

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 24 AUGUST 2020 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 24 August 2020

Committee Members

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies: Cllr Latchford sent his apologies for not being able to submit his comments in respect of these applications.

Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/1654/20, 2 The Avenue, as she lives in the same road as the dwellings to which this proposal refers. She would therefore not be commenting on this application.

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

- i. planning applications: EPF/0593/20, 64 The Broadway; EPF/1325/20, Land Adjacent to 15 Connaught Avenue; EPF/1494/20, Roding Valley High School; and EPF/1572/20, Junction of High Road and Warren Hill; along with item 5.1, Notice of application for a new premises licence for M11 Local, 16 The Broadway, owing to comments received from the LRA Plans Group; and
- ii. planning application: EPF/1619/20, Forest Villa, 7 Staples Road, as the homeowners are known to members.

Planning Applications

The following planning applications were CONSIDERED by the Planning and Licensing Committee and the plans inspected.

1.1 Application No: EPF/0593/20

Officer: Caroline Brown

Applicant Name: Russell

Planning File No: 017489

Location: 64 The Broadway, Loughton, IG10 3ST

Proposal: Change of use from cab office (sui generis) to a D2 use with internal alterations.

The Committee NOTED the contents of a letter in respect of this application.

The Committee had NO OBJECTION to this application.

However, members requested that the following condition be imposed, should the local planning authority be minded to approve this application:

A noise statement should be submitted. If they are proposing to use recorded music then hours should finish at 9pm and there would need to be adequate sound insulation, to protect the amenity of the residents occupying the accommodation above.

Application No: EPF/0947/20
Officer: Brendan Meade
Applicant Name: Mr Glen Littlechild
Planning File No: 009713
Location: 4 Coteford Close, Loughton, IG10 2NT
Proposal: Proposed erection of a rear shed/outbuilding.

The Committee had NO OBJECTION to this application.

Application No: EPF/1325/20
Officer: Marie-Claire Tovey
Applicant Name: Mr Andy Galli
Planning File No: 011305
Location: Land Adjacent To 15 Connaught Avenue, Loughton, IG10 4DP
Proposal: Proposed 2 storey house on plot of land to the left of number 15.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Although this is a renewal of permission that expires this year, circumstances in the meantime have changed. The SAC is very close to this house and the proposal to build a large house should be resisted.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

There is also a concern about some of the trees on the site.

Application No: EPF/1435/20
Officer: Brendan Meade
Applicant Name: Ms Sarah Vandeppeer
Planning File No: 016603
Location: 12 Baldwins Hill, Loughton, IG10 1SD
Proposal: Proposed loft conversion with a rear dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/1444/20
Officer: Natalie Price
Applicant Name: Mr Fergus Quinn-Smith
Planning File No: 015314
Location: 3 The Beacons, Loughton, IG10 2SQ
Proposal: First floor rear, side extensions, two storey front extension and side and rear dormer windows. (Resubmitted application to EPF/0906/17.)

The Committee OBJECTED to this application on the grounds that although this is a renewal of permission that expires this year, circumstances in the meantime have changed. The proposal includes the addition of three extra bedrooms, which would have a considerable bearing on the SAC.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic

capacity of this building and the possible greater number of occupants living there.

Members also noted that these plans were those submitted under the previous application EPF/2694/16, which were refused by the local planning authority, containing a side dormer window, and not those submitted under EPF/0906/17, the approved plans that included velux windows to the side elevation.

Application No: EPF/1482/20
Officer: Muhammad Rahman
Applicant Name: Ms Emma Webster
Planning File No: 015683
Location: Five Bells, 26 Sparelease Hill, Loughton, IG10 1BT
Proposal: Proposed ground floor rear extension & terrace extended.

The Committee had NO OBJECTION to this application.

Application No: EPF/1483/20
Officer: Muhammad Rahman
Applicant Name: Mr Suhail Khawaja
Planning File No: 022636
Location: 27 Algers Road, Loughton, IG10 4NG
Proposal: Replacement of an existing outbuilding with two buildings.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the plans are inadequate. The proposal appears to include almost tripling the width of the building to 6 metres; increasing the length by one third, from 12 metres to 18 metres; and doubling the height from approximately 2 metres to 4 metres.

This would result in an out of keeping overdevelopment of the garden. It would be overbearing and cause a negative effect on the amenity of neighbours in all directions. It is unclear from the plans whether the building is to be used for storage or living accommodation.

If the local planning authority is minded to approve this application, members requested a condition be imposed that the building remains ancillary to the main dwelling.

