of the affected land at Hillyfields Open Space; and

item 8, Licensing Application for Gem of Essex, owing to comments received from the Loughton Residents Association Plans Group.

PL541 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 17 September 2018 amended from those circulated, to read at Min no PL530 Declarations of Interest "Cllr Cochrane declared a non-pecuniary interest in EPF/2083/18, as she was acquainted with the architect", were CONFIRMED as a correct record and signed by the Chairman.

PL542 Matters for Report

542.1 Amended Plans

EPF/2183/18 – 110 Southern Drive, Loughton, IG10 3BY – Proposal: Two storey side and rear extension, rear dormer and single storey rear extension. Amended description and plans ** – Min no PL535.1**

The Committee had NO OBJECTION to this application.

542.2 Epping Forest District Council – Parking Restriction Proposals

The Committee NOTED that this consultation closed on 24 September 2018 and ratified the response made by the Town Clerk, after collating members' views, under delegated powers as follows:

1. Nursery Road, Connaught Avenue and Shaftesbury, Loughton

The Town Council expresses general SUPPORT for this scheme particularly those in Connaught Avenue and Shaftesbury. However, the ward member is disappointed that earlier requests to NEPP for double yellow lines on both the wooded and green sides of lower Nursery Road down to Smarts Lane to prevent dangerous parking along this stretch of road appear not to have been included. This would help prevent commuter parking displaced from Connaught Avenue.

Additionally, the Nursery Road scheme excludes any CPZ measures in the remaining parts of this road, or any of the roads leading off despite, we understand, the submission of a local petition supporting such measures. Displacement parking has already occurred in other areas of the town and more careful consideration at this stage should negate the need for any further review.

2. Spareleaze Hill, Loughton

The Town Council OBJECTS to this proposal. This is one of the widest residential roads in Loughton which provides sufficient off-street parking for its residents despite commuter parking. Most properties have adequate space for at least 3 - 4 vehicles within their curtilages.

Whilst recognising that some form of restriction may be required in the lower section near the junction with Brook Road, any further restriction of parking in this road using yellow lines will displace vehicles on to far more unsuitable local roads that are narrower with little off-street parking for their residents.

The Town Council does not support the actions of residents attempting to restrict parking on the highway directly outside their property unless this was for an emergency situation.

The Council supports the introduction of controlled parking in the numerous estate roads that only have limited room for residents to park their cars nearby, but clearly this does not apply to Spareleaze. Given the pressure on budgets creating a parked car free zone in this particular road should not be a priority and could lead to another potential problem; increased traffic speed on this wide road.

3. Whitehills Road, Loughton

The Town Council SUPPORTS this proposal but requests rigorous enforcement of such parking restrictions to ensure that they are effective.

PL543 Essex County Council Planning Application CC/EPF/31/18 – Hillyfields Open Space adjacent to Pyrles Lane, Loughton – Proposed excavation and

engineering works to form an earth embankment bund to capture, store and regulate the downstream flow of surface water

The Committee had NO OBJECTION to this application.

PL544 Planning Applications

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

Application No: EPF/2324/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Neil Papley

Planning File No: 001860

Location: 38 Chigwell Lane, Loughton, IG10 3NY

Proposal: 1.3 x 3.1 metre illuminated fascia sign.

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

Application No: EPF/2389/18

Officer: David Baker

Applicant Name: Mr Darran MacNaughton

Planning File No: 026055

Location: 11 The Beacons, Loughton, IG10 2SQ

Proposal: Proposed new front boundary wall with timber sliding gates.

The Committee OBJECTED to this application on the grounds that it would be detrimental to the open aspect of the street scene. Members felt the wall was too high and too prominent in this location and that it would obscure the view around the corner for drivers.

The Committee suggested that the proposal would better compliment the environs if the wall remained at its current height, and was brick built, with iron gates and railings, that were no higher than 1500mm, with native planting behind to soften its impact on the street scene.

Application No: EPF/2401/18

Officer: Robin Hellier

Applicant Name: Mr Wickham

Planning File No: 019473

Location: High Elms, 1 Nafferton Rise, Loughton, IG10 1UB

Proposal: TPO/EPF/16/87

T5 - Yew - Crown lift 4-5m, reduce spread by up to 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/2433/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr G Atkins

Planning File No: 017007

Location: 67 The Lindens, Loughton, IG10 3HT

Proposal: First floor extension over garage with 2x roof lights and external faux timbering to match existing (Amendment to EPF/2141/17).

The Committee had NO OBJECTION to this application.

The Committee considered the next two applications together

Application No: EPF/2459/18

Officer: Robin Hellier

Applicant Name: Mr David Foscett

Planning File No: 026711

Location: 47 Upper Park, Loughton, IG10 4EQ

Proposal: TPO/CHI/04/70 A1

Sequoia (Adj to T1 Pine), T2: Aspen, T3: Sequoia, T4: Lime, T5 & T6: Horse Chestnuts - Height & lateral crown reductions, as specified.

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

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

Application No: EPF/2551/18

Officer: Robin Hellier

Applicant Name: Mr David Foscett

Planning File No: 026711

Location: 47 Upper Park, Loughton, IG10 4EQ

Proposal: TPO/CHI/04/70 A1

T1: Pine - Fell.

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

Furthermore, members agreed with the Arboricultural Report that remaining trees should have a TPO placed on them.

Application No: EPF/2467/18

Officer: Robin Hellier

Applicant Name: Mr Barry Marks

Planning File No: 005839

Location: 7 Ripley View, Loughton, IG10 2PB

Proposal: TPO/EPF/29/08

T2: Ash, T3: Buckeye, T4: Ash, T5: Norway Maple, T6: Horse Chestnut, T7: Cedar - Crown reductions, as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any

application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/2491/18
Officer: Robin Hellier
Applicant Name: Mrs Suzanne Cadisch
Planning File No: 009002
Location: 16 The Uplands, Loughton, IG10 1NH
Proposal: TPO/EPF/20/94
T1: Monteray Cypress - Fell.

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

Application No: EPF/2495/18
Officer: Corey Isolda
Applicant Name: Mr David Eden
Planning File No: 029804
Location: 1 Stony Path, Loughton, IG10 1SJ
Proposal: Two storey side and rear extension.

The Committee OBJECTED to this application, stating that it was out of keeping for the Conservation Area, and requested a current tree report be provided, as advised by the Tree and Landscaping Department.

544.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2325/18
Officer: Jonathan Doe
Applicant Name: Mrs Mariyana Prokopieva
Planning File No: 029957
Location: 9 Rochford Green, Loughton, IG10 2BT
Proposal: Certificate of Lawful Development for demolition of existing conservatory and the construction of a single storey rear extension.

Application No: EPF/2403/18
Officer: Muhammad Rahman
Applicant Name: Mr Robert Wiggs
Planning File No: 030096
Location: 51 Spring Grove, Loughton, IG10 4QD
Proposal: Certificate of Lawful Development for proposed single storey side extension & two dormers on the rear roof slope, one with Juliet balcony.

Application No: EPF/2477/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Singh
Planning File No: 017351

Location: Foxwood, Nursery Road, Loughton, IG10 4DZ

Proposal: Certificate of Lawful Development for a proposed outbuilding.

Application No: EPF/2295/18

Officer: Muhammad Rahman

Applicant Name: Mr D. Davis

Planning File No: 030098

Location: 4 Bryony Close, Loughton, IG10 3PG

Proposal: Certificate of Lawful Development for replacement of existing windows & doors to the front & rear elevations. Single glazed windows & doors to be replaced with double glazed UPVC windows & composite doors.

544.3 Others – provided for information only: EPF/2442/18 and EPF/2532/18

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

PL545 Decisions

545.1 Decisions by Epping Forest District Council

The Planning Decisions for August 2018 from Epping Forest District Council were NOTED.

545.2 Decisions by Essex County Council

The granting of application no CC/EPF/48/17/1/1 by Essex County Council was NOTED.

PL546 Licensing Applications

546.1 Notice of application for a new Premises Licence under the Licensing Act 2003 in respect of Gem of Essex, Connaught House, 112-120 High Road, Loughton, IG10 4HJ.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this proposed licensing application on the grounds of the prevention of crime and disorder and the prevention of public nuisance, confirming that the neighbouring property had residential accommodation above and the occupants would be adversely affected by the late operation of this licence.

If Epping Forest District Council, Licensing Unit, is minded to grant this licence the Committee requested that the hours for the sale of alcohol and for recorded music be reduced, to cease at 22:30 hours, and that no off sales be permitted.

PL547 Enforcement and Compliance

No reports had been received.

Signed:

Date: 15 October 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 15 October 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane K Latchford
S Murphy

Officer: Debra Paris (Planning Committee Clerk)

3 members of the public

PL548 Apologies for Absence

Apologies for absence were received from Cllr Downing.

PL549 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application EPF/2509/18 owing to comments received from the Loughton Residents Association Plans Group.

Cllr Latchford declared a non-pecuniary interest in planning application EPF/2514/18 as he used to work at these premises.

The Committee AGREED to bring forward planning applications EPF/2514/18 and EPF/2501/18, in that order after item 3 Confirmation of Minutes on the agenda, as members of the public were interested in those items.

PL550 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 1 October 2018 were CONFIRMED as a correct record and signed by the Chairman.

PL551 Planning Applications

555.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2514/18

Officer: David Baker

Applicant Name: Miss Shaheen Mahtabuddin

Planning File No: 002977

Location: 6 Goldings Hill, Loughton, IG10 1LL

Proposal: Change of existing property maintenance A1/A2 use to a nail and beauty salon, with installation of a ventilation extractor to remove dust & fumes from the salon.

The Committee had NO OBJECTION to this application.

Application No: EPF/2501/18

Officer: Muhammad Rahman

Applicant Name: Miss Elizabeth Newton

Planning File No: 030109

Location: 4 Forest View Road, Loughton, IG10 4DX

Proposal: Two storey rear extension and single storey side extension.

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

The Committee had NO OBJECTION to this application.

PL552 Matters for Report

552.1 Amended Plans

EPF/2328/18 – Units 3 – 4, 3 Epping Forest Shopping Park, Langston Road, Loughton, Essex, IG10 3UE – Proposal: 1 no. welcome vinyl to window, 1 no. Boots logo vinyl above doors, 1 no. Flex Face boxed sign internally illuminated to front elevation, also 1 no. Flex Face boxed sign non illuminated to the back elevation. DDA spots to glazing and doors – Min no PL535.1

The Committee had NO OBJECTION to this application.

PL553 Planning Applications

553.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2174/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Besim Nabolli

Planning File No: 030104

Location: 102 Colson Road, Loughton, IG10 3RF

Proposal: Erection of two storey side extension and loft conversion with rear dormer window.

The Committee expressed concern at the size of the loft extension, stating that it was overbearing in its proposed form; it should be smaller and pulled in at the sides.

Application No: EPF/2496/18

Officer: Muhammad Rahman

Applicant Name: Mr Robert Lovegrove

Planning File No: 001337

Location: 64 Avondale Drive, Loughton, IG10 3DQ

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2498/18

Officer: David Baker

Applicant Name: Mr Grant

Planning File No: 012313

Location: 33 Sparelease Hill, Loughton, IG10 1BS

Proposal: Erection of front porch and a replacement outbuilding in the rear garden.

The Committee had NO OBJECTION to this application.

Application No: EPF/2502/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Stuart Abbot

Planning File No: 030087

Location: Boots, 3 Epping Forest Shopping Park, Langston Road, Loughton IG10 3UE

Proposal: Sign on Landlords totem and frosted grey vinyl internally applied to upper shopfront.

The Committee had NO OBJECTION to this application.

Application No: EPF/2509/18

Officer: Marie-Claire Tovey

Applicant Name: Naim Topciu

Planning File No: 012798

Location: 42 The Broadway, Loughton, IG10 3ST

Proposal: Change of use of part of ground floor from barbers (A1) to (sui generis) taxi office.

The Committee noted the contents of a letter of objection.

The Committee had NO OBJECTION to this change of use provided the opening hours remained as stated on the application.

Application No: EPF/2530/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Colin Pomfrett

Planning File No: 030107

Location: 85 Smarts Lane, Loughton, IG10 4BP

Proposal: Two storey rear extension with Juliet balcony.

The Committee had NO OBJECTION to this application.

Application No: EPF/2547/18

Officer: Muhammad Rahman

Applicant Name: Mr Glenn Merralls

Planning File No: 030100

Location: 34 Millsmead Way, Loughton, IG10 1LR

Proposal: Single storey side & rear extension to a semi-detached house.

The Committee had NO OBJECTION to this application.

Application No: EPF/2563/18

Officer: Marie-Claire Tovey

Applicant Name: Mr Rob Pring

Planning File No: 030108

Location: 72 Goldings Road, Loughton, IG10 2QN

Proposal: Single storey front porch extension & two storey rear extension with roof lights to main roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/2564/18 (CC)

Officer: Corey Isolda

Applicant Name: Essex County Council -Graham Thomas

Planning File No: 030102

Location: Hillyfields Open Space adj to Pyrles Lane, Loughton, IG10

Proposal: Essex County Council application CC/EPF/31/18 for 'Excavation and engineering works to form an earth embankment bund to capture, store and regulate the downstream flow of surface water.

The Committee had NO OBJECTION to this application.

Application No: EPF/2580/18

Officer: David Baker

Applicant Name: Mr Sangha

Planning File No: 018656

Location: 9 Swan Lane, Loughton, IG10 4QW

Proposal: Erection of two storey rear extension (renewal of lapsed consent EPF-1911-15).

The Committee had NO OBJECTION to this application.

Application No: EPF/2585/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Page

Planning File No: 011099

Location: 2 Carroll Hill, Loughton, IG10 1NJ

Proposal: Replace existing single house with a pair of semi-detached houses.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site. It was too cramped and out of keeping with the street scene.

The Chairman of the Committee confirmed she was prepared to speak on the objection at the Area Planning Sub-Committee South meeting, unless a District Councillor had previously requested that this matter be called-in for consideration by members to determine.

Application No: EPF/2600/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Martin Summers

Planning File No: 030027

Location: 13 Cedar Drive, Loughton, IG10 2PA

Proposal: First storey side and rear extension, part single storey rear extension and garage conversion. Amendment to Recently Approved Application EPF/1485/18. Only change from this approved application is for the existing garage door to be removed and replaced with a window.

The Committee had NO OBJECTION to this application.

Application No: EPF/2622/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Artem & Tanya Pasichnyk

Planning File No: 026203

Location: 47 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Partial raising of end walls to gable, extending ridge line, rear glazed gable with balcony. Excavation and minor extension of existing rear basement.

The Committee expressed concern for the rear facing glazing and balcony which would overlook neighbouring properties.

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

Application No: EPF/2538/18

Officer: Julie Cottrell

Applicant Name: Mr Dean Seacombe

Planning File No: 005339

Location: Holmwood, Steeds Way, Loughton, IG10 1HX

Proposal: York Hill Conservation Area

T1: Hornbeam - 30% Reduction.

G1: Leylandii - Shape.

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

553.3 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/2546/18

Officer: Muhammad Rahman

Applicant Name: Mr Glenn Merralls

Planning File No: 030100

Location: 34 Millsmead Way, Loughton, IG10 1LR

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

553.4 Others – provided for information only: EPF/2609/18 and EPF/2696/18

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

PL554 Decisions

554.1 Decisions by Epping Forest District Council

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

PL555 Licensing Applications

No licensing applications had come to the attention of officers.

PL556 Enforcement and Compliance

No reports had been received.

Signed:

Date: 29 October 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 29 October 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: S Murphy (in the Chair)
P Abraham T Cochrane C Davies (from Min no 560)
M Stubbings (as substitute for Cllr Latchford)

Officer: Debra Paris (Planning Committee Clerk)

2 members of the public

PL557 In the absence of the Chairman and Vice Chairman the Committee elected Cllr Murphy to chair this meeting.

PL558 Apologies for Absence

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

PL559 Declarations of Interest

The Committee declared a non-pecuniary interest in the following items:

Planning application EPF/2624/18 as the applicant was known to the Committee; and Notices of Appeal EPF/1012/17, EPF/3059/17, EPF/0162/18, EPF/0160/18 and planning application EPF/2667/18 owing to comments received from the Loughton Residents Association Plans Group.

PL560 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 15 October 2018 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application EPF/2667/18 after item 4.1, Amended Plans, on the agenda as members of the public were interested in those items.

Cllr Davies joined the meeting during the next item.

PL561 Matters for Report

561.1 EPF/2040/18 – 69 Church Hill, Loughton, Essex, IG10 1QP – Proposal: Demolition of the existing bungalow and replacement with a block of 10 apartments. ** Revised plans - revised car parking and amenity space provision ** – Min no PL522.1

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

The Committee NOTED the contents of 3 letters of objection.

The Committee OBJECTED to this application, reiterating the following grounds previously stated:

The proposal for 10 apartments was considered an overdevelopment of the plot by reason of its massing and height. This would cause harm to the character and appearance of the locality and set a dangerous precedent for future developments, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1(i), which are consistent with the National Planning Policy Framework.

By reason of its siting and layout, the proposal would be detrimental to neighbouring properties, in both Church Hill and The Uplands, from overlooking, loss of light and visual impact, contrary to Local Plan and Alterations policies DBE9 (i), (ii) and (iii), which are consistent with the National Planning Policy Framework.

The Committee considered the plot could suitably accommodate two separate dwellings with adequate parking provision, but the site was inappropriate for a development of this size.

If the Planning Authority is minded to grant this application, the Committee also requested that the following conditions be imposed: to restrict demolition and building work hours to the Council's usual standard hours and to require wheel-washing equipment on-site.

Additionally, the Committee felt that the recent European Court of Justice ruling on Habitats Regulations Assessments was relevant to this application that sought to increase and enlarge what was a single family house into multiple dwellings. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.

Members also expressed concern regarding:

- i) the possible impact of subsidence to neighbouring properties caused by the increased foundations for a proposal of this size in a location resulting in high water levels; and
- ii) the proposed revised parking provision would be to the detriment of the residents of neighbouring properties, resulting in noise and air pollution, contrary to Draft Local Policy DM21, Local Environment Impacts, Pollution and Land Contamination.

