

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 5 OCTOBER 2020 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 5 October 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

The Committee declared a non-pecuniary interest in the following planning applications: EPF/1474/20, 1 Nevill Way; EPF/1707/20, 227 High Road; EPF/1928/20, 16 Eleven Acre Rise; and item 2.1.1 and 2.1.2, Notices of Appeal - EPF/2486/19, 5 Staples Road and EPF/2561/19, Highgrove Close, formerly land r/o 33-37 Hillyfields, owing to comments received from the LRA Plans Group.

Planning Applications

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

1.1 Application No: EPF/1474/20

Officer: Francis Saayeng

Applicant Name: Mrs Chauhan

Planning File No: 006614

Location: 1 Nevill Way, Loughton, IG10 3BG

Proposal: Proposed construction of a two-storey side extension, single storey rear extension and subdivision into two dwellings.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would be an overdevelopment of the site and would be detrimental to the street scene due to its cramped appearance.

Furthermore, 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.

Application No: EPF/1707/20

Officer: Marie-Claire Tovey

Applicant Name: Miss Emma Fallon

Planning File No: 008961

Location: 227 High Road, Loughton, IG10 1BB

Proposal: Application for Variation of Condition 3 for change of use from shop to a Public House with food and wine bar and managers flat.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that the variation of condition 3 of the original planning permission, *'that this area should be reserved for staff parking and deliveries'* would result in disturbance to the occupiers of nearby residential properties to the detriment of the amenities of those occupiers and to the enjoyment of their property.

The loss of the existing parking and delivery area would result in increased on-street parking and congestion within the vicinity of the site, to the detriment of the free-flowing traffic and safe operation of the surrounding highway.

Members noted that on two previous occasions applications had been made by the owners for tables and chairs in this location. On both occasions the application was refused based on the above grounds.

Overall, there has been no change in circumstances to justify a different decision.

Application No: EPF/1928/20
Officer: Muhammad Rahman
Applicant Name: Mr Declan O'Driscoll
Planning File No: 016397
Location: 16 Eleven Acre Rise, Loughton, IG10 1AN
Proposal: Erection of detached dwelling.
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/1933/20
Officer: Brendan Meade
Applicant Name: J Lindop
Planning File No: 030575
Location: 94 Avondale Drive, Loughton, IG10 3DQ
Proposal: First floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1936/20
Officer: Zara Seelig
Applicant Name: Mr Dean Wilkinson
Planning File No: 015764
Location: 19 Goldings Rise, Loughton, IG10 2QP
Proposal: Upper ground floor extension over the existing roof terrace area, solar panels to be installed to the main roof and new doors with appropriate guarding installed to the lower ground floor level

The Committee had NO OBJECTION to this application.

Application No: EPF/1945/20
Officer: Robin Hellier
Applicant Name: Mr Harwood
Planning File No: 002775
Location: Saint Michael and All Angels Church, Roding Road, Loughton
Proposal: TPO/EPF/07/79
T77L Oak - 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/1951/20
Officer: Brendan Meade
Applicant Name: J Lindop
Planning File No: 030575
Location: 94 Avondale Drive, Loughton, IG10 3DQ
Proposal: Proposed first floor rear extension.

The Committee had NO OBJECTION to this application.

- 1.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX application – 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/1938/20
Officer: Julie Cottrell
Applicant Name: Miss Stephanie Valente
Planning File No: 030524
Location: 9 Firs Drive, Loughton, IG10 2SL
Proposal: Baldwins Hill Conservation Area
1 x Hawthorn - Fell.

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

The Committee NOTED the following applications:

Application No: EPF/1754/20
Officer: Muhammad Rahman
Applicant Name: Mr George Wilson
Planning File No: 030618
Location: 47 The Crescent, Loughton, IG10 4PU
Proposal: Certificate of lawful development for a proposed 4 metre deep single storey rear extension and dormer windows in connection with conversion of existing roof space.

Application No: EPF/1876/20
Officer: Brendan Meade
Applicant Name: Ms Jenny Lellow
Planning File No: 030707
Location: 96 Newmans Lane, Loughton, IG10 1TN
Proposal: Certificate of lawful development for a proposed front porch and single storey rear extension. (Revised application to EPF/1367/20)

Application No: EPF/1960/20
Officer: David Maguire
Applicant Name: Faye Hirons
Planning File No: 030778
Location: 53 Stonards Hill, Loughton, IG10 3EH
Proposal: Application for a Certificate of Lawful Development for a Proposed rear single storey extension.

- 1.4 Others – provided for information only EPF/2010/20**

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

2 Matters for Report

2.1 Notices of Appeal

2.1.1 EPF/2486/19 - 5 Staples Road, Loughton, IG10 1HP. Proposal: Ground and lower ground floor rear renovation and extension. (Appeal Ref No: APP/J1535/W/20/3254872) – Min No PL804.1

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to this application on the grounds that this proposal was out of keeping with the style of the property, which is in the Staples Road Conservation Area. Members also commented that the proposal had the potential to cause a flood risk to neighbouring properties in Shaftesbury.

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.

2.1.2 EPF/2561/19 - Highgrove Close 1-7, Loughton, Formerly land r/o 33 - 37 Hillyfields, Loughton, Loughton, IG10 2PT. Proposal: Proposed 4-bedroom two storey dwelling (in addition to those approved under EPF/2913/16). (Appeal Ref No: APP/J1535/W/20/3256223) – Min No PL821.1

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to this application on the grounds that this was an overdevelopment of the site, as cited by the Local Planning Authority in its refusal of previous application, EPF/0513/16, for a similar proposal.

Members also considered the access road to this development was too narrow for refuse collection vehicles and emergency fire vehicles to negotiate, there being only sufficient width for one standard vehicle to use. An increase in the number of houses and subsequent extra vehicles on this site would further exacerbate access problems.

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.

3 Pre-application Consultation on Mobile Phone Masts – by EE Ltd and Hutchison 3G Ltd proposed shared mobile telecommunications radio equipment at Epping Forest College, Block B, Borders Lane, Loughton, Essex, IG10 3SA [NGR E: 543696 N: 196440] – replacing site 55523 “Epping Forest College mid. building”

The Committee had NO OBJECTION to this proposal.

4 Licensing Act 2003 Consultation Policy (draft)

The Committee had NO OBJECTION to this proposal.

5 Decisions

Decisions by Epping Forest District Council

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

6 Licensing Applications

No applications had come to the attention of officers.

7 Enforcement and Compliance

No cases were reported.

Mark Squire

TOWN CLERK

19 October 2020