Application No: EPF/1488/20
Officer: Brendan Meade
Applicant Name: Mr & Mrs Craig Elliott
Planning File No: 005992
Location: 33 Priory Road, Loughton, IG10 1AF
Proposal: Single storey rear/side extension forming a playroom & store.

The Committee had NO OBJECTION to this application.

Application No: EPF/1494/20
Officer: Natalie Price
Applicant Name: Sharon Jenner
Planning File No: 000173
Location: Roding Valley High School, Alderton Hill, Loughton, IG10 3JA
Proposal: Proposed installation of a free-standing, open-sided, steel-framed canopy with polycarbonate roof, 35m x 6m.
The Committee NOTED the contents of four letters of objection.

The Committee had NO OBJECTION to this application.

Should the Local Planning Authority be minded to approve this application, members requested that the following condition be imposed:

The hedge in Brook Road to be maintained at a height of 3.5 metres to soften the impact of the structure on the street scene; and to help screen this out of keeping building from the neighbouring properties in Brook Road.

Application No: EPF/1495/20

Officer: Robin Hellier

Applicant Name: Mr Doal

Planning File No: 009709

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

Proposal: TPO/EPF/04/79 (Ref: T26, T27 & T32)

T1 & T2: Oak - Crown thin by 30%, as specified.

T3: Ash - Reduce overhanging branches back to boundary, 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/1499/20

Officer: Robin Hellier

Applicant Name: Mr Levi

Planning File No: 011034

Location: 24 Stanmore Way, Loughton, IG10 2SA

Proposal: TPO/EPF/04/79

T1: Horse Chestnut - Reduce height & lateral branches, as specified.

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

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

Application No: EPF/1517/20

Officer: Robin Hellier

Applicant Name: Mr Krish Radhakrishnan

Planning File No: 018562

Location: 1 Little Dragons, Loughton, IG10 4DG

Proposal: TPO/CHI/04/70 (Ref: A1)

T1: Hornbeam & T4: Cedar - 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/1546/20
Officer: Robin Hellier
Applicant Name: Mr Krish Radhakrishnan
Planning File No: 018562
Location: 1 Little Dragons, Loughton, IG10 4DG
Proposal: TPO/CHI/04/70 (Ref: A1)
T2: Hornbeam - Reduce, as specified, to give up to 2m clearance from building.

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

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

Application No: EPF/1566/20
Officer: Honey Kojouri
Applicant Name: Issy Begum
Planning File No: 003254
Location: 41 Sandford Avenue, Loughton, IG10 2AJ
Proposal: Proposed single storey side & rear extension & part first floor rear extensions. (Revised application to EPF/0710/20.)

The Committee OBJECTED to this application, stating that although this was an improvement on the previous application the first floor will still be cramped on the site and overbearing on the neighbours.

Application No: EPF/1568/20
Officer: Robin Hellier
Applicant Name: Essex County Council
Planning File No: 015764
Location: Land adjacent to 19 Goldings Rise, Loughton, IG10 2QP
Proposal: TPO/EPF/42/91 (Ref: T2)
T1: Leyland 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/1572/20
Officer: Marie-Claire Tovey
Applicant Name: Cornerstone Vodafone & Telefonica Cornerstone, Vodafone and Telefonica
Planning File No: 009759
Location: Junction of High Road and Warren Hill, Loughton, IG10 4JH
Proposal: Application to determine if Prior Approval is required for a Proposed installation of x1 no. 22.5 monopole supporting x6 no. antennas & x2 no. 300mm dishes, the installation of equipment cabinets within a timber fenced compound & ancillary development thereto.
(Revision to EPF/2753/19.)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, commenting that this site was very close to forest land and the proposed monopole would be taller than the surrounding trees. The cabinet compound would be an intrusion on the natural open aspect of the green corner.

If the local planning authority was minded to approve this application, members requested that the monopole be painted green to blend in with the surroundings and the proposed planting scheme be implemented to soften the street scene.

Application No: EPF/1577/20

Officer: Robin Hellier

Applicant Name: Strevens

Planning File No: 003171

Location: Collins Court, Lower Park Road, Loughton, IG10 4NL

Proposal: TPO/EPF/17/03

T1: Yew - Crown reduce by up to 1m, as specified.

Crown lift, as specified.

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

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

Application No: EPF/1605/20

Officer: David Maguire

Applicant Name: Mr Christian Allen

Planning File No: 026183

Location: 1 The Avenue, Loughton, IG10 4PT

Proposal: Proposed ground floor single storey rear & side extension, floor plan redesign & all associated works.