PL562 Planning Application

562.1 The following planning application was CONSIDERED and the plans inspected.

Application No: EPF/2667/18

Officer: Sukhdeep Jhooti

Applicant Name: Ms Thi Bui

Planning File No: 006869

Location: 193 High Road, Loughton, IG10 4LF

Proposal: Change of use for purposes within use class A1(shop) to use as a nail bar.

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

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal exceeded the permitted percentage of non-retail usage of primary frontage and was detrimental to the character and vitality of the High Road.

PL563 Matters for Report

563.1 Notices of Appeal

EPF/1012/17 – 12A Alderton Close, Loughton, IG10 3HQ – Proposal: Residential redevelopment to provide 4 x 3 bed houses (Appeal ref no. APP/J1535/W/18/3202935) – Min no PL268.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments which were:

The Committee, whilst taking into consideration the reduction in the number of proposed dwellings, OBJECTED to this amended application, reiterating its original comments which were:

This proposal was considered garden grabbing and therefore contrary to National Planning Policies.

Members drew the Planning Authority's attention to the reasons cited for the refusal of the previous application for this location, EPF/0421/05. These stated that "the proposed vehicle access is of inadequate width to enable vehicles to pass and it is therefore unsuitable to serve two dwellings". The new proposal for five 4 x 3-bedroomed dwellings would bring such an increase in vehicle movements as to constitute a danger to highway safety.

The proposal would also have a detrimental impact on the neighbouring properties in Alderton Close and The Lindens contrary to Policy DBE2 of Epping Forest District Council's adopted Local Plan & Alterations.

563.2 EPF/3059/17 – Co-Operative Group Foods, Sir Winston Churchill (Now Landmark House), The Broadway, Loughton, IG10 3SP – Proposal: Variation of condition 10 'Hours of Use' on planning application EPF/2163/13 to be altered to 'The commercial uses hereby permitted shall not be open to customers/members outside the hours of 0730 to 2300 on Monday to Thursday, 0730 to 0000 (midnight) on Fridays and Saturdays and 0900 to 2300 on Sundays apart from the permitted Class A1 unit which shall not be open to customers/members outside the hours of 0700 to 2300 on Monday to Thursday, 0700 to 0000 (midnight) on Fridays and Saturdays and 0700 to 2300 on Sundays.(Demolition of Public House and garages and replacement with construction of a mixed use development, comprising retail and food and drink units (within classes A1, A3 and A4) at ground floor level and 64 residential units at upper floor levels (first to sixth floors), together with 64 car parking spaces, service yard, access and car parking) (Appeal ref no. APP/J1535/W/18/3203201) – Min no PL374.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application. Members felt the existing opening time of 7:30 was early enough. Extending the opening time to 7:00 would be detrimental to the amenity of residents occupying the dwellings

above this retail outlet. Similar retail units in the locality that opened from 7:00 did not have residential properties attached to their sites.

563.3 EPF/0162/18 – 11 Crossfields, Loughton, IG0 3PY – Proposal: Erection of new dwelling and detached garage, following demolition of existing garage. (Appeal ref no. APP/J1535/W/18/3208248) – Min no PL426.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments which were:

The Committee considered the amended plans for this application and reiterated its previous comments, which were:

The Committee OBJECTED to this application on the grounds that it was garden grabbing. It was a too cramped overdevelopment of the site, which would have a detrimental effect on the neighbours. The vehicle access arrangements were inadequate for the proposal and would be detrimental to the street scene. This was contrary to Local Plan and Alterations policies CP2(ii) and (iv), CP7, DBE1, DBE6 and DBE11(i), which are consistent with the National Planning Policy Framework.

Members NOTED that the removal of the garage in this revision further exacerbated the inadequate parking provision.

563.4 EPF/0160/18 – 113 Church Hill, Loughton, IG0 1QR – Proposal: Residential development of 10 apartments with associated parking and external amenity space. (Appeal ref no. APP/J1535/W/18/3207801) – Min no PL429.1

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application on the following grounds:

The proposal was an overdevelopment and three storeys were considered too high. The number of proposed dwellings was excessive for this site and the parking provision was inadequate.

Members commented it was of poor design and out of keeping with properties in this area, having a detrimental effect on the street scene. Contrary to policies CP2(iv), CP7 and DBE1 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

563.5 EPF/0640/18 – Sterling House, Langston Road, Loughton, IG10 3TS Proposal: Prior approval for proposed change of use from offices (Class B1(a)) to 129 residential units (Class C3) – (Appeal ref no. APP/J1535/W/18/3206890) – Min no PL418.4

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

PL564 Training and Conferences

The Committee APPROVED the attendance of Cllr Jogia at the forthcoming EALC training sessions in Great Dunmow for the purposes of paying travel expenses:

Councillor Advanced Training day 1 Tuesday 27 November 2018, 10 - 3.30

Councillor Advanced Training day 2 Tuesday 11 December 2018, 10 – 3.30

Training fees were £85 per day.

PL565 Planning Applications

565.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2624/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Creevy

Planning File No: 003084

Location: 12 Albion Park, Loughton, IG10 4RB

Proposal: Two storey rear extension and front canopy.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was excessive in size and scale and was detrimental to the amenity of neighbours at no 14 causing overlooking and loss of daylight.

This was contrary to policies DBE9 and DBE10 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/2637/18

Officer: Jonathan Doe

Applicant Name: Mr Victor Khatri

Planning File No: 029914

Location: 5 Hampton Mead, Loughton, IG10 1TX

Proposal: Two-storey side/rear extension (revised application to EPF/0825/18).

The Committee had NO OBJECTION to this application.

Application No: EPF/2643/18

Officer: Corey Isolda

Applicant Name: Mr Steven Awosunle

Planning File No: 016325

Location: 99 Forest Road, Loughton, IG10 1EF

Proposal: Single storey rear extension & first floor rear dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/2648/18

Officer: Robin Hellier

Applicant Name: Mr Alan Wells

Planning File No: 019827

Location: 2 Brancaster Place, Church Hill, Loughton, IG10 1QN

Proposal: TPO/EPF/02/16

T2 & T3 Cedar - Fell and replace, as specified.

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

Application No: EPF/2658/18

Officer: Robin Hellier

Applicant Name: Mrs Yvonne Brand

Planning File No: 003306

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

Proposal: TPO/EPF/09/82

T1 & T4 Ash, T5 Sycamore - Crown reduce, lift & thin, as specified.

T2 & T3 Lime - Re-pollard.

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

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

Application No: EPF/2668/18

Officer: David Baker

Applicant Name: Mr & Mrs Michael & Clare Oliver

Planning File No: 008783

Location: 67 Parkmead, Loughton, IG10 3JW

Proposal: New outbuilding in the rear garden to be used as play area/gym with separate store.

The Committee had NO OBJECTION to this application, but requested a condition, should the application be approved, that the outbuilding remained ancillary to the main dwelling and not be used as separate accommodation.

The Committee AGREED to consider the next two applications together.

Application No: EPF/2673/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Pav Singh

Planning File No: 023931

Location: 57 Wellfields, Loughton, IG10 1PA

Proposal: Provision of new front enclosure using 2 metre high brick walls & metal railings with a sliding gate. (Amendment to EPF/1899/17).

Application No: EPF/2678/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Pav Singh

Planning File No: 024181

Location: 59 Wellfields, Loughton, IG10 1PA

Proposal: Provision of new front enclosure using 2 metre high brick walls and metal railings with a sliding gate (amendment to EPF/1891/17).

Members deplored the retrospective nature of these applications.

The Committee OBJECTED to these proposals on the grounds that there was insufficient space off the highway on this busy road for a car to pull up safely and wait for gates to open. Members suggested that the gates should be set further back. The piers and railings were too high and out of keeping with the green aspect of the street scene which was detrimental to neighbouring properties.

Should the District Council be minded to grant the application, the Committee requested native planting behind the railings to soften its impact on the street scene.

Application No: EPF/2675/18
Officer: Corey Isolda
Applicant Name: Mr Paul Davies-James
Planning File No: 030124
Location: 157 Smarts Lane, Loughton, IG10 4BP
Proposal: Single storey rear infill extension.

The Committee had NO OBJECTION to this application.

565.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/2634/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr & Mrs Alderslade
Planning File No: 018287
Location: 41 Spareleaze Hill, Loughton, IG10 1BS
Proposal: Certificate of Lawful Development for Proposed single storey outbuilding with a swimming pool.

565.3 Others – provided for information only: EPF/2610/18, EPF/2695/18 and EPF/2786/18

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

PL566 Decisions

566.1 Decisions by Epping Forest District Council

The Planning Decisions for September 2018 from Epping Forest District Council were NOTED.

PL567 Licensing Applications

No licensing applications had come to the attention of officers.

PL568 Enforcement and Compliance

No reports had been received.

Signed:
Date: 12 November 2018

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 12 November 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
K Latchford S Murphy

Officer: Debra Paris (Planning Committee Clerk)

8 members of the public

PL569 Apologies for Absence

Apologies for absence were received from Cllr Downing.

PL570 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications EPF/2664/18 as the person speaking against this application was known to the Committee, and EPF/2745/18 as the objector was known to the Committee.

The Committee AGREED to bring forward the following Agenda items: 4.1.1 EPF/1424/18 under Matters for Report, and planning applications EPF/2016/18, EPF/2664/18 and EPF/2691/18, after Agenda item 3, Confirmation of Minutes, as members of the public were interested in these applications.

PL571 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 29 October 2018 were CONFIRMED as a correct record and signed by the Chairman.

PL572 Matters for Report

572.1 EPF/1424/18 – Land adjacent 240 The Broadway, Loughton, IG10 3TF – Proposal: Proposed four bedroom detached dwelling – Min no PL496.1

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

Members noted that very little had changed from the previous plans. The Committee OBJECTED to this application, reiterating its previous comments which were:

The Committee OBJECTED to this application which was considered an overdevelopment of the site and garden grabbing. The site was immediately adjacent to Green Belt land and had no proper access. This was therefore contrary to policies DBE4, DBE8 & DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

The Committee was aware of the recent European Court of Justice ruling on Habitats Regulations Assessments. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and result in extra pressure on Epping

Forest, the Planning Authority was asked to consider the implications of this application in this regard.

PL573 Planning Applications

573.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2016/18

Officer: Sukhdeep Jhooti

Applicant Name: Stanoak

Planning File No: 010358

Location: 38 High Beech Road, Loughton, IG10 4BL

Proposal: Alteration of existing building into two 4 bedrooms houses.

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

The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to this application, but requested a condition for soft landscaping at the front of the property in order to maintain the 'leafy' aspect of High Beech Road.

Application No: EPF/2664/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Bedford Flanagan

Planning File No: 020825

Location: 20 Wellfields, Loughton, IG10 1NX

Proposal: Proposed alterations to provide 5 bed house with first floor extension & loft extension, adding 3 new dormers and a change of use from garage to study (revised application to EPF/1717/18).

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

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that the proposal was bulky and overbearing at the upper floor levels and there was concern for overlooking of neighbours at the first floor.

Application No: EPF/2691/18

Officer: Muhammad Rahman

Applicant Name: Mr Tony Lane

Planning File No: 021991

Location: 30 The Crescent, Loughton, IG10 4PY

Proposal: First floor, front, side & rear extensions.

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

The Committee OBJECTED to this application stating that the proposal was overbearing, bulky and unsympathetic to the street scene. The roofline was excessive and out of keeping. Members felt the hipped roof should be maintained and that the proposed gable ends were unsuitable. The proposal to extend up to the building line at first floor level was unacceptable and detrimental to the amenity of neighbours. The Committee felt that the proposed increase in the footprint of this application was excessive for the plot size.

This was contrary to policies CP2(iv), CP7(ii), DBE9(i) and (ii); and DBE10(i) and (ii) of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

PL574 Matters for Report

574.1 EPF/1797/18 – 4 West View, Loughton, IG10 1TA – Proposal: Erection of part second floor to existing single storey, infill covered porch area with double floor extension, single rear extension, garage conversion new detached garage – Min no PL505.1

The Committee RATIFIED the withdrawal of its previous objection, submitted under delegated powers by Town Council Officers, following information received from Epping Forest District Council.

574.2 EPF/2551/18 – 47 Upper Park, Loughton, IG10 4EQ – Proposal: TPO/CHI/04/70 A1 T1: Pine – Fell – Min no PL544.1

The Planning Committee Clerk reported information had been received from the District Council's Tree Officer, that following inspection of the Pine tree he recommended felling owing to its growth pattern as a result of the close proximity to a Sequoia Redwood. In the circumstances, Members were asked to consider waiving its objection to the felling of the tree.

The Committee AGREED to withdraw its OBJECTION to this application.

PL575 Planning Applications

575.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2523/18

Officer: Muhammad Rahman

Applicant Name: Ms Samantha Jennings

Planning File No: 015837

Location: 14 Ollards Grove, Loughton, IG10 4DW

Proposal: Single storey rear extension and rear patio area, first floor side extension (Renewal of Previous Consent EPF/2185/15).

The Committee had NO OBJECTION to this application.

Application No: EPF/2570/18

Officer: Ian Ansell

Applicant Name: Mr Inderpal Matharu

Planning File No: 001458

Location: 8-10 High Beech Road, Loughton, IG10 4BL

Proposal: A sign displaying a company name & contact details fixed to the top of the boundary fence facing the public car park adjacent to the subject property (Revised application to EPF/0301/18).

The Committee had NO OBJECTION to this application.

Application No: EPF/2703/18

Officer: Muhammad Rahman

Applicant Name: Mr John Joannu

Planning File No: 007099

Location: 35 Hilltop, Loughton, IG10 1PX

Proposal: Loft conversion, featuring hip to gable end roof, full width dormer assembly, roof windows and Juliet balcony.

The Committee had NO OBJECTION to this application. Members noted, however, that this was the same proposal as application EPF/2702/18, listed under Deemed Permission.

Application No: EPF/2724/18

Officer: Corey Isolda

Applicant Name: Soni Enterprises Ltd

Planning File No: 008205

Location: 15 The Broadway, Loughton, IG10 3SP

Proposal: Proposed replacement aluminium and glazed shopfront with retractable canopy.

The Committee had NO OBJECTION to this application.

Application No: EPF/2727/18

Officer: Jonathan Doe

Applicant Name: Mt James Ward

Planning File No: 030134

Location: 4 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: First floor roof extension with box dormer assembly to the side of the sloping roof. Roof windows to main slope.

The Committee had NO OBJECTION to this application.

Application No: EPF/2745/18

Officer: Muhammad Rahman

Applicant Name: Mrs L Irow

Planning File No: 008223

Location: 22 Forest Road, Loughton, IG10 1DX

Proposal: Change of use of ground floor from A1 Use (shops) to A3 Use - restaurants and cafes (Renewal of EPF/2800/15).

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2763/18

Officer: Muhammad Rahman

Applicant Name: Mr Mario Robledo Ubago

Planning File No: 026235

Location: 196 Roding Road, Loughton, IG10 3BS

Proposal: Two-storey side & single storey rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/2783/18

Officer: Muhammad Rahman

Applicant Name: Ms Michelle Shaw

Planning File No: 030142

Location: 32 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Single storey side & rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2795/18

Officer: Muhammad Rahman

Applicant Name: Mrs Gill Richardson
Planning File No: 019992
Location: 29 Pyrles Lane, Loughton, IG10 2NW
Proposal: Proposed rear single storey extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2800/18
Officer: Robin Hellier
Applicant Name: Mr Peter Doe
Planning File No: 016375
Location: 32 Spring Grove, Loughton, IG10 4QD
Proposal: TPO/EPF/10/92
T1 Willow - Reduce top to previous pruning points.
Crown balance by reducing selected peripheral branches by up to 4m.
30% Crown thin.

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/2832/18
Officer: Robin Hellier
Applicant Name: Mrs Angela Harper
Planning File No: 009930
Location: 6 Cheltenham Gardens, Loughton, IG10 3AW
Proposal: TPO/EPF/20/88 T1
T1 Oak - Reduce branches overhanging 67, 69 & 71 Neville Way and 8 Cheltenham Gardens, as specified.
Crown lift to 5m.
Crown thin by 20%.

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.

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

Application No: EPF/2787/18
Officer: Julie Cottrell
Applicant Name: Mrs Vanessa Neal
Planning File No: 023547
Location: 5 Kings Green, Loughton, IG10 1RJ
Proposal: York Hill Conservation Area.
T1 Hornbeam- crown reduce to previous pruning points.

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

575.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2702/18

Officer: Marie-Claire Tovey

Applicant Name: Mr John Joannu

Planning File No: 007099

Location: 35 Hilltop, Loughton, IG10 1PX

Proposal: Certificate of Lawful Development for proposed loft conversion, featuring hip to gable end roof, full width dormer assembly, roof windows and Juliet balcony.

Application No: EPF/2791/18

Officer: Muhammad Rahman

Applicant Name: Ms Michelle Shaw

Planning File No: 030144

Location: 32 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Certificate of Lawful Development for proposed hip to gable conversion with hip gable end window & two roof lights to front elevation.

Application No: EPF/2823/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Mike Tovey

Planning File No: 030126

Location: 18 Newnham Close, Loughton, IG10 4JG

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion.

575.4 Others – provided for information only: EPF/2623/18, EPF/2742/18, EPF/2743/18, EPF/2815/18, EPF/2825/18, EPF/2827/18 and EPF/2868/18

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

PL576 Decisions

576.1 Decisions by Epping Forest District Council

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

576.2 Decisions by Essex County Council

The granting of application no CC/EPF/31/18 by Essex County Council was NOTED.

PL577 Licensing Applications

No licensing applications had come to the attention of officers.

PL578 Enforcement and Compliance

No reports had been received.

Signed:
Date: 26 November 2018

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 26 November 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing K Latchford S Murphy

Officer: Debra Paris (Planning Committee Clerk)

Also in attendance:

Councillors: M Stubbings (for Tree Presentation only)

Robin Hellier (Tree and Landscape Officer, Epping Forest District Council)

Julie Cottrell (Technical Officer, Trees and Landscape, Epping Forest District Council)

20 members of the public

The meeting was preceded at 7.15pm by a short presentation on tree and landscaping matters, given by Mr Hellier and Ms Cottrell.

