

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 7 SEPTEMBER 2020 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 7 September 2020**

Committee Members

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

Officer: Debra Paris (Planning Committee Clerk)

Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/1756/20, 7 Waller's Hoppet, as she is a friend of the applicant. She would therefore not be commenting on this matter.

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

- i. planning applications: EPF/1485/20, 4 Little Goldings; EPF/1723/20, 51 Goldings Road; EPF/1750/20, 25 Greenfields; and EPF/1753/20, 47 The Crescent, owing to comments received from the LRA Plans Group; and
- ii. planning application: EPF/1485/20, 4 Little Goldings, as the architects are known to the council.

Planning Applications

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

1.1 Application No: EPF/1485/20

Officer: Muhammad Rahman

Applicant Name: Mr Ian Harris

Planning File No: 015013

Location: 4 Little Goldings, The Barn, Clays Lane, Loughton, IG10 2RZ

Proposal: Proposed alterations & extensions to a detached house, including first floor extension over garage & utility, first floor back extension over back of kitchen & detached garage with guest bedroom & ensuite.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The extensions by reason of their bulk and form would overpower the original historical farmhouse, which would be changed radically by the proposed additions. The two-storey extension would have a detrimental effect on the neighbour as it would dominate the view from the back garden.

The property is a heritage asset, previously known as Goldings Farm, where Stanley Baldwin and Rudyard Kipling stayed in 1877 and is the setting of the book called the Loughton Idyll.

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/1591/20
Officer: Brendan Meade
Applicant Name: Mr Arnold Cowan
Planning File No: 030751
Location: 37 Meadow Road, Loughton, IG10 4HY
Proposal: Demolish existing rear utility room & wc & erection of a new single storey utility room/wc & orangery.

The Committee had NO OBJECTION to this application.

Application No: EPF/1636/20
Officer: Honey Kojouri
Applicant Name: Mr & Mrs Elliott Winner
Planning File No: 030424
Location: 26 Longfield, Loughton, IG10 4EE
Proposal: Single storey side and front extensions following the demolition of the existing entrance porch addition.

The Committee had NO OBJECTION to this application.

Application No: EPF/1701/20
Officer: Brendan Meade
Applicant Name: Mollie Barrett
Planning File No: 012761
Location: 213 The Broadway, Loughton, IG10 3TE
Proposal: Erection of a single storey rear and side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1706/20
Officer: Muhammad Rahman
Applicant Name: Eduard Bilalaj
Planning File No: 030527
Location: 86 Newmans Lane, Loughton, IG10 1TN
Proposal: Proposed first floor rear extension (amendment to Planning Approval EPF/0228/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/1723/20
Officer: Caroline Brown
Applicant Name: Mr Charles Martin
Planning File No: 030752
Location: 51 Goldings Road, Loughton, IG10 2QR
Proposal: Proposed two storey & single storey rear extension.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site more than doubling the size of the house. It would overshadow the adjoining neighbour and spoil the symmetry of the two semi-detached houses from the rear.

Application No: EPF/1741/20
Officer: Brendan Meade
Applicant Name: Mr Deepesh Mistry

Planning File No: 020286

Location: 12 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: Demolition of existing garage/out building and erection of new out building.

The Committee had NO OBJECTION to this application.

Members requested that should the Local Planning Authority be minded to approve this application a condition be imposed that the outbuilding remain ancillary to the main dwelling.

Application No: EPF/1750/20

Officer: Brendan Meade

Applicant Name: Mr and Mrs Donatas Latkauskiene

Planning File No: 021972

Location: 25 Greenfields, Loughton, IG10 3HF

Proposal: Rear extension at first floor forming a new bathroom above existing ground floor extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the proposal was too bulky and too close to no.23, closing the gap between the two terrace houses when viewed from the rear.

Application No: EPF/1753/20

Officer: Muhammad Rahman

Applicant Name: Mr George Wilson

Planning File No: 030618

Location: 47 The Crescent, Loughton, IG10 4PU

Proposal: Single storey rear extension, single storey side extension, extend roof over part of rear extension and raised rear patio. (Revised application to EPF/0979/20)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Although this is a smaller development than the previous application it will still change the bungalow into a two-storey house. There are few bungalows in the area and they are valuable for those needing a single storey dwelling.

The Committee noted the previous reason for refusal by the Local Planning Authority on the grounds that

“The proposed development would result in the loss of an existing bungalow, contrary to policy H1 (f) of the Local Plan Submission Version 2017 and the guidance contained within the National Planning Policy Framework 2019. Insufficient very special circumstances exist that clearly outweigh this harm.”

Application No: EPF/1756/20

Officer: Robin Hellier

Applicant Name: Mr Paul Wershof

Planning File No: 011405

Location: 7 Wallers Hoppet, Loughton, IG10 1SP

Proposal: TPO/EPF/08/91

T10: Beech - Crown reduce by up to 2.5m, as specified.
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.

1.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/1716/20

Officer: David Maguire

Applicant Name: Mr John Rivers

Planning File No: 023107

Location: 1 A Goldings Road, Loughton, IG10 2QR

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

1.3 Others – provided for information only EPF/1681/20, EPF/1719/20, EPF/1783/20 and EPF/1790/20

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

2 Matters for Report

2.1 Notice of Appeal

2.1.1 EPF/0843/20 – 8 Alderton Hall Lane, Loughton, IG10 3HJ – Proposal: Erection of a metal fence (retrospective) with proposed landscaping. (Appeal ref no: APP/J1535/D/20/3256651) – Note no 1.1 (18/05/2020)

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

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this proposal on the grounds that the railings destroy the open aspect of the street scene. Members also questioned whether the railings had been positioned on the applicants' property or on council land.

3 Planning Consultation: Ministry of Housing Communities & Local Government – Planning for the Future, White Paper August 2020

The Committee deferred this item to the next meeting as comments are not required until 29 October 2020, to allow further time for members to digest.

4 Decisions

Decisions by Epping Forest District Council

Decisions for June 2020, July 2020 and August 2020 were NOTED by the Committee.

5 Licensing Applications

No applications had come to the attention of officers.

6 Enforcement and Compliance

No cases were reported.

It was requested that the following matter be brought to the attention of the Enforcement and Compliance Officers of the Local Planning Authority, re: The Royal Oak, Quercus Site:

The road through the site between Smarts Lane and Forest Road had been signposted "Private Road No Parking" with no reference to the fact that this is a "Public Footpath".

Mark Squire
TOWN CLERK
7 September 2020