The Committee had NO OBJECTION to this application.

Application No: EPF/1613/20

Officer: Muhammad Rahman

Applicant Name: Mr Keith Alder-Barber

Planning File No: 000451

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

Proposal: External alterations to existing Class B8 unit to provide new covered staircase, disabled lift and customer entrance, reinstatement of vehicular entrance and reconfiguration of existing car parking spaces.

The Committee had NO OBJECTION to this application.

Application No: EPF/1616/20

Officer: Robin Hellier

Applicant Name: Mr Cyril Barker

Planning File No: 003312

Location: 4 Upper Park, Loughton, IG10 4EW

Proposal: TPO/EPF/26/11

T1: Lime - Crown reduce by up to 4m, as specified.

Crown lift to 6m from ground level, 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/1619/20

Officer: Robin Hellier

Applicant Name: Mrs Graham

Planning File No: 30742

Location: Forest Villa, 7 Staples Road, Loughton, IG10 1HP

Proposal: TPO/EPF/16/19 (Ref: T1)

T2: Cedar - Remove selected lateral branches (A & C), 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/1633/20

Officer: Brendan Meade

Applicant Name: Mr and Mrs R Potter

Planning File No: 026901

Location: 24 Park Hill, Loughton, IG10 4ES

Proposal: Single storey rear extension with two roof lanterns. Changes to window design and sizes on rear facing and side facing elevations including creation of Juliet balconies to rear.

The Committee OBJECTED to this application on the following grounds:

1. The proposed lanterns would cause light pollution affecting the amenity of both neighbours and the residents of Homecherry House, as the house stands above others close by.
2. The proposal would also cause overlooking to the occupants of Homecherry House.
3. The number of extra bedrooms proposed would impact on the SAC. The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

Application No: EPF/1652/20

Officer: Brendan Meade

Applicant Name: Mr Gino Biagioni

Planning File No: 030744

Location: 7 Avondale Close, Loughton, IG10 3DH

Proposal: Loft conversion with a rear dormer and velux windows to the front.

The Committee had NO OBJECTION to this application.

Application No: EPF/1654/20

Officer: Brendan Meade

Applicant Name: Mr Geoffrey Shaw

Planning File No: 024838

Location: 2 The Avenue, Loughton, IG10 4PT

Proposal: Application for Variation of Condition 2 'plan numbers' to EPF/1895/17. (Two semi-detached dwellings to the rear of 2 The Avenue.)

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the following grounds:

As stated in its original comments in respect of application EPF/1895/17, the Committee believes this application is an over-development of the site (*Min no PL289.1*)

The applicant states that Permitted Development rights had not been removed when the original application was approved, however they have clearly breached condition 2, to which this planning application refers, EPF/1895/17, i.e. "*The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 2TALPRL/16/P/001*".

The conversion of the approved garage to a further habitable room allows for a further bedroom on the second floor (although this is shown as a study on these revised plans). This would result in an increase in the number of inhabitants in these properties.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

The removal of the garage would also exacerbate the existing parking problems in the area and are contrary to the claims of the applicant in achieving approval for the original proposal in its design statement:

"The new dwellings will offer a good standard of accommodation and therefore the main issues to consider when assessing this application is the potential impact on the living conditions of the neighbours, the existing parking situation and the character and appearance of the area."

Members considered the applicant to have shown complete disregard in these two instances for the Local Planning Authority.

If the Local Planning Authority was minded to approve this application, the Committee requested the following conditions be imposed:

- I. The windows on the side flank to be fitted with obscured glass and have fixed frames.
- II. Any further Permitted Development rights should be removed.

Application No: EPF/1664/20

Officer: Muhammad Rahman

Applicant Name: Bradley Persell

Planning File No: 004103

Location: 34 Tycehurst Hill, Loughton, IG10 1BX
Proposal: Enclosure of carport to habitable space.

The Committee had NO OBJECTION to this application.

Application No: EPF/1700/20
Officer: Robin Hellier
Applicant Name: Mrs Suhma Rowe
Planning File No: 010499
Location: 4 Wallers Hoppet, Loughton, IG10 1SP
Proposal: TPO/EPF/08/91 (Ref:T5)
T1: Oak - Crown reduce by up to 1m, as specified.
Crown thin by 10%, 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.

- 1.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:** The following matter was NOTED by the Planning and Licensing Committee, following information received from Epping Forest District Council.