PL579 Apologies for Absence

No apologies for absence were received.

PL580 Declarations of Interest

Cllr Latchford declared a non-pecuniary interest in agenda item 4.2.3, Notice of Appeal, EPF/1315/18, as he knew the applicant's father.

Cllr Angold-Stephens declared a non-pecuniary interest in Planning Applications, EPF/2881/18, as she lived close by to the application site; and EPF/2965/18 as she knew the applicant.

The Committee declared a non-pecuniary interest in agenda item 4.2.1, Notice of Appeal, EPF/2885/17 and planning application EPF/2881/18 owing to comments received from the Loughton Residents Association Plans Group.

PL581 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 12 November 2018 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward the following planning applications EPF/2746/18 and EPF/2881/18 before Agenda item 4, Matters for Report, as members of the public were interested in these applications.

PL582 Planning Applications

582.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2746/18

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Angela Harding

Planning File No: 030156

Location: 88 Smarts Lane, Loughton, IG10 4BS

Proposal: Proposed part single and part double front/side and rear extensions, and loft conversion with front/side and rear dormers and Juliet balconies.

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

The Committee expressed a concern regarding the impact on the street scene. In mitigation members suggested that the proposal be stepped back at the front; this would only minimally reduce the footprint but would help maintain the character of the locality.

Application No: EPF/2881/18

Officer: Marie-Claire Tovey

Applicant Name: Islandbridge Algers Ltd

Planning File No: 000337

Location: 76 Algers Road, Loughton, IG10 4NF

Proposal: Demolition of existing dwelling and replacement with a new building consisting of 7 x 1 bedroom apartments.

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

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The application for 7 apartments to replace an existing family home was an overdevelopment of the site and would destroy the nature of the location, changing the street scene and setting a harmful precedent in the locality where there were only single dwelling houses and no flats.

The development was considered overbearing, being significantly larger in scale than the existing and neighbouring properties. It would cause overlooking and overshadowing of neighbouring properties, particularly no 74 Algers Road, which would be detrimental to the amenity of those residents.

It provided inadequate amenity space for the occupants of the proposed dwellings and in failing to provide any parking provision would exacerbate the existing parking and highway safety problems experienced in that area.

PL583 Matters for Report

583.1.1 Amended Plans

EPF/2085/18 – 33 Staples Road, Loughton, IG10 1HR – Proposal: Replace wooden windows with PVC-U sash windows – Min no PL535.1

The Committee welcomed the amended application and had NO OBJECTION to the revised proposal to fit wooden windows.

The Committee AGREED to consider the next two applications together.

583.1.2 EPF/2673/18 – 57 Wellfields, Loughton, IG10 1PA – Proposal: Provision of new front enclosure using 2 metre high brick walls and

metal railings with a sliding gate (Amendment to EPF/1899/17) – Min no PL565.1

583.1.3 EPF/2678/18 – 59 Wellfields, Loughton, IG10 1PA – Proposal: Provision of new front enclosure using 2 metre high brick walls and metal railings with a sliding gate (Amendment to EPF/1891/17) – Min no PL565.1

The Committee NOTED the contents of a letter of support.

Members deplored the retrospective nature of these applications.

The Committee expressed concern for highway safety. There was insufficient space off the highway on this busy road for a car to pull up safely and wait for gates to open. To address this, the gates would need to be set further back. Members also considered the piers and railings were too high and out of keeping with the green aspect of the street scene which was detrimental to neighbouring properties.

Should the District Council be minded to grant the application, the Committee requested native planting behind the railings to soften their impact on the street scene.

583.1.4 EPF/2389/18 – 11 The Beacons, Loughton, IG10 2SQ – Proposal: Proposed new front boundary wall with timber sliding gates ** REVISED PLANS showing lower wall, railings and piers and removal of solid pedestrian gate – Min no PL544.1

The Committee welcomed the reduction in height of the wall, railings and piers, but reiterated its previous comment that iron gates, provided for vehicular access, would better complement the open aspect of the street scene with native planting behind to soften its impact.

583.1.5 EPF/2648/18 – 2 Brancaster Place, Church Hill, Loughton, IG10 1QN – Proposal: TPO/EPF/02/16 – T2 & T3 Cedar - Fell and replace, as specified – Min no PL565.1

The Committee considered the information received from the Tree and Landscaping Department regarding this application and AGREED to WITHDRAW its objection.

538.2.1 Notices of Appeal

EPF/2885/18 – 39 Traps Hill, Loughton, IG10 1SZ – Proposal: Demolition of existing house and replace with 2 new houses (Appeal ref no. APP/J1535/W/18/3208263) – Min no PL436.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments which were:

The Committee NOTED the contents of a letter of objection.

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

Members considered the revised plans but felt they did not address the issues regarding this application. The Committee reiterated its previous comments, which were:

The Committee OBJECTED to this application on the grounds that it was too bulky and overbearing and would be out of keeping with the street scene. The proposal, which was considered excessive in depth, would cause loss of amenity to the neighbour at no 41 by overshadowing and cause a considerable reduction in outlook from rooms in the rear of no 41. This was contrary to policies CP7 and DBE9 of Epping Forest District Council's adopted Local Plan and Alterations.

Members drew the Planning Authority's attention to the Tree and Landscaping Department's report; and also the reasons cited for the refusal of a previous application for this location, EPF/1838/11, which remained highly relevant to this proposal.

583.2.2 EPF/3512/17 – Land to the rear of 33-37 Hillyfields, Loughton, IG10 2PT – Proposal: Construction of new access with 7 no. three bed houses and 2 no. two bed houses and associated parking (Appeal ref no. APP/J1535/W/18/3208280) – Min no PL393.1

The Committee reiterated its previous comments which were:

The contents of a letter of objection were NOTED.

The Committee had NO OBJECTION to this application.

583.2.3 EPF/1315/18 – 35 Forest Road, Loughton, IG10 1EE – Proposal: Single storey front, side and rear extension. Two storey side extension (Appeal ref no. APP/J1535/W/18/3212858) – Min no PL468.1

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

583.3 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/04/18: St Thomas More Church, 106 Willingale Road, Loughton IG10 3DA

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

PL584 Estimates and Budgets 2019/20

The Estimates for 2019/20 as presented in the Agenda were AGREED.

PL585 Planning Applications

585.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2803/18

Officer: Corey Isolda

Applicant Name: Mr Paul Pledger

Planning File No: 023469

Location: Oakwood Hill Depot, 180 Oakwood Hill, Loughton, IG10 3FQ

Proposal: Erection of the a new storage facility and external alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/2834/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Robert Begg

Planning File No: 004058

Location: 6 Willingale Close, Loughton, IG10 2BY

Proposal: Remove garage and replace with a summer house.

The Committee OBJECTED to this application on the grounds that it was clearly a separate dwelling, not a summer house. As such, a separate application should be submitted for what the applicant is proposing to build.

Application No: EPF/2836/18

Officer: Sukhdeep Jhooti

Applicant Name: Miss N Shoshan

Planning File No: 030146

Location: 25 Fallow fields, Loughton, IG10 4QP

Proposal: Loft conversion with rear dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/2869/18

Officer: Muhammad Rahman

Applicant Name: Mr Ian Thomas

Planning File No: 000566

Location: 257 High Road, Loughton, IG10 1AD

Proposal: 2x new internally illuminated fascia sign and 1x new internally illuminated projecting sign.

Members deplored the retrospective nature of this proposal.

The Committee had NO OBJECTION to this application.

Application No: EPF/2874/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Houlding

Planning File No: 009243

Location: Robin Hill House, Debden Road, Loughton, IG10 2NY

Proposal: Re-modelling of the existing dwelling to serve the needs of its family in residence.

The Committee had NO OBJECTION to this application. If the Planning Authority was minded to grant this proposal, the Committee requested that the following conditions be imposed:

- to restrict demolition and building work hours to the Council's usual standard hours;
- to require wheel-washing equipment; and
- parking provision to be made on-site during construction due to the narrowness of both the road and the entrance to the site.

Application No: EPF/2910/18

Officer: Robin Hellier

Applicant Name: Mrs Libby Rose

Planning File No: 021613

Location: 7 Cleves Close, Loughton, IG10 3NN

Proposal: TPO/EPF/02/93 (Ref T19 & T18)

T1: Maple & T2: Oak - Reduce by 2.5/3.0 metres to 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/2913/18

Officer: Marie-Claire Tovey

Applicant Name: Mr Robert Wiggs

Planning File No: 030096

Location: 51 Spring Grove, Loughton, IG10 4QD

Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2929/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Jon Wheeler

Planning File No: 030135

Location: 1 Sutton Close, Loughton, IG10 3DP

Proposal: Two storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2950/18

Officer: Robin Hellier

Applicant Name: Mr Raz Emirali

Planning File No: 000351

Location: 27 Bryony Close, Loughton, IG10 3PG

Proposal: TPO/EPF/27/93

T1: 1 x Lime - Crown thin density by 20% and reduce overhang to clear No 27, as specified.

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

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

Application No: EPF/2959/18

Officer: Robin Hellier

Applicant Name: Mr John Hogan

Planning File No: 003371

Location: 30 Stanmore Way, Loughton, IG10 2SA

Proposal: TPO/EPF/28/13

T1 - T8 Poplars - Reduce to 2 - 2.5m in height and poison to prevent regrowth.

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/2965/18

Officer: Marie-Claire Tovey

Applicant Name: Elizabeth Vale

Planning File No: 030155

Location: 5 Whitehills Road, Loughton, IG10 1TS

Proposal: The erection and assembly of a factory manufactured, detached, single storey, timber frame garden annexe.

The Committee had NO OBJECTION to this application, but requested a condition, should the application be approved, that the annexe remain ancillary to the main dwelling and not be used as separate accommodation.

Application No: EPF/2981/18

Officer: Muhammad Rahman

Applicant Name: Mr James Gilzean

Planning File No: 015722

Location: 16 Ollards Grove, Loughton, IG10 4DW

Proposal: Proposed ground floor side and rear extension, with a pitched roof to the side and flat roof to the rear. Proposed loft conversion with the addition of a zinc dormer with Juliet balcony and glazed sliding doors. Proposed brick and railing wall to the front elevation.

The Committee had NO OBJECTION to this application, but drew the Planning Officer's attention to the swimming pool shown on the drawings which was not mentioned in the proposal.

Application No: EPF/2987/18

Officer: Robin Hellier

Applicant Name: Mr Matthew Hagger

Planning File No: 009759

Location: 6 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/15/12 (Ref: T53)

T1: Lime - Reduce height and spread, as specified.

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

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

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

Application No: EPF/2839/18

Officer: Julie Cottrell

Applicant Name: Mr Arthur Catterall
Planning File No: 004797
Location: 61 York Hill, Loughton, IG10 1HZ
Proposal: York Hill Conservation Area
1 x Robinia - 50% Crown reduction.

Application No: EPF/2927/18
Officer: Julie Cottrell
Applicant Name: Mr Peter Robinson
Planning File No: 022713
Location: Deerhurst, 50 Baldwins Hill, Loughton, IG10 1SF
Proposal: Baldwins Hill Conservation area.
T2 & T5: Apple & T3 Magnolia-crown reduce by up to 1 metre.

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

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

585.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2844/18
Officer: Jonathan Doe
Applicant Name: Mr Cem Yaman
Planning File No: 006876
Location: Landmark House, 30 Barrington Green, Loughton, IG10 2BA
Proposal: Certificate of lawful use for existing A3 use - installation of extraction equipment to allow A3/A5 use to ground floor unit.

The Committee expressed CONCERN regarding this application. The impact of the heat, noise and smell from the extractor ventilation system was considered to be detrimental to the amenity of neighbours living above the property.

Application No: EPF/2898/18
Officer: Muhammad Rahman
Applicant Name: Mr Mehmet Tek
Planning File No: 016315
Location: 98 Colson Road, Loughton, IG10 3RJ
Proposal: Application for a Lawful Development Certificate for a proposed outbuilding at rear of garden.

585.4 Others – provided for information only: EPF/2974/18, EPF/2978/18 and EPF/2979/18

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

PL586 Decisions

586.1 Decisions by Epping Forest District Council

No decision notices have been received from Epping Forest District Council.

PL587 Licensing Applications

No licensing applications had come to the attention of officers.

PL588 Enforcement and Compliance
No reports had been received.

Signed:

Date: 10 December 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 10 December 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies (from Min No 595.1)
T Downing K Latchford S Murphy

Officer: Debra Paris (Planning Committee Clerk)

9 members of the public

PL589 Apologies for Absence

No apologies for absence were received.

PL590 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application EPF/2784/18 as the architect was known to the Council.

PL591 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 26 November 2018, amended from those circulated at Min no PL580 – Declarations of Interest, to read: Cllr Latchford declared a non-pecuniary interest in agenda item 4.2.3, Notice of Appeal, EPF/1315/18, as he knew the applicant's father, were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application EPF/3012/18 after Agenda item 4.1.1, Amended Plans, EPF/2691/18, as members of the public were interested in those applications.

PL592 Amended Plans

The following planning application was CONSIDERED and the plans inspected.

592.1 EPF/2691/18 – 30 The Crescent, Loughton, IG10 4PY – Proposal: First floor front, side and rear extensions – Min no PL573.1

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

The Committee preferred the amended roof design and had NO OBJECTION to this application.

PL593 Planning Applications

The following planning application was CONSIDERED and the plans inspected.

593.1 Application No: EPF/3012/18

Officer: Marie-Claire Tovey

Applicant Name: Mrs Allen

Planning File No: 020329

Location: 68 Goldings Road, Loughton, IG10 2QN

Proposal: Replacement of existing granny annexe with new larger annexe. (Revised application to EPF/1010/18).

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

The Committee OBJECTED to this revised application reiterating its previous comments for EPF/1010/18, which were:

The Committee OBJECTED to this application on the grounds that the proposal was garden grabbing and too large for the plot. It was overbearing and would have a detrimental impact on the amenity of neighbouring properties, causing overlooking and noise disturbance. The proposal offered only narrow access to occupiers of the annexe. Concern was also expressed that a larger annexe would exacerbate the existing flooding problems suffered by neighbouring properties.

The proposal was therefore contrary to Local Plan and Alterations policies CP2, CP7, DBE1(i), DBE2, DBE9(ii) and DBE9(iv) which were consistent with the National Planning Policy Framework.

PL594 Matters for Report

594.1 Loughton Building Design Award

The Committee NOTED that nominations for this award were invited by 31 January 2019.

594.2 Withdrawn application – EPF/2834/18 – 6 Willingale Close, Loughton, IG10 2BY – Proposal: Remove garage and replace with a summer house – Min no PL585.1

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

PL595 Planning Applications

595.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2475/18

Officer: David Baker

Applicant Name: Mr & Mrs Colin and Marie Corrigan

Planning File No: 013469

Location: 8 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: **** AMENDED DESCRIPTION**** Erection of ground and first floor side extensions and alterations of roof.

The Committee OBJECTED to this application on the grounds that the roofline was out of keeping with the street scene. The proposal would be better suited if it had a hipped roofline.

Application No: EPF/2784/18

Officer: Marie-Claire Tovey

Applicant Name: Mr Stuart Brazill

Planning File No: 006647

Location: Land Adjacent to 16 Grasmere Close, Grasmere Close, Loughton, IG10 1SL

Proposal: Proposed new dwelling (re-submission of approved application EPF/1396/13)

The Committee had NO OBJECTION to this application.

Application No: EPF/3009/18

Officer: Robin Hellier

Applicant Name: Mr Andrew Owen

Planning File No: 009967

Location: Golden Lion (site office), Borders Lane, Loughton, IG10 1TE

Proposal: TPO/EPF/120/10

T1 Oak - Installing prop to support south eastern limb. Reduce south western limb, as specified.

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

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

Application No: EPF/3041/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Paul Anderson

Planning File No: 002825

Location: 74 Greenfields, Loughton, IG10 3HF

Proposal: Single storey front & side extension.

The Committee had NO OBJECTION to this application.

Cllr Davies joined the meeting during the next item.

Application No: EPF/2661/18

Officer: David Baker

Applicant Name: Mrs Rupa Harji

Planning File No: 001381

Location: 156 High Road, Loughton, IG10 4BE

Proposal: **** AMENDED DESCRIPTION**** Change of use application from use for purposes within Class A1 retail (clothes store) to a mixed use comprising part A1 retail (book shop); and part D1 (education/training centre).

The Committee had NO OBJECTION to this application.

Application No: EPF/3091/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Freedman

Planning File No: 011134

Location: 1 Sparelease Hill, Loughton, IG10 1BS

Proposal: Proposed enclosed porch infill within the limits of existing external porch along with retiling existing roofs of the main house.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/3144/18

Officer: David Baker

Applicant Name: Mr Keith Briggs

Planning File No: 006617

Location: St Thomas More RC Church Hall and Presbytery
106 Willingale Road, Loughton

Proposal: Prior approval for demolition of church hall and presbytery.

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

595.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/3013/18

Officer: Muhammad Rahman

Applicant Name: Mr Steven Dethridge

Planning File No: 030160

Location: 58 Etheridge Road, Loughton, IG10 2HY

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with rear dormer & x 3 roof light at front slope.

Application No: EPF/3121/18

Officer: Muhammad Rahman

Applicant Name: Mr B Zoin

Planning File No: 030125

Location: 25 Barrington Road, Loughton, IG10 2AX

Proposal: Application for a Lawful Development Certificate for a proposed single storey rear extension & outbuilding to the rear.

595.4 Others – provided for information only: EPF/2996/18, EPF/3070/18, EPF/3071/18, EPF/3072/18 and EPF/3100/18

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

PL596 Decisions

596.1 Decisions by Epping Forest District Council

The Planning Decisions for October 2018 from Epping Forest District Council were NOTED.

PL597 Licensing Applications

No licensing applications had come to the attention of officers.

PL598 Enforcement and Compliance

No reports had been received.

Signed:

Date: 7 January 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 7 January 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
K Latchford J Jogia (as substitute for T Downing)
B Cohen (as substitute for S Murphy)

Officer: Debra Paris (Planning Committee Clerk)

7 members of the public

PL599 Apologies for Absence

Apologies for absence were received from Cllrs Downing and Murphy. The Planning Committee Clerk reported that Cllrs Jogia and Cohen had been nominated as their respective substitutes for this meeting.

PL600 Declarations of Interest

Cllr Cohen declared a non-pecuniary interest in planning application EPF/3281/18 as she was acquainted with the applicant.

Cllr Latchford declared a non-pecuniary interest in planning application EPF/3234/18, as the neighbour had contacted him regarding this proposal.

PL601 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 10 December 2018 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning applications EPF/2971/18, EPF/3189/18 and EPF/3234/18 after Agenda item 4.1.1, Amended Plans, EPF/1634/18, as members of the public were interested in those applications.

PL602 Matters for Report

602.1 Amended Plans

EPF/1634/18 – 110 Pyrles Lane, Loughton, IG10 2NW – Proposal: Front and side boundary wall with piers, hardstanding, and new access to front driveway – Min no PL512.1

Following information received from the Planning Officer, Mr Jhooti, for this proposal, it was AGREED to defer this application for consideration at the next Planning and Licensing Committee meeting to be held on 21 January 2019.

PL603 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

603.1 Application No: EPF/2971/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Kyle Hollyomes

Planning File No: 030183

Location: 74 Valley Hill, Loughton, IG10 3AT

Proposal: Extension & subdivision of existing property to form 2 no dwellings.

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/3189/18

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Middleton

Planning File No: 026247

Location: 10 Summerfield Road, Loughton, IG10 4JF

Proposal: Two storey bay window side extension, single storey replacement garage with a summerhouse, storage & improvements to garden terraces.

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

The Committee had NO OBJECTION to this application, but requested a condition that the outbuilding remain ancillary to the main dwelling and not be used as separate accommodation.

Application No: EPF/3234/18

Officer: Muhammad Rahman

Applicant Name: Mr Declan Higgins

Planning File No: 030187

Location: 35 Tycehurst Hill, Loughton, IG10 1BX

Proposal: Proposed rear/side extension with conversion of loft space.

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

The Committee OBJECTED to this application. However, members would waive their objection if the proposal was amended to include non-opening windows and obscured glass to prevent overlooking of neighbours at nos 33 and 37; and if the screens on the terrace were moved a reasonable distance from the boundary to no 37.

PL604 Matters for Report

604.1 Notices of Appeal

EPF/1584/18 – 2 Danbury Road, Loughton, IG10 3AP – Proposal: Conversion of terraced house to 3 no. flats.

(Appeal ref no: APP/J1535/W/18/3210447) – Min no PL491.1

The Committee reiterated its previous comments which were:

The Committee NOTED the contents of three letters of objection.

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

The Committee OBJECTED to this application. The scheme was considered an overdevelopment of the plot; it was out of keeping with the rest of the properties in this block – the purpose-built maisonettes, and therefore detrimental to the street scene. Members were concerned by the extent of the intensification of use of the garden, which would have a

injurious effect on neighbouring properties, and the lack of private amenity space retained.

There were additional concerns for the loss of amenity to the adjacent houses from overlooking, especially to no 12 Cheltenham Gardens at the rear of the site, along with the inadequate provision for bins and refuse storage.

Furthermore, the Committee felt the proposal failed to provide adequate car parking provision, which would have a detrimental impact on other highway users and local residents, and to highway safety.

Additionally, the Committee felt that the recent European Court of Justice ruling on Habitats Regulations Assessments was relevant to this application that seeks to increase and enlarge what was a single family house into multiple dwellings. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.

604.2 EPF/0010/18 – 70 Alderton Hill, Loughton, IG10 3JB – Proposal: Outline application with some matters reserved for new two storey house on adjoining land.

(Appeal ref no: APP/J1535/W/18/3215312) – Min no PL385.1

The Committee reiterated its previous comments which were:

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The proposal was considered to be garden grabbing and an overdevelopment of the plot. Members expressed particular concern for highway safety. The proposed entrance of this development was on a dangerous bend and a large number of pedestrians including children used this route travelling to and from schools in the area.

Should the Planning Authority be minded to grant this application, the Committee requested that a condition be imposed that vehicles can only enter or leave the entrance when travelling up Alderton Hill.

PL605 Delegated Matters

605.1 Street Naming and Numbering Consultation – x12 residential dwellings at 165 High Road, Loughton

The Committee NOTED that this consultation closed on 20 December 2018 and ratified the response made by the Town Clerk under delegated powers, after collating members' views, as follows:

Thank you very much for the opportunity to comment on this matter. On behalf of the Town Council I submit the following:

- 1. We object to the choice of 'Hawthorn House' on the basis that it could be confused with The Hawthorns (off Borders Lane) and the alternatives 'Aubrey Place' and 'Fern Place' as they do not appear to have any local relevance. We could trace no local reference to "Aubrey".*

2. We propose as an alternative “Addison House” based on the following information: After the late Sir William Addison (1905 – 1992) who ran a book shop at 169 High Road, Loughton, and was himself an author of numerous books on Epping Forest and Essex, as well as being an Epping Forest Verderer and a JP. More details of Addison’s life and work may be found in an article at <http://www.theydon.org.uk/lhs/Downloads/LHS%20165.pdf>

We trust you will give this alternative suggestion careful consideration.

605.2 Street Trading Licence Renewal – Debden Market

The Committee RATIFIED the following response made by the Planning Committee Clerk, acting under delegated authority, to meet the consultation deadline of 1 January 2019, after collating members’ views:

Thank you very much for the opportunity to comment on this matter. On behalf of the Town Council I hereby confirm that the Council have no objection to this application.

PL606 Planning Applications

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

Application No: EPF/2244/18

Officer: Muhammad Rahman

Applicant Name: Mr Adam Stiff

Planning File No: 009007

Location: 1 Grosvenor Path, Debden, Loughton, IG10 2LF

Proposal: Two storey side extension.

The Committee OBJECTED to this application on the grounds that the drawings showed 3 velux windows in the front roof area, implying that there was a loft conversion, for which there was no mention in the plans and no application under Permitted Development.

NB: Following this meeting the Planning Clerk traced the original application EPF/1850/18, approval of loft conversion and a rear dormer window.

The objection was to be withdrawn at the following meeting.

Application No: EPF/2958/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr William Hyde

Planning File No: 003166

Location: 7 Chester Path, Loughton, IG10 2LN

Proposal: Retrospective change of use from two storey side extension into separate residential accommodation.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this proposal and requested that the windows on the flank wall be reinstated, the side door removed and the property be returned to that of a single residence.

Members confirmed that they would not be willing to attend and speak against this application.

Application No: EPF/2983/18
Officer: David Baker
Applicant Name: Mr & Mrs Jack
Planning File No: 017440
Location: 23 Hazelwood, Loughton, IG10 4ET
Proposal: Single storey rear extension to include balcony.

The Committee had NO OBJECTION to this application.

Application No: EPF/3025/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Steven Brown
Planning File No: 030176
Location: 24 Conyers Way, Loughton, IG10 2AB
Proposal: Removal of current left side single storey garage spanning depth of house, rebuild to the current footprint & include second storey extension creating master bedroom and en-suite.

The Committee had NO OBJECTION to this application.

Application No: EPF/3106/18
Officer: Marie-Claire Tovey
Applicant Name: Mr Jimmy Sheridan
Planning File No: 007146
Location: 37 Jessel Drive, Loughton, IG10 2EX
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3138/18
Officer: Muhammad Rahman
Applicant Name: Mr Mark Lockhart
Planning File No: 027074
Location: 4 Alderton Hall Lane, Loughton, IG10 3HN
Proposal: Two storey side extension following demolition of existing garage/workshop/ utility room and single storey front entrance extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3151/18
Officer: David Baker
Applicant Name: Mr F Hall
Planning File No: 018316
Location: 13 Newnham Close, Loughton, IG10 4JG
Proposal: Erection of PVCu orangery to the rear of property.

The Committee had NO OBJECTION to this application.

Application No: EPF/3157/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr David Hopkins
Planning File No: 001672
Location: 25 Woodland Road, Loughton, IG10 1HQ
Proposal: Ground and first floor rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/3168/18

Officer: David Baker

Applicant Name: Ms Andrea Lopez de Pablo Hernando

Planning File No: 024722

Location: 6 Ashley Grove, Staples Road, Loughton, IG10 1HS

Proposal: Single storey front and rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/3172/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr N Panayiotis

Planning File No: 007713

Location: 44 Tycehurst Hill, Loughton, IG10 1DA

Proposal: First floor extension at rear. Loft conversion with roof extension over proposed rear extension. Front side dormers, Juliet balconies to rear windows & velux style roof lights to slopes.

The Committee NOTED the contents of a letter of concern.

The Committee OBJECTED to this application on the grounds that it caused overlooking to the neighbours at no 46. However, members agreed to waive their objection if amended plans were submitted to include obscured glass in non-opening windows to mitigate this.

Application No: EPF/3177/18

Officer: Muhammad Rahman

Applicant Name: Kevin De Souza

Planning File No: 007759

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

Proposal: New windows, raise handrail in brick & glass, plus extend the flue.

The Committee had NO OBJECTION to this application.

Application No: EPF/3178/18

Officer: Jonathan Doe

Applicant Name: Mrs Visha

Planning File No: 030185

Location: 1 The Chase, Loughton, IG10 4RE

Proposal: Loft conversion with front and rear dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/3224/18

Officer: Jonathan Doe

Applicant Name: Mr Digwa

Planning File No: 008272

Location: 120 Roding Road, Loughton, IG10 3EJ

Proposal: Conversion of the existing A1 use class store to an A5 and A1 mixed-use class.

The Committee expressed concern about the need for the installation of appropriate ventilation to minimise the cooking odours to protect the amenity of the local area and residents in neighbouring properties.

Application No: EPF/3242/18
Officer: Muhammad Rahman
Applicant Name: Mrs Valbona Kola
Planning File No: 023549
Location: 12 Crossfields, Loughton, IG10 3PY
Proposal: First floor rear & side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3276/18
Officer: Muhammad Rahman
Applicant Name: Ms O Poliuk
Planning File No: 030193
Location: 38 Greenfields, Loughton, IG10 3HH
Proposal: Single storey rear & side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3281/18
Officer: Jonathan Doe
Applicant Name: Mr & Mrs Lane
Planning File No: 007692
Location: 46 Sparelease Hill, Loughton, IG10 1BT
Proposal: Side extensions to both sides, infill rear extension and new roof to an existing detached house.

The Committee had NO OBJECTION to this application.

Application No: EPF/3313/18
Officer: Jonathan Doe
Applicant Name: Mr W Kauffman
Planning File No: 030196
Location: 28 The Greens Close, Loughton, IG10 1QE
Proposal: Relocation and extension of garage, single storey rear extension and patio.

The Committee had NO OBJECTION to this application.

Application No: EPF/3326/18
Officer: Muhammad Rahman
Applicant Name: Ms Jen Thompson
Planning File No: 005354
Location: 103 Colson Road, Loughton, IG10 3RF
Proposal: Proposed single storey rear & side wrap around extension.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/3127/18
Officer: Julie Cottrell

Applicant Name: Mrs Jo Reed
Planning File No: 008161
Location: Walnut Cottage, 18 Stony Path, Loughton, IG10 1SJ
Proposal: Baldwins Hill Conservation Area
T1: Walnut - Fell.
T2: Apple - Crown reduce by 1m.
T3: Laurel - Trim crown.
T4: Laurel - Reduce height by 2m & trim.
T5: Lawson Cypress - Reduce height by 1.5m and trim.

Application No: EPF/3239/18
Officer: Julie Cottrell
Applicant Name: Mr Evans
Planning File No: 030186
Location: 32 York Hill, Loughton, IG10 1HT
Proposal: York Hill Conservation Area
T1: Prunus - Reduce height to approx 4-4.5m.
T2: Spruce - Crown lift by approx 2m.

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

606.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2929/17
Officer: Ian Ansell
Applicant Name: Ms Puneeta Aujla (Sander)
Planning File No: 002923
Location: 30 Roding Gardens, Loughton, IG10 3NH
Proposal: Certificate of Lawful Development for existing use of property for childcare.

Application No: EPF/3143/18
Officer: Muhammad Rahman
Applicant Name: Ms Hafsa Shahid
Planning File No: 030173
Location: 60 Etheridge Road, Loughton, IG10 2HY
Proposal: Certificate of lawful development for proposed loft conversion, single storey rear extension and porch.

Application No: EPF/3235/18
Officer: Muhammad Rahman
Applicant Name: Mr Chris Stanley
Planning File No: 030174
Location: 97 Southern Drive, Loughton, IG10 3BY
Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with a hip to gable roof and a rear dormer.

Application No: EPF/3248/18
Officer: Marie-Claire Tovey
Applicant Name: Mr & Mrs David Rumney
Planning File No: 001710
Location: 150 Borders Lane, Loughton, IG10 3SB
Proposal: Certificate of lawfulness for proposed loft conversion.

Application No: EPF/3316/18

Officer: Muhammad Rahman

Applicant Name: Mr James Gilzean

Planning File No: 015722

Location: 16 Ollards Grove, Loughton, IG10 4DW

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with a rear facing dormer.

Application No: EPF/3325/18

Officer: Muhammad Rahman

Applicant Name: Ms Jen Thompson

Planning File No: 005354

Location: 103 Colson Road, Loughton, IG10 3RF

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion.

606.4 Others – provided for information only: EPF/3128/18, EPF/3186/18, EPF/3208/18, EPF/3226/18, EPF/3232/18, EPF/3255/18, EPF/3351/18, EPF/3371/18 and EPF/3395/18

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

PL607 Decisions

607.1 Decisions by Epping Forest District Council

The Planning Decisions for November 2018 from Epping Forest District Council were NOTED.

PL608 Licensing Applications

No licensing applications had come to the attention of officers.

PL609 Enforcement and Compliance

No reports had been received.

Signed:

Date: 21 January 2019

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 21 January 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing K Latchford S Murphy

Officer: Debra Paris (Planning Committee Clerk)

4 members of the public

PL610 Apologies for Absence

No apologies for absence were received.

PL611 Declarations of Interest

Cllr Murphy declared a non-pecuniary interest in planning application EPF/3228/18 as she lived nearby.

Cllrs Angold-Stephens and Cochrane declared a non-pecuniary interest in planning application EPF/3418/18, as they were acquainted with residents in this road.

The Committee declared a non-pecuniary interest in item 5, Pre-application Consultation on Mobile Phone Masts, and planning applications EPF/3302/18 and EPF/3418/18 owing to comments received from the Loughton Residents Association Plans Group.

PL612 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 7 January 2019 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward Agenda item 4.1.2, Amended Plans, EPF/3234/18, as members of the public were interested in this application.

PL613 Matters for Report

613.1.1 Amended Plans

EPF/3234/18 – 35 Tycehurst Hill, Loughton, IG10 1BX – Proposal: Proposed rear/side extension with conversion of loft space – Min no PL603.1

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

The Committee OBJECTED to these plans in their current form owing to ambiguities regarding the side windows, overlooking no 37. However, if the plans were amended to clearly show that the side windows had restricted openings to a maximum of 45 degrees, along with obscured glass to protect the privacy of the neighbour at no 37, then the Committee would waive its objection.

613.1.2 EPF/1634/18 – 110 Pyrles Lane, Loughton, IG10 2NW – Proposal: Front and side boundary wall with piers, hardstanding, and new access to front driveway – Min no PL512.1

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

The Committee deplored this retrospective application.

Members had NO OBJECTION to the proposed wall in principle, but requested new plans as they currently gave insufficient detail. There were no dimensions nor clarity as to what would happen to the downpipe between 110 and 112 Pyrles Lane, which had been cut off above the pillar. The brick pier appears to have been built over the gully. The pillars and the proposed railings between 110 and 112 Pyres Lane would be intrusive on the amenity of the neighbour at 112 and it is suggested that these be lowered to below window height.

The way the wall was currently built prevented the occupants of no 110 being able to get their vehicles onto the drive without going over the green sward. The Committee suggested that the wall along the driveway, leading to the garages behind the property, be removed to the first pier, which would allow access to the land without damaging the green sward.

Members requested a clear statement on the plans that the applicant intended to adhere to the arboricultural report recommendations in respect of reducing the compaction of soils and allowing suitable permeability and for the proposed protection of trees.

613.2 Notice of Appeal

EPF/1012/17 – 12a Alderton Close, Loughton, IG10 3HQ – Proposal: Residential redevelopment to provide 4 x 3 bed houses.

(Appeal ref no: APP/J1535/W/18/3210447) – Min no PL491.1

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

613.3 Withdrawal of Objection – Min no PL606.1

EPF/2244/18 – 1 Grosvenor Path, Debden, Loughton, IG10 2LF – Proposal: Two storey side extension

The Committee AGREED to withdraw its objection to this application.

PL614 Pre-application Consultation on Mobile Phone Masts – CTIL and Telefonica – Proposed base station upgrade at Epping Forest College, New Building, Borders Lane, Loughton, IG10 3RZ (ref: CTIL_136611/TEF_39818)

The Committee had NO OBJECTION to this proposal.

PL615 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

615.1 Application No: EPF/3132/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Singh

Planning File No: 017351

Location: Foxwood, Nursery Road, Loughton, IG10 4DZ

Proposal: Double storey front and rear extensions, basement extension and mansard roof loft conversion with front and rear dormer windows.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was overbearing and out of keeping with the street scene. The proposal was too high and dominant. Members deplored the loss of the open aspect of the front garden and the loss of trees which helped to soften the existing street scene.

The Committee noted that neighbours in Little Dragons had objected to any proposal to use their private road during the construction phase. The attention of the Planning Officer was also drawn to the objection raised in the Tree Officer's Report that the Arboricultural Report provided did not take into account the blanket TPO in place on this site.