Application No: EPF/1541/20
Officer: Robin Hellier
Applicant Name: Mr Doal
Planning File No: 009709
Location: White Cottage, 5 Baldwins Hill, Loughton, IG10 1SE
Proposal: Baldwins Hill Conservation Area
T4: Pear - Crown reduce by up to 1.5m.

- 1.3 Deemed Permission – provided for information only:**

The Committee NOTED the following applications:

Application No: EPF/1486/20
Officer: David Maguire
Applicant Name: Mr Stephen Robinson
Planning File No: 030730
Location: 5 Elmhurst Way, Loughton, IG10 3DG
Proposal: Application for a Certificate of Lawful Development for a Proposed loft conversion with a rear dormer & x2 no.rooflights to the front elevation.

Application No: EPF/1606/20
Officer: David Maguire
Applicant Name: Mr Christian Allen
Planning File No: 026183
Location: 1 The Avenue, Loughton, IG10 4PT
Proposal: Application for a Certificate of Lawful Development for a Proposed loft conversion, with rear dormer and two Juliet balconies.

Application No: EPF/1623/20
Officer: David Maguire
Applicant Name: Mr Selahattin Cicek
Planning File No: 030405

Location: 46 Ibbetson Path, Loughton, IG10 2AS

Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion with a rear dormer & skylights.

1.4 Others – provided for information only EPF/2854/19, EPF/1561/20, EPF/1578/20, EPF/1618/20 and EPF/1670/20

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

Members also NOTED the contents of a letter of objection received in respect of one of these applications, EPF/1562/20, 73 Goldings Road, IG10 2QW.

2 Matters for Report

2.1 Notices of Appeal

2.1.1 EPF/0411/20 – 13 Sparelease Hill, Loughton, IG10 1BS – Proposal: Demolition of existing dwelling. Proposed 3 storey replacement dwelling with crown roof over, insert garage to front and rear flat roof dormer. (Appeal ref no: APP/J1535/W/20/3253711) – Note no PL1.1 (20/04/2020)

The Committee OBJECTED to this application, reiterating its previous comments which were:

The Committee OBJECTED to this application, on the grounds that the design was out of keeping with the street scene where most of the properties feature a gable as does the existing bungalow.

The proposal was too bulky and overbearing, going from two bedrooms to four double bedrooms with parking shown for four cars including a double garage therefore the property would be considerably enlarged and is very close to the forest.

The green aspect of the existing front garden, which it intends to remove, is of value to the street scene. It provides a natural habitat for birds and insects and is important as a vital buffer to the nearby forest. It also softens the impact of the property and adds to the green character of this part of the road. If approved at least the existing level of greenery and screening should be retained.

Members believe that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

2.1.2 EPF/0380/20 – 2 High Silver, Loughton, IG10 4EL. Proposal: Proposed change of decking shape to rear garden - Levels are as per previous approved application EPF/3242/17. (Appeal ref no: APP/J1535/D/20/3255048 – Min no PL861.1)

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

- 2.1.3 EPF/0063/20 – 8 Alderton Hall Lane, Loughton, IG10 3HJ.**
Proposal: Demolition of an existing roof, erection of a new roof with an increase in height, loft conversion involving 3no front & 1no rear dormers together with internal & external alterations including rebuilding of garage to be used as habitable accommodation. (Appeal ref no: APP/J1535/D/20/3253182 – Min no PL843.1)

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

- 3 Pre-application Consultation on Mobile Phone Masts – EE Ltd and Hutchison 3G Ltd – Proposed Upgrade of Existing Mobile Telecommunications Apparatus at Land Adj Unit E1, The Seedbed Centre, Langston Road, Loughton, Essex, IG10 3TQ (ref: 13512)**

The Committee had NO OBJECTION to this proposal.

- 4 Decisions**
Decisions by Epping Forest District Council

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

- 5 Licensing Applications**

- 5.1 Notice of application for a new Premises Licence under the Licensing Act 2003 in respect of M11 Local, 16 The Broadway, Loughton, IG10 3ST.**

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of the prevention of crime and disorder, prevention of public nuisance and protection of children from harm. These premises are located underneath residential properties.

If the local licensing authority was minded to grant this application, members requested that the licensing hours match those permitted for the recently granted licence on 4 August 2020 for the Multitap Gaming Hub in The Broadway:

The Sale of Alcohol on the premises from Monday - Friday until 22:00, Saturday until 23:00 and Sunday until 20:00.

- 6 Enforcement and Compliance**

No cases were reported.

Mark Squire
TOWN CLERK
24 August 2020