Application No: EPF/3228/18

Officer: David Baker

Applicant Name: Mr & Mrs Bradley Jones-Chapman

Planning File No: 012273

Location: 14 Upper Park, Loughton, IG10 4EW

Proposal: Two storey side extension & new roof forming a loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/3302/18

Officer: Marie-Claire Tovey

Applicant Name: SAFL Property Ltd

Planning File No: 007759

Location: Rear of 165 High Road, Loughton, IG10 4LF

Proposal: Erection of a one storey roof extension to provide an additional 2 no. flats (2 x 1-bedroom penthouse flats) (- as an addition to 5 storey building being erected on the site under EPF/2600/14.)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the building in the approved plans was currently too high, without adding another floor. It would set a precedent. This was an open part of the town with Standard Green opposite. The proposal would enclose the area, would be overbearing dwarfing the adjacent buildings and would have a detrimental impact on the street scene.

Application No: EPF/3328/18

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Hand

Planning File No: 019444

Location: 9 Highview Close, Loughton, IG10 4EG

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

The Committee had NO OBJECTION to this application, but requested a condition for wheel washing be imposed during the construction period and appropriate tree protection be enforced for the trees on the green sward at the front, owing to the road being quite narrow.

Application No: EPF/3332/18

Officer: Robin Hellier

Applicant Name: Mr David Foskett

Planning File No: 026711

Location: 47 Upper Park, Loughton, IG10 4EQ

Proposal: TPO/CHI/04/70 A1
B1 Cypress - Reduce height to 10m.
B2 Cypress - Fell & replace.
T2 Goat Willow - Fell & replace.

Following information received from Epping Forest District Council's Tree Officers, the Committee had NO OBJECTION to this application.

Application No: EPF/3386/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Luke Mackaill
Planning File No: 029963
Location: 17 and 19 Lower Park Road, Loughton, IG10 4NB
Proposal: Proposed extensions. (Revised application to EPF/1244/18)

The Committee had NO OBJECTION to this application.

Application No: EPF/3413/18
Officer: Sukhdeep Jhooti
Applicant Name: R Ainsworth
Planning File No: 003539
Location: Church Hill Service Station, 117 Church Hill, Loughton IG10 1QR
Proposal: Application for removal of Condition 2 "hours of operation" for EPF 0949/89. (Automatic car wash)

The Committee had NO OBJECTION to this application.

Application No: EPF/3418/18
Officer: Marie-Claire Tovey
Applicant Name: Nicky Darrant
Planning File No: 024662
Location: 3 Brook Road, Loughton, IG10 1BW
Proposal: Wall, gates and railings

The Committee OBJECTED to this application as it was overbearing on the street scene and out of character.

Application No: EPF/3420/18
Officer: Jonathan Doe
Applicant Name: Mr Joseph Oviawe
Planning File No: 030195
Location: 50 Southern Drive, Loughton, IG10 3BU
Proposal: Proposed loft conversion with a rear dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/3421/18
Officer: Muhammad Rahman
Applicant Name: Mr Nathan Shetty
Planning File No: 010377
Location: 14 Broadstrood, Loughton, IG10 2SB
Proposal: Part demolition of existing and erection of new rear, front and roof extension.

The Committee OBJECTED to this application on the grounds that it was overbearing and out of keeping with the street scene; and the rear balcony would cause overlooking.

Application No: EPF/3425/18

Officer: Muhammad Rahman

Applicant Name: Mr Julian Bukata

Planning File No: 030204

Location: 26 Stonards Hill, Loughton, IG10 3EG

Proposal: Porch, rear extension, side extension & loft conversion.

The Committee expressed concern of building so close to the boundary which would destroy the symmetry of the street scene.

615.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/3305/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Robert Pegg

Planning File No: 004058

Location: 6 Willingale Close, Loughton, IG10 2BY

Proposal: Certificate of lawful development for proposed removal of garage and replacement with summerhouse.

Application No: EPF/3333/18

Officer: Muhammad Rahman

Applicant Name: Mrs Ananda Griffith-Bougouin

Planning File No: 026323

Location: 12 The Meadway, Loughton, IG10 3AN

Proposal: Application for a Lawful Development Certificate for a proposed hip to gable loft conversion.

615.3 Others – provided for information only: EPF/0005/19

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

PL616 Decisions

616.1 Decisions by Epping Forest District Council

The Planning Decisions for December 2018 from Epping Forest District Council were NOTED.

PL617 Licensing Applications

No licensing applications had come to the attention of officers.

PL618 Enforcement and Compliance

No reports had been received.

Signed:

Date: 4 February 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4 February 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing K Latchford S Murphy

Officer: Debra Paris (Planning Committee Clerk)

2 members of the public

PL619 Apologies for Absence

No apologies for absence were received.

PL620 Declarations of Interest

The Committee declared a non-pecuniary interest in item 5, Pre-application Consultation on Mobile Phone Masts, owing to comments received from the Loughton Residents Association Plans Group.

PL621 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 21 January 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL622 Matters for Report

622.1.1 Amended Plans

EPF/3132/18 – Foxwood, Nursery Road, Loughton, IG10 4DZ – Proposal: Double storey front and rear extensions, basement extension and mansard roof loft conversion with front and rear dormer windows – Min no PL615.1

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application on the grounds that it was overbearing and out of keeping with the street scene. The proposal was too high and dominant. Members deplored the loss of the open aspect of the front garden and the loss of trees which helped to soften the existing street scene.

The Committee noted that neighbours in Little Dragons had objected to any proposal to use their private road during the construction phase. The attention of the Planning Officer was also drawn to the objection raised in the Tree Officer's Report that the Arboricultural Report provided did not take into account the blanket TPO in place on this site.

622.2.1 Notices of Appeal

EPF/1893/17 – 60 Traps Hill, Loughton, IG10 1TD – Proposal: The demolition of an existing 2-3 storey detached house and the development of a new 2-3 storey building consisting of 7 flats (2 x 1 bed, 5 x 3 bed) and including 9 no. car parking spaces, cycle stores and bin stores.

(Appeal ref no: APP/J1535/W/18/3209460) – Min no PL296.1

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application on the following grounds:

The proposal was out of character with this road and area, which was characterised by single occupation houses. This development would create an undesirable precedent. The site was positioned by a dangerous blind-bend, which was also a pinch-point in the road, and emphasis was expressed on the traffic problems this would create being a major constraint. The development was considered overbearing and an overdevelopment of the site which would dominate the street scene. The proposal offered very little amenity space and insufficient parking.

This was contrary to policies CP2(iv), CP7, ST4(iii) and DBE9(i) of Epping Forest District Council's adopted Local Plan & Alterations, which were consistent with the National Planning Policy Framework.

Members also commented that Traps Hill was on a bus route and it was not possible for other vehicles to pass buses at this narrow point of the road; a point that further exacerbated the traffic congestion and highway safety aspect caused by this proposal.

622.2.2 EPF/2656/17 – Land adjacent to Englands Lane, Loughton, IG10 2PB – Proposal: Construction of 5 residential properties.

(Appeal ref no: APP/J1535/W/18/3211845) – Min no PL335.1

The Committee reiterated its 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.

Members further expressed concerns for highway safety considerations at this site and drew the Planning Authority's attention to the contents of the report from the Essex Wildlife Trust regarding the Protected Species Survey which stated "it is incumbent on EFDC as the local authority to take a precautionary approach to ensure that the developer does not risk breaching Schedule 5 of the Wildlife and Countryside Act 1981 (as amended)".

622.2.3 EPF/0471/18 – 38 High Beech Road, Loughton, IG10 4BL – Proposal: To replace 1 existing dwelling (detached) with 2 new dwellings (semi-detached).

(Appeal ref no: APP/J1535/W/18/3217482) – Min no PL418.1

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application on the grounds that the proposal was overbearing due to its bulk and height and was out of keeping with neighbouring properties and the street scene. Contrary to policies CP2(iv), CP7 and DBE1 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

By reason of the height and massing of this proposal it was detrimental to the amenity of the neighbours, contrary to policy DBE9 of the Local Plan

and Alterations and the provisions of the National Planning Policy Framework.

Members expressed concern regarding the trees on the site and drew attention to the Tree and Landscaping Officer's report.

Concern was raised by a member of the Committee that building work had already started at this site.

622.2.4 EPF/2585/18 – 2 Carroll Hill, Loughton, IG10 1NJ – Proposal: Replace existing single house with a pair of semi-detached houses.

(Appeal ref no: APP/J1535/W/18/3217209) – Min no PL553.1

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site. It was too cramped and out of keeping with the street scene.

622.3 Withdrawal of Application

EPF/1230/18 – Units 26 & 27 Oakwood Hill Industrial Estate, (GC Johnston Ltd), Loughton, IG10 3TZ – Change of use from Office and Warehouse (B1/B8 use) to Assembly and Leisure (D2 use) to provide a permanent sports facility in gymnastics, tumbling, dance and cheerleading training for children and young people in the local area including the use of 4 car parking spaces within the site (in connection with the existing Casabalanca [sic] gymnastics use at the nearby unit of 40b) – Min no PL457.1

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

PL623 Pre-application Consultation on Mobile Phone Masts – Vodafone and Telefonica – Proposed base station upgrade at Adjacent to Homebase Car Park, Church Hill, Loughton, IG10 1LJ (ref: CTIL_144739/TEF_45995)

The Committee noted the contents of a letter of support.

The Committee had NO OBJECTION to this proposal.

PL624 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

624.1 Application No: EPF/1553/18

Officer: David Baker

Applicant Name: Mrs Catherine Inaloz

Planning File No: 030211

Location: 6 Langley Meadows, Loughton, IG10 2DL

Proposal: Conversion of garage, integral to house to an office room, incorporating adding a window to the front.

The Committee had NO OBJECTION to this application.

Application No: EPF/2665/18

Officer: Muhammad Rahman

Applicant Name: Mr Marcin Marynczak

Planning File No: 007010

Location: 85 Spring Grove, Loughton, IG10 4QE

Proposal: Two storey rear extension, single storey front extension, loft conversion including roof works and basement.

The Committee had NO OBJECTION to this application.

Application No: EPF/3272/18

Officer: Marie-Claire Tovey

Applicant Name: Mr Joe Mason

Planning File No: 004043

Location: 72 Oakwood Hill, Loughton, IG10 3EP

Proposal: Dropped kerb to the front of the dwelling.

The Committee had NO OBJECTION to this application, although members expressed concern for the loss of the green verge in front of this property and requested the planting of a tree to help maintain the green aspect of the street scene.

Application No: EPF/3318/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Mike Tovey

Planning File No: 030126

Location: 18 Newnham Close, Loughton, IG10 4JG

Proposal: Single storey rear extension, two storey side and rear extension, loft conversion and an outbuilding.

The Committee OBJECTED to this application on the grounds that it was overbearing and would be detrimental to the street scene, spoiling its symmetry.

Members also expressed concern for the separate outbuilding at the rear of the property, stating that it was too large and too high for a storage facility, as described in the proposal. If the local planning authority was minded to grant this application, the Committee requested a condition to ensure that the outbuilding remained ancillary to the main dwelling.

Application No: EPF/3432/18

Officer: Robin Hellier

Applicant Name: Maple Gate Residents Association

Planning File No: 008790

Location: 1 Maple Gate, Loughton, IG10 1PS

Proposal: TPO/EPF/03/88

T9: Field Maple - Crown raise to 2.5m and remove low limb growing towards No 107 Maple Gate.

G2: Limes - Reduce to previous points.

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

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

Application No: EPF/0003/19
Officer: Muhammad Rahman
Applicant Name: Michaela Takkas and Oliver Beales
Planning File No: 030207
Location: 79 Smarts Lane, Loughton, IG10 4BU
Proposal: Proposed first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0046/19
Officer: Ian Ansell
Applicant Name: Mr Peter Roffey
Planning File No: 002564
Location: 1 Torrington Gardens, Loughton, IG10 3TB
Proposal: Proposed residential development.

The Committee had NO OBJECTION to this application.

Application No: EPF/0050/19
Officer: Jonathan Doe
Applicant Name: Mr Rikki O'Sullivan
Planning File No: 016083
Location: 21 The Crescent, Loughton, IG10 4PY
Proposal: First floor extension to create new bedrooms, rooms within new roof & new entrance porch.

The Committee had NO OBJECTION to this application. However, members pointed out that the description for this proposal was inaccurate. This was not a 'first floor extension', but a conversion of a bungalow into a three storey house.

Application No: EPF/0054/19
Officer: Robin Hellier
Applicant Name: Mrs Karen Maloney
Planning File No: 003438
Location: 8 Connaught Avenue, Loughton, IG10 4DP
Proposal: TPO/EPF/04/14 (Ref: T6)
T3; Lime - Reduce lateral branches, on the side of No 6 Connaught Avenue, by 2m as specified.

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

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

Application No: EPF/0056/19
Officer: Jonathan Doe
Applicant Name: Chris Kent
Planning File No: 030216
Location: 46 Brooklyn Avenue, Loughton, IG10 1BN
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0088/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Needleman

Planning File No: 030210

Location: 31 Whitehills Road, Loughton, IG10 1TS

Proposal: Loft conversion and extension with rear dormer including Juliet balcony. Staircase extension to side elevation with roof windows to front elevation & front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/0096/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Bussell

Planning File No: 029546

Location: 19 Sedley Rise, Loughton, IG10 1LS

Proposal: Single storey rear extension & single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0105/19

Officer: Robin Hellier

Applicant Name: Mr B M Wallis

Planning File No: 017323

Location: 1 Hazelwood, Loughton

Proposal: TPO/EPF/26/11 (Ref: T10)

T1: Ash - Lateral crown reduction, by up to 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/0130/19

Officer: Muhammad Rahman

Applicant Name: Miss Linda Francomb

Planning File No: 030217

Location: O/S 168-170 High Rd, Loughton, IG10 1AZ

Proposal: To upgrade paper advertising panels on bus shelter to a display of double sided digital advertising panels on bus shelter.

The Committee had NO OBJECTION to this application.

Application No: EPF/0131/19

Officer: Zara Seelig

Applicant Name: Mr & Mrs Marcus Snook

Planning File No: 030215

Location: 51 High Beech Road, Loughton, IG10 4BN

Proposal: Application for a Lawful Development Certificate for a proposed conversion of roof space, including erection of dormer to rear pitch main roof.

The Planning Committee Clerk reported that this application had been incorrectly listed and should have been included under “Deemed Permission – provided for information only”.

This application was NOTED by the Committee.

Application No: EPF/0139/19

Officer: Marie-Claire Tovey

Applicant Name: Miss Christie Thomson

Planning File No: 023469

Location: Land adj to 22 and 28 Oakwood Hill Industrial Estate, Loughton

Proposal: Application for variation of condition 18 'Operational Hours' on planning permission EPF/0439/14 (Erection of a new MOT workshop, grounds maintenance workshop with office facilities, glasshouses and associated parking, storage areas and fencing. (Revised application to EPF/0063/13)

The Committee had NO OBJECTION to this application.

624.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0078/19

Officer: Zara Seelig

Applicant Name: Mr & Mrs Redelinghuys

Planning File No: 030209

Location: 78 Avondale Drive, Loughton, IG10 3DQ

Proposal: Application for a Lawful Development Certificate for a proposed single storey rear extension, outbuilding to the rear of garden & front porch aligned with neighbouring property.

624.3 Others – provided for information only: EPF/0034/19, EPF/0093/19 and EPF/0098/19

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

PL625 Decisions

625.1 Decisions by Epping Forest District Council

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

PL626 Local Government (Miscellaneous Provisions) Act 1982 Street Trading Licence

626.1 Street Trading Consent (Renewal) – Catering Trailer, Oakwood Hill Industrial Estate, Loughton, Essex IG10 3TZ

The Committee had NO OBJECTION to this street trading consent renewal.

PL627 Licensing Applications

627.1.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Acasa, 53 The Broadway, Loughton, IG10 3SP

The Committee had NO OBJECTION to this licensing application.

627.1.2 Notice of review of a premises licence under the Licensing Act 2003 in respect of Wo Fat Restaurant, Wo Fat, 270-272 High Road, Loughton, IG10 1RB.

The Committee had NO COMMENT to make regarding the review of this licence. Members commented that this infringement had no bearing on the sale of alcohol at this premises.

PL628 Enforcement and Compliance

No reports had been received.

Signed:

Date: 18 February 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 18 February 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
T Cochrane T Downing K Latchford
S Murphy J Jennings (as substitute for Cllr Abraham)
M Stubbings (as substitute for Cllr Davies)

Officer: Debra Paris (Planning Committee Clerk)

1 member of the public

PL629 Apologies for Absence

Apologies for absence were received from Cllrs Abraham and Davies. The Planning Committee Clerk reported that Cllrs Jennings and Stubbings had been nominated as their respective substitutes for this meeting.

PL630 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application EPF/2635/18, as the architect was known to the council.

Cllr Angold-Stephens declared a non-pecuniary interest in item 4.1 on the agenda, amended planning application, EPF/2475/18, as she was acquainted with the speaker through her position as the representative of Loughton Town Council at Epping Forest Citizens' Advice.

PL631 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 4 February 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL632 Matters for Report

632.1.1 EPF/2475/18 – 8 Brooklyn Avenue, Loughton, IG10 1BL – Proposal: Erection of ground and first floor side extensions and alterations of roof – Min no PL595.1

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

The Committee had NO OBJECTION to this application.

632.2.1 Notice of Appeal

EPF/2499/17 – 13-15a Alderton Hill, Loughton, IG10 3JD – Proposal: Demolition of houses at 13, 15 and 15a, Alderton Hill, and the erection of linked blocks, elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64 car spaces in undercroft parking at the rear and south side of the block and associated ground works. (Appeal ref no: APP/J1535/W/18/3203410) – Min no PL481.2

The Committee NOTED the information received from Epping Forest District Council regarding holding a Public Inquiry into this appeal. The Committee reiterated its previous comments which were:

The Committee agreed with the principle of what the developers were trying to achieve but OBJECTED to this application on the following grounds:

The proposed development was considered too bulky and an overdevelopment for the plot size;

It would be too dominant on the street scene, as the proposed apartment block would be six storeys high and would be out of character with the houses in the street;

It would be detrimental to the amenities of the neighbours; and

Members expressed concern at the traffic congestion already existing around this site and the lack of any pavement facilitating pedestrians.

Cllr Angold-Stephens AGREED that she would attend the public enquiry to make representations on behalf of the Planning and Licensing Committee.

632.3 Epping Forest District Local Plan Submission Version – Planning Policy Briefing Note

The Committee NOTED the information contained in the Epping Forest District Council Planning Policy Briefing Note.

632.4 Loughton Building Design Award – Min no PL594.1

The Committee NOTED that the award would not be presented this year owing to a lack of nominations meeting the criteria.

PL633 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

633.1 Application No: EPF/2635/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Alderslade

Planning File No: 018287

Location: 41 Sparelease Hill, Loughton, IG10 1BS

Proposal: Demolition of existing dwelling and construction of new dwelling as well as the erection of an outdoor swimming pool in rear garden of dwelling-house.

The Committee had NO OBJECTION to this application.

Application No: EPF/0077/19

Officer: Sukhdeep Jhooti

Applicant Name: Ms Patricia Bryson

Planning File No: 016379

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

Proposal: Installation of new 6m lamp posts and luminaires to be installed for safeguarding & security of site.

The Committee had NO OBJECTION to this application.

Application No: EPF/0167/19

Officer: Muhammad Rahman

Applicant Name: Miss Linda Francomb

Planning File No: 010374

Location: OS Bank No207 High Rd, Loughton, IG10 1AE

Proposal: Application for Consent to Display Advertisements. (Upgrade paper adverting panels on bus shelter to a display of double sided digital advertising panels).

The Committee had NO OBJECTION to this application.

Application No: EPF/0174/19

Officer: Muhammad Rahman

Applicant Name: Ms Maxine Williams

Planning File No: 030225

Location: 84 Lushes Road, Loughton, IG10 3QB

Proposal: Loft conversion including a new dormer extension to front & rear roof slopes including Juliet balcony to rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/0181/19

Officer: Muhammad Rahman

Applicant Name: Mr Paul Green

Planning File No: 030226

Location: 92 Alderton Hall Lane, Loughton, IG10 3HD

Proposal: Loft conversion with dormer extensions to front and rear roof slopes including Juliet balcony to rear.

The Committee had NO OBJECTION to this application.

The Committee AGREED to consider the next two applications together.

Application No: EPF/0187/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Kumar

Planning File No: 013721

Location: 46 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Extension to front porch on ground floor with a first floor side extension over existing ground floor side extension.

Application No: EPF/0191/19

Officer: Zara Seelig

Applicant Name: Mr & Mrs Kumar

Planning File No: 013721

Location: 46 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Extension to front porch on ground floor.

The Committee had NO OBJECTION to these applications.

The Committee AGREED to consider the next two applications together.

Application No: EPF/0193/19

Officer: Muhammad Rahman

Applicant Name: Mr Peter Robinson

Planning File No: 022713

Location: 50 Baldwins Hill, Loughton, IG10 1SF

Proposal: Demolition of existing garage & construction of two storey side extension containing enlarged garage and bedroom.

Application No: EPF/0200/19

Officer: Muhammad Rahman

Applicant Name: Mr Peter Robinson

Planning File No: 022713

Location: 50 Baldwins Hill, Loughton, IG10 1SF

Proposal: Grade II Listed Building Consent for demolition of existing garage & construction of a two storey side extension containing enlarged garage and bedroom.

The Committee had NO OBJECTION to these applications.

Application No: EPF/0205/19

Officer: Muhammad Rahman

Applicant Name: Miss Linda Francomb

Planning File No: 005521

Location: O/S 301 High Road, Loughton, IG10 1HD

Proposal: Application for Consent to Display an Advertisement & to upgrade paper advertising panels on bus shelter to a display of double sided digital advertising panels on bus shelter.

The Committee had NO OBJECTION to this application.

Application No: EPF/0206/19

Officer: Muhammad Rahman

Applicant Name: Miss Linda Francomb

Planning File No: 004274

Location: Bus Shelter in front of 23 The Broadway, Loughton, IG10 3SS

Proposal: Advertisement Consent application to upgrade paper advertising panels on bus shelter to a display of double sided digital advertising panels on bus shelter.

The Committee had NO OBJECTION to this application.

Application No: EPF/0236/19

Officer: Marie-Claire Tovey

Applicant Name: Mrs Wahlwala

Planning File No: 021377

Location: 25 Highland Avenue, Loughton, IG10 3AJ

Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0239/19

Officer: Muhammad Rahman

Applicant Name: Mr Michael Watts

Planning File No: 030238

Location: Haslers, Old Station Road, Loughton, IG10 4PL

Proposal: Replacement sign on the building of Haslers at first floor level, but illuminated unlike the current sign.

The Committee had NO OBJECTION to this application.

Application No: EPF/0242/19

Officer: Sukhdeep Jhooti

Applicant Name: Ms Danielle Pattison

Planning File No: 030236

Location: 154 Forest Road, Loughton, IG10 1EG

Proposal: Proposed single storey rear extension & first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0245/19

Officer: Zara Seelig

Applicant Name: Mr David Doe

Planning File No: 016375

Location: 32 Spring Grove, Loughton, IG10 4QD

Proposal: Proposed conversion of an integral garage to a room.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/0211/19

Officer: Julie Cottrell

Applicant Name: Mr Grant Thornhill

Planning File No: 003577

Location: Woodcroft School Flat, Whitakers Way, Loughton, IG10 1SQ

Proposal: Baldwins Hill Conservation Area

1 x Hawthorn - Fell.

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

633.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0188/19

Officer: Zara Seelig

Applicant Name: Mrs Liz Miller

Planning File No: 030228

Location: 32 Lower Road, Loughton, IG10 2RT

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with rear dormer & one single roof light to front elevation.

Application No: EPF/0210/19

Officer: Zara Seelig

Applicant Name: Mr & Mrs Sutcliffe

Planning File No: 030227

Location: 18 Roding Gardens, Loughton, IG10 3NH

Proposal: Application for a Lawful Development Certificate for a proposed single storey, 4 metres deep rear extension.

Zara Seelig, the Planning Officer, had advised the Committee that this application had been withdrawn by the applicant.

633.4 Others – provided for information only: EPF/0163/19, EPF/0268/19 and EPF/0295/19

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

PL634 Decisions

634.1 Decisions by Epping Forest District Council

The Planning Decisions for January 2019 from Epping Forest District Council were NOTED.

PL635 Licensing Applications

No licensing applications had come to the attention of officers.

PL636 Enforcement and Compliance

No reports had been received.

Signed:

Date: 4 March 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4 March 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
T Cochrane P Abraham S Murphy
B Cohen (as substitute for Cllr Davies)
A Omer (as substitute for Cllr Latchford – from Min no 639)

Officers: Mark Squire (Town Clerk)
Debra Paris (Planning Committee Clerk)

The Chairman welcomed, Mark Squire, the new Town Clerk to the meeting and wished him well in his new role.

PL637 Apologies for Absence

Apologies for absence were received from Cllrs Davies, Downing and Latchford. The Planning Committee Clerk reported that Cllrs Cohen and Omer had been nominated as substitutes for Cllrs Davies and Latchford respectively for this meeting.

PL638 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application EPF/2635/18, as the architect was known to the council.

Cllrs Cochrane and Murphy declared a non-pecuniary interest in planning application EPF/3277/18, as the applicant was known to them.

Cllr Omer joined the meeting during the next item.

PL639 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 18 February 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL640 Matters for Report

640.1.1 Notices of Appeal

EPF/1366/18 – 209 D/E High Road, Loughton, IG10 1BB – Proposal: Application for variation of condition 2 ‘plan numbers’ and 3 ‘use of rear double doors’ on planning application EPF/0808/17 (Erection of rear conservatory)

(Appeal ref no: APP/J1535/W/19/3219843) – Min no PL468.1

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application, reiterating its previous OBJECTION in respect of application, EPF/0413/18:

The Committee OBJECTED to this application on the grounds that it contravened Conditions 3 and 4 as stipulated by the Local Planning Authority in granting Planning Permission (with Conditions) for this

premises in respect of application EPF/0808/17: Erection of Rear Conservatory:

3) The rear double doors to the conservatory hereby permitted shall be for the use in an emergency only and at all other times when the premises are open to customers the doors shall be shut closed. There shall be signage above the doors inside the extension to make clear that the doors are for emergency use only.

Reason: to deter use of the open area to the rear of the premises by patrons and thereby avoid disturbance to occupiers of residential properties in accordance with Policy DBE9 of the Local Plan and Alterations.

4) There shall be no exterior lighting affixed to any external surface of the extension hereby permitted.

Reason: to deter use of the open area to the rear of the premises by patrons and thereby avoid disturbance to occupiers of neighbouring residential properties in accordance with Policy DBE9 of the Local Plan and Alterations.

Members commented that the proposed fencing and planting of bamboo would not negate the noise pollution and would be obtrusive and out of character; depending on the cultivar, the bamboo planting could be invasive.

Furthermore, the existing premises with its current level of clientele numbers were already causing a noise nuisance to the neighbours and together with the extraction fan disturbing nearby residents.

640.1.2 EPF/0162/18 – 11 Crossfields, Loughton, IG10 3PY – Proposal: Erection of new dwelling and detached garage, following demolition of existing garage.

(Appeal ref no: APP/J1535/W/18/3208248) – Min no PL563.3

The Committee reiterated its previous comments which were:

The Committee considered the amended plans for this application and reiterated its previous comments, which were:

The Committee OBJECTED to this application on the grounds that it was garden grabbing. It was a too cramped overdevelopment of the site, which would have a detrimental effect on the neighbours. The vehicle access arrangements were inadequate for the proposal and would be detrimental to the street scene. This was contrary to Local Plan and Alterations policies CP2(ii) and (iv), CP7, DBE1, DBE6 and DBE11(i), which are consistent with the National Planning Policy Framework.

Members NOTED that the removal of the garage in this revision further exacerbated the inadequate parking provision.

640.1.3 EPF/1012/17 – 12a Alderton Close, Loughton, IG10 2HQ – Proposal: Residential redevelopment to provide 4 x 3 bed houses – Min no PL563.1

(Appeal ref no. APP/J1535/W/18/3202935)

Members NOTED the information received from Epping Forest District Council.

The Committee reiterated its previous comments which were:

The Committee, whilst taking into consideration the reduction in the number of proposed dwellings, OBJECTED to this amended application, reiterating its original comments which were:

This proposal was considered garden grabbing and therefore contrary to National Planning Policies.

Members drew the Planning Authority's attention to the reasons cited for the refusal of the previous application for this location, EPF/0421/05. These stated that "the proposed vehicle access is of inadequate width to enable vehicles to pass and it is therefore unsuitable to serve two dwellings". The new proposal for five 4 x 3-bedroomed dwellings would bring such an increase in vehicle movements as to constitute a danger to highway safety.

The proposal would also have a detrimental impact on the neighbouring properties in Alderton Close and The Lindens contrary to Policy DBE2 of Epping Forest District Council's adopted Local Plan & Alterations.

640.1.4 EPF/2499/17 – 13-15a Alderton Hill, Loughton, IG10 3JD – Proposal: Demolition of houses at 13, 15 and 15a, Alderton Hill, and the erection of linked blocks, elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64 car spaces in undercroft parking at the rear and south side of the block and associated ground works.

(Appeal ref no: APP/J1535/W/18/3203410) – Min no PL632.2.1

Cllr Angold-Stephens reported that she had attended the public inquiry into this appeal on 26 February 2019 to give her comments, along with two other speakers. Three further days of the inquiry had been scheduled to follow.

The Inspector stated that because this application had implications for the Forest and the Special Area of Conservation comments would be sought from Natural England, however these were not expected until sometime in May 2019 and further information relating to the proposal would not be available until July/August 2019. A result into the inquiry was therefore not expected until autumn 2019.

PL641 Pre-application Consultation on Mobile Phone Masts – CTIL and Telefonica – Proposed base station upgrade at Oakwood Hill Streetworks, Loughton, IG10 3NB (ref: CTIL_136875 27 TEF 48817)

The Committee NOTED the contents of a letter in respect of this application.

The Committee had NO OBJECTION to this application.

PL642 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

642.1 Application No: EPF/3277/18

Officer: Jonathan Doe

Applicant Name: Mrs Gail Abbot

Planning File No: 006928

Location: Fairmead, 48 Church Lane, Loughton, IG10 1PD

Proposal: Removal of existing two storey garage/ annexe & replace with an individually designed Arts and Crafts influenced home.

The Committee expressed CONCERN for the potential loss of trees and requested that sufficient root protection be provided for the trees along the boundary with no 42. Members considered the site to be too cramped for the proposal and suggested if it was moved closer to the existing house it would afford more protection for the trees.

Application No: EPF/3408/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Paul Davis

Planning File No: 023855

Location: 8 Shelley Grove, Loughton, IG10 1BY

Proposal: Erection of a two storey replacement dwelling.

The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this application.

Application No: EPF/0119/19

Officer: Jonathan Doe

Applicant Name: Mr Cem Yaman

Planning File No: 006876

Location: 1 Landmark House, The Broadway, Loughton, IG10 2FA

Proposal: Erection of x4 no. air conditioning motors & x2 no. cold room motors on rear wall placed at 30cm above floor level.

The Committee NOTED the contents of two letters of objection and a petition containing 44 signatures.

The Committee OBJECTED to this application. Whilst appreciating that air conditioning is a requirement for public houses and restaurants, members felt architects would need to look at other solutions that did not affect the residents' enjoyment of their properties and quality of life in relation to noises and smells.

Application No: EPF/0219/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Tony Clark

Planning File No: 024016 000703 024

Location: Land at Barncroft Road, Loughton, IG10 3EY

Proposal: Erection of a 2 unit, 2 storey dwelling house with private gardens, including 2 no off street Parking and Bicycle parking with separate waste bin area.

The Committee OBJECTED to this application owing to the cramped living space, stating there was insufficient room for 2 x 2 bedroom properties. Members agreed to waive their objection if the plans were amended to incorporate 2 x 1 bedroom apartments.

Members confirmed that they would not attend an Area Planning Sub-Committee South meeting, having no further comments to make on this application.

Application No: EPF/0248/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Jason Parker

Planning File No: 020425

Location: Goldings Mansion, 12 Stanmore Way, Loughton, IG10 2SA

Proposal: Proposed part demolition of external frontage, two storey front extension and loft conversion including raising of ridge.

The Committee OBJECTED to this application on the grounds that it was out of keeping with the street scene, the roof level was too high in comparison to the neighbours, and it was too cramped on site.

Members confirmed that they would not attend an Area Planning Sub-Committee South meeting, having no further comments to make on this application.

Application No: EPF/0280/19

Officer: Jonathan Doe

Applicant Name: Ms Coughlin

Planning File No: 002911

Location: Forest Rise, Debden Road, Loughton, IG10 2NY

Proposal: Application for Variation of Condition 2 "development will be completed strictly in accordance with the approved drawings" for EPF/3476/17. (Total refurbishment & extensions with an outbuilding for guest with swimming pool/gym.)

The Committee had NO OBJECTION to this application.

Application No: EPF/0311/19

Officer: David Baker

Applicant Name: Mr Harminder Sond

Planning File No: 002767

Location: 48 Baldwins Hill, Loughton, IG10 1SF

Proposal: Demolition of existing garage & re-building of a new garage, rear extension at upper ground level & basement works (amendment to EPF/3495/17).

Members deplored the retrospective nature of this proposal. The Committee had NO OBJECTION to this application.

Application No: EPF/0321/19

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Joanna Harper

Planning File No: 000459

Location: 75 Forest Road, Loughton, IG10 1EE

Proposal: Single storey rear extension with alterations to the front of the house.

The Committee had NO OBJECTION to this application.

Application No: EPF/0326/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Kevin Horner

Planning File No: 030242

Location: 69 Meadow Road, Loughton, IG10 4HY

Proposal: Extension & conversion of existing roof to provide a new bedroom & shower room.

The Committee OBJECTED to this application owing to the loss of light, to the neighbours at no 67, caused by building on the existing flat roof. Members would not object if the plans were amended to incorporate a dormer on the roof of the main house.

Members confirmed that they would not attend an Area Planning Sub-Committee South meeting, having no further comments to make on this application.

Application No: EPF/0359/19
Officer: Robin Hellier
Applicant Name: Mrs Sheila Holland
Planning File No: 008157
Location: 65 Alderton Hill, Loughton, IG10 3JD
Proposal: TPO/EPF/13/80
T1: Lime - Crown reduce by up to 5m, as specified.

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

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

Application No: EPF/0332/19
Officer: Sukhdeep Jhooti
Applicant Name: Mr S Frost
Planning File No: 030244
Location: 62 The Crescent, Loughton, IG10 4PU
Proposal: Proposed single storey rear extension, two storey side extension & first floor extension with a pitched roof & rooms in void with associated crossovers & hard landscaping.

The Committee had NO OBJECTION to this application.

Application No: EPF/0356/19
Officer: Muhammad Rahman
Applicant Name: Mr Peter Digwa
Planning File No: 008272
Location: 120 Roding Road, Loughton, IG10 3EJ
Proposal: Change of Use on the ground floor unit from an A1 retail to an A1 and A5 mixed used class (Revised application to EPF/3224/18).

The Committee had NO OBJECTION to this application.

The Committee AGREED to consider the next two applications together.

Application No: EPF/0369/19
Officer: Muhammad Rahman
Applicant Name: Ms Dee Wood
Planning File No: 010015
Location: 107 York Hill, Loughton, IG10 1RX
Proposal: Single storey rear & side extension with internal partition removed. New patio area to rear with retaining walls supporting the high-level garden, with new steps to the higher level. Amendment to (EPF/1919/18).

Application No: EPF/0373/19
Officer: Muhammad Rahman
Applicant Name: Ms Dee Wood

Planning File No: 010015

Location: 107 York Hill, Loughton, IG10 1RX

Proposal: Grade II Listed Building Consent for a single storey rear & side extension with internal partition removed. New patio area to rear with retaining walls supporting the high-level garden, with new steps to the higher level (ref: (EPF/1391/18 LB).

The Committee had NO OBJECTION to these applications.

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

Application No: EPF/0297/19

Officer: Julie Cottrell

Applicant Name: Mrs Janet Leake

Planning File No: 017361

Location: Woodbury House, Woodbury Hill, Loughton, IG10 1JB

Proposal: York Hill Conservation Area

T1: Spruce - Remove split limb.

T2: Oak - Crown lift & reduce laterals by 1.5m.

T3: Birch - Fell.

Application No: EPF/0362/19

Officer: Julie Cottrell

Applicant Name: Mr R M Jennings

Planning File No: 005539

Location: 94 York Hill, Loughton, IG10 1JA

Proposal: York Hill Conservation Area.

T1: 1 x Magnolia - Reduce height by up to 2.5m & laterals by 1m.

G2: 3 x Pines - Reduce back lateral branches overhanging boundary.

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

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

642.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0131/19

Officer: Zara Seelig

Applicant Name: Mr & Mrs Marcus Snook

Planning File No: 030215

Location: 51 High Beech Road, Loughton, IG10 4BN

Proposal: Application for a Lawful Development Certificate for a proposed conversion of roof space, including erection of dormer to rear pitch main roof.

Application No: EPF/0204/19

Officer: Muhammad Rahman

Applicant Name: Mr Andrew Shields

Planning File No: 030245

Location: South Loughton Cricket Club, Roding Valley Recreation Ground, Roding Road, Loughton

Proposal: Application for a Lawful Development Certificate for a proposed installation of a (4.57m) 15' secure storage container alongside an existing container.

Application No: EPF/0383/19

Officer: Zara Seelig

Applicant Name: Ms Danielle Pattison

Planning File No: 030236

Location: 154 Forest Road, Loughton, IG10 1EG

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with Juliet balcony.

- 642.4 Others – provided for information only:** EPF/0328/19 and EPF/0329/19
The Committee NOTED the information received from Epping Forest District Council.

PL643 Decisions

643.1 Decisions by Epping Forest District Council

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

PL644 Licensing Applications

No licensing applications had come to the attention of officers.

PL645 Enforcement and Compliance

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

Signed:

Date: 18 March 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 18 March 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane K Latchford
S Murphy B Cohen (as substitute for Cllr Downing)
M Stubbings (as substitute for Cllr Davies)

Officer: Debra Paris (Planning Committee Clerk)

1 member of the public

PL646 Apologies for Absence

Apologies for absence were received from Cllrs Davies and Downing. The Planning Committee Clerk reported that Cllrs Stubbings and Cohen had been nominated as their respective substitutes for this meeting.

PL647 Declarations of Interest

Cllr Latchford declared a non-pecuniary interest in planning application EPF/0426/19, as he is acquainted with the residents of 2 Sedley Rise, which backs onto this property.

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/2881/18, as she lives nearby.

The Committee declared a non-pecuniary interest in planning application EPF/2881/18 owing to comments received from the LRA Plans Group.

PL648 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 18 February 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL649 Matters for Report

649.1.1 Amended Plans

EPF/2881/18 – 76 Algiers Road, Loughton, IG10 4NF – Proposal: Demolition of existing dwelling and replacement with a new building consisting of 3 x 1 bed and 3 x 2 bed apartments – Min no PL582.1
*****REVISED DESCRIPTION AND PLANS*****

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

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Members noted that the amended plans proposed a reduction in the number of flats; however the revisions not take into account any of their former concerns. The Committee therefore reiterated its previous comments which were:

The application for 7 6 apartments to replace an existing family home was an overdevelopment of the site and would destroy the nature of the location, changing the street scene and setting a harmful precedent in the locality where there were only single dwelling houses and no flats.

The development was considered overbearing, being significantly larger in scale than the existing and neighbouring properties. It would cause overlooking and overshadowing of neighbouring properties, particularly no 74 Algers Road, which would be detrimental to the amenity of those residents.

It provided inadequate amenity space for the occupants of the proposed dwellings and in failing to provide any parking provision would exacerbate the existing parking and highway safety problems experienced in that area.

PL650 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

650.1 Application No: EPF/0171/19

Officer: Muhammad Rahman

Applicant Name: Mr Alan Masalass

Planning File No: 013058

Location: 40 Traps Hill, Loughton, IG10 1SZ

Proposal: Proposed new build garage.

Members deplored the fact that the trees and shrubbery had been removed from the frontage of this property before planning permission had been granted.

The Committee OBJECTED to this application on the grounds that the proposal would be detrimental to the street scene due to its size and bulk on a prominent corner.

Members drew the Planning Officer's attention to the Tree and Landscaping Officer's report.

Application No: EPF/0312/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Alan Spencer

Planning File No: 022327

Location: 10 Broadstrood, Loughton, IG10 2SB

Proposal: Part conversion of existing integral garage to habitable use.

The Committee had NO OBJECTION to this application.

Application No: EPF/0371/19

Officer: Zara Seelig

Applicant Name: Mr & Mrs Sutcliffe

Planning File No: 030227

Location: 18 Roding Gardens, Loughton, IG10 3NH

Proposal: A proposed 4m deep single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0391/19

Officer: Robin Hellier

Applicant Name: Mr Donald MacBean
Planning File No: 007736
Location: 35 York Hill, Loughton, IG10 1HU
Proposal: TPO/EPF/03/87
T2: Swamp Cypress, crown reduce, as specified.

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

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

Application No: EPF/0408/19
Officer: Zara Seelig
Applicant Name: Mr & Mrs T Vernadaki
Planning File No: 020194
Location: 10 Queens Road, Loughton, IG10 1RS
Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0426/19
Officer: Muhammad Rahman
Applicant Name: Mr Alan Barter
Planning File No: 022085
Location: 132 Church Hill, Loughton, IG10 1LH
Proposal: Demolition of a single storey annexe & construction of a two storey dwelling with a dropped kerb (revised application to EPF/2008/18).

The Committee OBJECTED to this application, reiterating its previous comments, in respect of application EPF/2008/18, which were:

The Committee noted the contents of a letter of objection from one non-councillor resident.

The Committee supported the resident's concerns and OBJECTED to this application on the grounds that it was an overdevelopment of the site, garden grabbing and the removal of the trees to the rear of the property, which had provided screening, now caused overlooking to the neighbours at 2 Sedley Rise.

The proposal was therefore contrary to Local Plan and Alterations policies CP2 (iv), CP7, DBE1(i) and DBE2 which were consistent with the National Planning Policy Framework.

Members confirmed that they would not attend an Area Planning Sub-Committee South meeting, having no further comments to make on this application.

Application No: EPF/0429/19
Officer: Robin Hellier
Applicant Name: Mr Neil Persaud
Planning File No: 014105

Location: 19 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/23/88 T22: Robinia & T34: Holly - Fell to ground level

The Committee had NO OBJECTION to this application, but requested replanting of a replacement tree of native species, as recommended by the Tree and Landscaping Officer.

Application No: EPF/0461/19

Officer: Marie-Claire Tovey

Applicant Name: Loughton High Road (256) Ltd

Planning File No: 017721

Location: 256 High Road, Loughton, IG10 1RB

Proposal: Variation of condition 18 'provision of electric car charging points' of EPF/3210/17 (Demolition of existing buildings and construction of 29 retirement apartments in a single building of 3, 4 and 5 storeys in height, alongside associated access, amenity space, landscaping and parking)

The Committee OBJECTED to the application to reduce the provision of electric car charging points from 100% to 10% in view of the implications for the Special Area of Conservation.

Members would be willing to waive their objection if the proposal was amended to reduce the provision to 50% of the current proposal.

Application No: EPF/0465/19

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Coral Scarfe

Planning File No: 030263

Location: 158 Colson Road, Loughton, IG10 3RA

Proposal: Proposed roof extension, loft conversion with a rear dormer with roof light windows to the front of the roof slope.

The Committee had NO OBJECTION to this application.

Application No: EPF/0471/19

Officer: Muhammad Rahman

Applicant Name: Miri Shtini

Planning File No: 030264

Location: 39 Mowbrey Gardens, Loughton, IG10 2EU

Proposal: Replace driveway with new boundary wall and gates.

The Committee had NO OBJECTION to this application.

Application No: EPF/0488/19

Officer: Sukhdeep Jhooti

Applicant Name: Ms Lynn Roberts

Planning File No: 029816

Location: 5 Ashley Grove, Staples Road, Loughton, IG10 1HS

Proposal: Ground and first floor rear extensions with alterations to the existing roof profile and dormer extension to the rear to create a loft room. (Amendment to EPF/0029/18.)

The Committee had NO OBJECTION to this application.

Application No: EPF/0518/19

Officer: Muhammad Rahman

Applicant Name: Neil Quantrill
Planning File No: 024521
Location: 241A High Road, Loughton, IG10 1AD
Proposal: Replace existing rear building in hazardous condition (now demolished) with a new like for like footprint & height.

The Committee had NO OBJECTION to this application.

650.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0399/19
Officer: Zara Seelig
Applicant Name: Mrs Jessica Harley
Planning File No: 018030
Location: 84 Avondale Drive, Loughton, IG10 3DQ
Proposal: Application for a Lawful Development Certificate for a proposed loft conversion.

Application No: EPF/0422/19
Officer: Zara Seelig
Applicant Name: Mrs Claire Sales
Planning File No: 002586
Location: 52 Sparelease Hill, Loughton, IG10 1BT
Proposal: Application for a Lawful Development Certificate for a proposed single storey rear extension.

Application No: EPF/0462/19
Officer: Muhammad Rahman
Applicant Name: Mr Michael Owen
Planning File No: 014330
Location: Forestside, Baldwins Hill, Loughton, IG10 1SD
Proposal: Application for a Lawful Development Certificate for a proposed loft dormer forming a loft conversion for a master suite & a single ground floor extension.

Application No: EPF/0474/19
Officer: Muhammad Rahman
Applicant Name: Mr R Vladimirov
Planning File No: 030258
Location: 42 Rookwood Avenue, Loughton, IG10 2DG
Proposal: Certificate of lawfulness for loft conversion with rear dormer.

Application No: EPF/0482/19
Officer: Sukhdeep Jhooti
Applicant Name: Mrs Nina Parmar
Planning File No: 030266
Location: 138 Borders Lane, Loughton, IG10 3SB
Proposal: Certificate of lawful development for proposed loft conversion.

650.3 Others – provided for information only: EPF/0448/19, EPF/0492/19, EPF/0555/19 and EPF/0588/19

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

PL651 Decisions

651.1 Decisions by Epping Forest District Council

The Planning Decisions for February 2019 from Epping Forest District Council were NOTED.

651.2 Decisions by Essex County Council

The granting of application no CC/EPF/31/18/5/1 by Essex County Council was NOTED.

PL652 Licensing Applications

652.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Wood Stock Organic Food Store, 229 High Road, Loughton, IG10 1AD.

The Committee OBJECTED to this application on the grounds of the prevention of crime and disorder; the prevention of public nuisance and the protection of children from harm; stating that the sale of alcohol from 9am was far too early.

Members would be willing to waive their objection if the hours for the sale of alcohol was agreed to be from 11am until 10pm.

PL653 Enforcement and Compliance

No reports had been received.

Signed:

Date: 1 April 2019

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 1 April 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing K Latchford S Murphy

Officer: Debra Paris (Planning Committee Clerk)

4 members of the public

PL654 Apologies for Absence

No apologies for absence were received.

PL655 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application EPF/0576/19 as members were acquainted with the wife of the speaker for this application.

The Committee declared a non-pecuniary interest in agenda item 4.2.1, Notice of Enforcement Appeal, ENF/0523/17; planning application EPF/0304/19; and agenda item 8.1, Notice of application for a variation of a Premises Licence in respect of Turquoise Kitchen, owing to comments received from the Loughton Residents Association Plans Group.

PL656 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 18 March 2019 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning applications EPF/0517/19 and EPF/0576/19, as members of the public were interested in these applications.

PL657 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

657.1 Application No: EPF/0517/19

Officer: Sukhdeep Jhooti

Applicant Name: Ms Andrea Lopez de Pablo Hernando

Planning File No: 024722

Location: 6 Ashley Grove, Staples Road, Loughton, IG10 1HS

Proposal: Proposed roof extension.

The Committee NOTED the contents of a letter of objection.

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

The Committee was CONCERNED that this proposal would cause overlooking and loss of privacy for the residents of 12 Forest Way; and the design was out of keeping for this road which borders the Conservation Area.

Application No: EPF/0576/19

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Shahnilah Razaq

Planning File No: 020825

Location: 20 Wellfields, Loughton, IG10 1NX

Proposal: Lantern rooflight to extension approved under EPF/0247/18, conversion of garage to habitable room, three dormer windows to front elevation and changes to fenestration.

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

The Committee **OBJECTED** to this application on the grounds that it would be detrimental to the streetscene, detracting from the two pairs of semi-detached properties and impacting on their symmetry. The proposed lantern rooflight to the rear extension was overbearing in its design.

Members felt the proposal would be more acceptable if the middle front dormer was removed and the picture window maintained. At the rear of the property a sloping roof with velux windows would be preferable to the proposed lantern rooflight.

PL658 Matters for Report

658.1.1 Amended Plans

EPF/3421/18 – 14 Broadstrood, Loughton, IG10 2SB – Proposal: Part demolition of existing and erection of new rear, front and roof extension – Min no PL615.1

*****REVISED DESCRIPTION AND PLANS*****

The Committee **NOTED** the contents of a letter of objection.

Members commented that the amendments were not material and therefore the Committee's existing objections remained:

*The Committee **OBJECTED** to this application on the grounds that it was overbearing and out of keeping with the street scene; and the rear balcony would cause overlooking.*

658.2.1 Notice of Enforcement Appeal

ENF/0523/17 – 240 High Road, Loughton, IG10 1HA – Proposal: Without planning permission the unauthorised erection of enclosure to shop front not as EPF/1150/17 (Appeal ref no: APP/J1535/C/18/3209942) – Min no PL242.1

The Committee had **NO COMMENT** on this appeal.

658.3.1 Application No: EPF/3302/18

Officer: Marie-Claire Tovey

Applicant Name: SAFL Property Ltd

Planning File No: 007759

Location: Rear of 165 High Road, Loughton, IG10 4LF

Proposal: Erection of a one storey roof extension to provide an additional 2 no. flats (2 x 1-bedroom penthouse flats) (- as an addition to 5 storey building being erected on the site under EPF/2600/14.)

Cllr Angold-Stephens reported that following her attendance at the Area Planning Sub-Committee South Meeting on 20 March 2019, in respect of the Committee's **OBJECTION** to the above proposal, this application was **REFUSED**.

PL659 Pre-application Consultation on Mobile Phone Masts – CTIL and Telefonica – Proposed base station upgrade at Epping New Road, Warren Hill, Loughton, IG10 4AA (ref: CTIL_206347 23)

The Committee had NO OBJECTION to this proposal.

PL660 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

660.1 Application No: EPF/0302/19

Officer: Muhammad Rahman

Applicant Name: Mr Errol Thomas

Planning File No: 000695

Location: Loughton Business Centre, Unit 5, 5 Langston Road, Loughton IG10 3FL

Proposal: Change of Use from Personal Training facility (class D1) back to its original use of Business Offices (class B1).

The Committee had NO OBJECTION to this application.

Application No: EPF/0304/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Simon Lambourne

Planning File No: 006617

Location: St Thomas More RC Church site, Willingale Road, Loughton IG10 2DB

Proposal: Demolition of a redundant church and associated buildings and redevelopment of site to provide 16 houses and 10 flats, including a new community hall (class D1/D2), associated parking, access, hard and soft landscaping & all ancillary works.

The Committee had NO OBJECTION to this application.

Application No: EPF/0338/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Mark Andrews

Planning File No: 030226

Location: 92 Alderton Hall Lane, Loughton, IG10 3HD

Proposal: Erection of x2 no. attached terraced dwellings with rear dormers and Juliet balconies.

The Committee OBJECTED to this application stating that it was garden grabbing, the proposal for two houses was excessive for the site and there was insufficient parking. However, they would look more favourably if the application was for just a single property.

Members confirmed that they would not attend an Area Planning Sub-Committee South meeting, having no further comments to make on this application.

Application No: EPF/0504/19

Officer: Muhammad Rahman

Applicant Name: Mr Venay Jethwa

Planning File No: 026307

Location: 68 The Crescent, Loughton, IG10 4PU

Proposal: Single storey rear extension, demolish existing garage, part single storey side extension, new first storey rear extension, part first storey rear extension & habitable rooms within loft space.

The Committee OBJECTED to this application on the grounds that it was out of keeping with the street scene. The proposal was too bulky, would be overbearing on neighbouring properties and an overdevelopment of the site with three storeys at the rear.

Members confirmed that they would not attend an Area Planning Sub-Committee South meeting, having no further comments to make on this application.

Application No: EPF/0542/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr N Panayotis

Planning File No: 007713

Location: 44 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Proposed first floor extension at rear. Loft conversion with roof extension over the proposed rear extension. Front & side dormers with Juliet balconies to the rear. Windows and roof lights to the slopes.

The Committee OBJECTED to this application reiterating its previous comments in respect of planning application EPF/3172/18, which were:

The Committee OBJECTED to this application on the grounds that it caused overlooking to the neighbours at no 46. However, members agreed to waive their objection if amended plans were submitted to include obscured glass in non-opening windows to mitigate this.

Members confirmed that they would not attend an Area Planning Sub-Committee South meeting, having no further comments to make on this application.

Application No: EPF/0571/19

Officer: Muhammad Rahman

Applicant Name: Ms Cathy Greaves-Morris

Planning File No: 008551

Location: 58 Roding Road, Loughton, IG10 3EF

Proposal: Single storey rear extension with monopitched roof and rooflights

The Committee had NO OBJECTION to this application.

Application No: EPF/0579/19

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs North

Planning File No: 003341 010061

Location: 48 Station Road, Loughton, IG10 4NX

Proposal: Application for Variation of Condition 3 -" vehicle parking and turning areas" for EPF/1735/16. (Demolition of part No. 46 & erection of new 2 storey infill dwelling with ground floor rear projection, erection of 2 storey rear extension to No.48 & first floor rear extension to No. 46, with provision of a 4 space shared parking area for No. 48 & new dwelling incorporating widening of the existing crossover vehicular access.)

The Committee OBJECTED to this application, reiterating its previous comments in respect of planning application EPF/1735/16, which were:

Members expressed concern for the possible loss of one of the parking bays positioned immediately outside the front of the house.

The Committee suggested that if the proposed parking bay was moved to between nos 46 and 48 and the proposed dropped kerb, outside no 48 was moved to the right, this would maintain the two existing parking bays on Station Road.

Application No: EPF/0586/19

Officer: Muhammad Rahman

Applicant Name: Mr Sean Riddington

Planning File No: 023476

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

Proposal: Application for variation of condition 4;" external materials (including doors and windows), boundary treatment (gates, fences) and details of hard and soft landscaping" for EPF/3204/16. (Partial demolition of existing cottage & erection of a two storey gable extensions with new facade. Single storey extension to the western side of existing cottage. Replacement block with a link following demolition of existing garage & workshop to the west site. Single storey replacement block with a link following demolition of existing stable building to the south of the site).

The Committee had NO OBJECTION to this application.

Application No: EPF/0627/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Prater

Planning File No: 030274

Location: 11 South View Road, Loughton, IG10 3LG

Proposal: Proposed single storey rear extension with a pitched roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/0633/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Brendan Chiu

Planning File No: 015817

Location: 49 Queens Road, Loughton, IG10 1RR

Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0641/19

Officer: Ian Ansell

Applicant Name: Mr Paul Silvio

Planning File No: 007070

Location: 34 Sedley Rise, Loughton, IG10 1LT

Proposal: First floor front extension.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/0540/19

Officer: Julie Cottrell

Applicant Name: Mrs Carmen Antaki

Planning File No: 007883

Location: 8 Kings Green, Loughton, IG10 1RJ

Proposal: York Hill Conservation Area

T1: Gleditsia - Reduce to previous pruning points by approx 3.5m.

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

660.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0582/19

Officer: Muhammad Rahman

Applicant Name: Ms Sheila Breet

Planning File No: 010581

Location: 120 Southern Drive, Loughton, IG10 3BY

Proposal: Application for a Lawful Development Certificate for a proposed hip to gable roof alteration & loft conversion. Rear flat roof dormer with three rooflight windows.

Application No: EPF/0583/19

Officer: Muhammad Rahman

Applicant Name: Ms Nicola Van Vliet

Planning File No: 014575

Location: 4 Hanson Close, Loughton, IG10 2EE

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

660.4 Others – provided for information only: EPF/0102/19 and EPF/0607/19

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

PL661 Decisions

661.1 Decisions by Epping Forest District Council

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

661.2 Decisions by Essex County Council

The granting of application no CC/EPF/48/17/8/1 and the non-material amendment to application no CC/EPF/31/18/5/1 by Essex County Council was NOTED.

PL662 Licensing Applications

662.1 Notice of application for a Variation of a Premises Licence under the Licensing Act 2003 in respect of Turquoise Kitchen, 280-282 High Road, Loughton, IG10 1RB.

The Committee OBJECTED to this application on the grounds of the prevention of crime and disorder; public safety; the prevention of public nuisance and the protection of children from harm; stating that it would be detrimental to the residents of the properties above this premises. Members stated that the original hours of the existing licence should remain.

PL663 Enforcement and Compliance

No reports had been received.

Signed:

Date: 15 April 2019

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 15 April 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing K Latchford S Murphy

Officer: Debra Paris (Planning Committee Clerk)

PL664 Apologies for Absence

No apologies for absence were received.

PL665 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application EPF/0250/19 owing to comments received from the Loughton Residents Association Plans Group.

PL666 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 1 April 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL667 Matters for Report

667.1 Planning Regulations – Epping Forest District Council

The Committee Chairman, Cllr Angold-Stephens reported that Epping Forest District Council, in its role as the Local Planning Authority, no longer had responsibility for Building Regulations. Accountability now lies with architects and surveyors, who have been approved by Central Government.

667.2 Hearing – Premises Licensing Application in respect of Woodstock Organic Food Store, 229 High Road, IG10 1AD

The Planning Committee Clerk reported notice had been received from the Licensing Department, Epping Forest District Council, that a meeting to determine the above application would be held on 7 May 2019. Members confirmed that they would not attend as they had no further comment to add to their previous OBJECTION.

PL668 Pre-application Consultation on Mobile Phone Masts – Cornerstone and Telefonica – Proposed base station upgrade at Sterling House, Langston Road, Loughton, IG10 4AA (ref: CTIL_136774 23)

The Committee had NO OBJECTION to this proposal.

PL669 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

669.1 Application No: EPF/0250/19

Officer: Sukhdeep Jhooti

Applicant Name: Stanoak

Planning File No: 010358

Location: 38 High Beech Road, Loughton, IG10 4BL

Proposal: Erection of two new 4-bedroom dwellings in place of existing single 4-bedroom dwelling.

The Committee NOTED the contents of 4 letters of objection.

The Committee OBJECTED to this application on the grounds that:

- i) it was an overdevelopment of the site,
- ii) the proposal was too bulky in its width, height and massing, and would be detrimental to the street scene;
- iii) the front dormer windows were out of character; and
- iv) there was insufficient parking for two 4-bedroom dwellings.

Members deplored the loss of trees from the site without permission. They reiterated their previous request, should permission for this application be granted, that a condition for soft landscaping at the front of the property be added in order to maintain the 'leafy' aspect of High Beech Road.

The Committee agreed to consider the next two applications together.

Application No: EPF/0672/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Simon Edwards

Planning File No: 019038

Location: The Mount, Debden Road, Loughton, IG10 2NY

Proposal: Conversion & alteration of Coach House to form an annexe with an extension to provide an indoor swimming pool.

Application No: EPF/0676/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Simon Edwards

Planning File No: 019038

Location: The Mount, Debden Road, Loughton, IG10 2NY

Proposal: Grade II Listed Building Application for proposed conversion & alteration of Coach House to form an annexe with an extension to provide an indoor swimming pool.

The Committee had NO OBJECTION to these applications.

Application No: EPF/0698/19

Officer: Honey Kojouri

Applicant Name: Millbrook

Planning File No: 011569

Location: 22 Stony Path, Loughton, IG10 1SJ

Proposal: New roof extension above existing garage to mirror the opposite side of the property.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0721/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Cem Yaman

Planning File No: 006876

Location: 1 Landmark House, The Broadway, Loughton, IG10 2FA

Proposal: New shop front including sliding folding doors.

The Committee OBJECTED to this application on the grounds that it would be detrimental to the amenity of the residents in the flats above owing to noise and smell.

Members NOTED that the application form for this proposal was incomplete and misleading. It stated no hours of opening; gave no ventilation details, showing how smell would be ducted; and indicated that no staff would be employed.

Application No: EPF/0723/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Cem Yaman

Planning File No: 006876

Location: 1 Landmark House, The Broadway, Loughton, IG10 2FA

Proposal: Advertisement consent for internally illuminated fascia sign.

The Committee had NO OBJECTION to this application.

669.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0409/19

Officer: Muhammad Rahman

Applicant Name: Mr T Richards

Planning File No: 040007

Location: 30 Wroths Path, Loughton, IG10 1SH

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

Application No: EPF/0595/19

Officer: Muhammad Rahman

Applicant Name: Mrs Bianca Galvin

Planning File No: 030283

Location: 40 High Beech Road, Loughton, IG10 4BL

Proposal: Application for a Certificate of Lawful Development for a proposed 3 x 3.5 metres ground floor rear extension with a pitched roof.

669.3 Others – provided for information only: EPF/0644/19, EPF/0710/19 and EPF/0792/19

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

PL670 Decisions

670.1 Decisions by Epping Forest District Council

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

PL671 Licensing Applications

671.1 Notice of application for a new Premises Licence under the Licensing Act 2003 in respect of The Skillet, 154 High Road, Loughton, IG10 4BE.

The Committee had NO OBJECTION to this application.

Members NOTED that the Licensing Application incorrectly stated “late night refreshment: only required on Friday 23:00pm-23.30pm”, commenting that it should read “late night refreshment: only required on Friday 11:00am-23.30pm”.

PL672 Enforcement and Compliance

No reports had been received.

Signed:

Date: 29 April 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 29 April 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane T Downing
K Latchford S Murphy
M Stubbings (as substitute for Cllr Davies)

Officer: Debra Paris (Planning Committee Clerk)

PL673 Apologies for Absence

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

PL674 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application EPF/3319/18 owing to comments received from the Loughton Residents Association Plans Group.

Cllr Latchford declared a non-pecuniary interest in planning application EPF/0802/19 as he was acquainted with the applicant.

Cllr Abraham declared a non-pecuniary interest in planning application EPF/0758/19 as he owns a property nearby.

PL675 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 15 April 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL676 Matters for Report

676.1 Notices of Appeal

EPF/2958/18 – 7 Chester Path, Loughton, IG10 2LN – Retrospective change of use from two storey side extension into separate residential accommodation. (Appeal ref no: APP/J1535/W/19/3223940) – Min no PL606.1

The Committee reiterated its previous comments which were:

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this proposal and requested that the windows on the flank wall be reinstated, the side door removed and the property be returned to that of a single residence.

676.2 EPF/2040/18 – 69 Church Hill, Loughton, IG10 1QP – Demolition of the existing bungalow and replacement with a block of 10 apartments. (Appeal ref no: APP/J1535/W/19/3224739) – Min no PL561.1

The Committee reiterated its previous comments which were:

Members NOTED the proposed amendments to this application regarding the reduction in the number of apartments to 10 and the removal of the proposed underground parking.

The Committee reiterated its previous comments made for EPF/0041/18, with the exception of the paragraphs concerning the potential for drainage problems and the request for the tree report, which were:

The Committee OBJECTED to this application on the following grounds:

The new proposal for 10 apartments was considered an overdevelopment of the plot by reason of its massing and height. This would cause harm to the character and appearance of the locality and set a dangerous precedent for future developments, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1(i), which are consistent with the National Planning Policy Framework.

By reason of its siting and layout, the proposal would be detrimental to neighbouring properties, in both Church Hill and The Uplands, from overlooking, loss of light and visual impact, contrary to Local Plan and Alterations policies DBE9 (i), (ii) and (iii), which are consistent with the National Planning Policy Framework.

Members also expressed concern for possible drainage problems in this area in digging out the proposed basement car park.

A tree report from the Tree and Landscaping Department was requested for this proposal.

The Committee considered the plot could suitably accommodate two separate dwellings with adequate parking provision, but the site was inappropriate for a development of this size.

If the Planning Authority is minded to grant this application, the Committee also requested that the following conditions be imposed: to restrict demolition and building work hours to the Council's usual standard hours and to require wheel-washing equipment on-site.

Members further drew the Planning Authority's attention to the Senior Housing Development Officer's recommendation that "the application be refused on the basis that the proposal does not include a sufficient amount of affordable housing".

Additionally, the Committee felt that the recent European Court of Justice ruling on Habitats Regulations Assessments was relevant to this application that sought to increase and enlarge what was a single family house into multiple dwellings. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.

PL677 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

677.1 Application No: EPF/3319/18

Officer: Sukhdeep Jhooti

Applicant Name: Archiplan

Planning File No: 003028

Location: 117 High Road, Loughton, IG10 4JA

Proposal: Proposed conversion for an existing dwelling to incorporate x3 no. 2 bedroom flats. Proposed rear extension to existing property x3 no. 2 bedroom flats & x1 no. 3 bedroom flat. Provision of x7 no. car parking spaces with a disabled bay, cycle & bin stores.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was too high and would be detrimental to the neighbour's property; it would dominate the street scene on both Meadow Road and the High Road.

The application provided insufficient parking provision which would exacerbate existing parking problems in Meadow Road, where parking restrictions already applied.

Application No: EPF/0138/19

Officer: Ian Ansell

Applicant Name: Mr Daniel Harrington

Planning File No: 030297

Location: 202 Willingale Road, Loughton, IG10 2BX

Proposal: Proposed creation of a 1st floor room within loft space, small front extension. Reposition the main entrance door to the front & remodel ground floor area.

Members deplored the retrospective nature of this application.

The Committee had NO OBJECTION to this application, but expressed concern that it would spoil the symmetry of the street scene.

Application No: EPF/0619/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Kevin Milligan

Planning File No: 006876

Location: Unit A, Landmark House, The Broadway, Loughton, IG10 2BA

Proposal: Change of Use from Class A1 (shops), A3 (restaurants and cafes) and A4 (drinking establishments). (Granted under EPF/2163/13) to use class D1 to use as doctor's surgery.

The Committee had NO OBJECTION to this application, but expressed concern about the lack of parking provision.

Application No: EPF/0620/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Kevin Milligan

Planning File No: 006876

Location: Unit A, The Landmark, 32 Barrington Green, Loughton, IG10 2BA

Proposal: Change of Use from Class A1 (shops), A3 (restaurants and cafes) and A4 (drinking establishments). (Granted under EPF/2163/13) to use class D2 to a yoga centre.

The Committee had NO OBJECTION to this application, but expressed concern about the lack of parking provision.

Application No: EPF/0683/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Ian Lineham

Planning File No: 001465

Location: 204 High Road, Loughton, IG10 1DN

Proposal: Proposed x3 no. new windows in the flank elevation wall at first floor level.

The Committee had NO OBJECTION to this application.

Application No: EPF/0758/19

Officer: Natalie Price

Applicant Name: Mr Paul Prior

Planning File No: 018463

Location: 2 Danbury Road, Loughton, IG10 3AP

Proposal: Proposed conversion of existing property to x3 no. flats. (Revision to EPF/1584/18).

The Committee noted the contents of 3 letters of objection.

The Committee OBJECTED to this application stating that the amendments failed to address its previous objections. In particular, the reduction of the extension still failed to provide adequate amenity space and parking on this congested road would still be a problem.

Application No: EPF/0766/19

Officer: Natalie Price

Applicant Name: Mr Joey Musaphia

Planning File No: 014566

Location: 55 Wellfields, Loughton, IG10 1PA

Proposal: Proposed ground/first floor extensions to the front and rear, loft conversion including raising of ridge height.

The Committee OBJECTED to this application on the grounds that the raising of the roof ridge height was out of keeping with the street scene and would result in a detrimental effect on the adjoining semi-detached house.

Application No: EPF/0790/19

Officer: Natalie Price

Applicant Name: Mr & Mrs David Anderson

Planning File No: 030287

Location: 13 Coles Green, Loughton, IG10 2QS

Proposal: Proposed ground floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0799/19

Officer: Alastair Prince

Applicant Name: Mr Gary Roberts

Planning File No: 024132

Location: 121 Grosvenor Drive, Loughton, IG10 2LB

Proposal: Proposed first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0802/19

Officer: Natalie Price

Applicant Name: Mr Taskin Mustafa

Planning File No: 009223

Location: 4 Goldings Hill, Loughton, IG10 1LL

Proposal: Application for a Lawful Development Certificate for Existing use of premises as a cafe.

The Committee had NO OBJECTION to this application.

Application No: EPF/0831/19

Officer: Robin Hellier

Applicant Name: Mr Panayi

Planning File No: 018650

Location: 39 High Beech Road, Loughton, IG10 4BN

Proposal: TPO/EPF/12/86 (Ref: G4)

T1-T3: Lime - Crown reduce by 30%, reducing height by 4m and spread by up to 2.5m. Crown lift to 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/0833/19

Officer: Robin Hellier

Applicant Name: Mrs Michaelides

Planning File No: 018417

Location: 5 Elmores, Loughton, IG10 1NS

Proposal: TPO/EPF/11/14

T3: Oak - Reduce lateral overhanging branches by up to 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.

Application No: EPF/0835/19

Officer: Honey Kojouri

Applicant Name: Mr Besim Nabolli

Planning File No: 030104

Location: 102 Colson Road, Loughton, IG10 3RF

Proposal: Proposed front porch extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0837/19

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Bassi

Planning File No: 012897

Location: 9 The Beacons, Loughton, IG10 2SQ

Proposal: Proposed front, side & rear extensions with the addition of a roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/0842/19

Officer: Robin Hellier

Applicant Name: Mr Steven Aylmer

Planning File No: 019195, 004200(Esta

Location: Purcell House, 3 Warren Heights Warren Hill, Loughton, IG10 4RQ

Proposal: TPO/EPF/06/90 (Ref: T11 & T15)

2 x Wellingtonia - Crown raise to 2m above roof.

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/0846/19

Officer: Honey Kojouri

Applicant Name: Mrs Jackie Rogerson

Planning File No: 030294

Location: 15 Drayton Avenue, Loughton, IG10 3DF

Proposal: Proposed 2.5m single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0856/19

Officer: Honey Kojouri

Applicant Name: Mr Alfred Curness

Planning File No: 003010

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

Proposal: Proposed single storey front extension to garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/0859/19

Officer: Honey Kojouri

Applicant Name: Mr H Patel

Planning File No: 030295

Location: Smarts Lane Mews, 7 Smarts Lane, Loughton, IG10 4GP

Proposal: Application for Variation of Condition 2:-"completed strictly in accordance with approved drawings" for EPF/1600/14. (Two storey rear extension to provide x2 no. self-contained flats at the rear of 146 High Road Loughton).

The Committee had NO OBJECTION to this application.

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

Application No: EPF/0857/19

Officer: Robin Hellier

Applicant Name: Mrs Cushion

Planning File No: 018192

Location: 5 Woodbury Hill, Loughton, IG10 1JB

Proposal: TPO/CHI/02/68 T1:Pine-Reduce selected laterals, as specified.

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

677.3 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0652/19

Officer: Ian Ansell

Applicant Name: Mr Mark Garrod

Planning File No: 017672

Location: 57 Habgood Road, Loughton, IG10 1HE

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with a rear dormer.

677.4 Others – provided for information only: EPF/0815/19, EPF/0816/19, EPF/0903/19 and EPF/0964/19

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

PL678 Decisions

678.1 Decisions by Epping Forest District Council

The Planning Decisions for 1 – 31 March 2019 from Epping Forest District Council were NOTED.

PL679 Licensing Applications

No licensing applications had come to the attention of officers.

PL680 Enforcement and Compliance

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

Signed:

Date: 20 May 2019