

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MEETING 19 OCTOBER 2020 – CANCELLED**

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY  
Monday 19 October 2020**

**Committee Members**

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

**Officer:** Debra Paris (Planning Committee Clerk)

**Apologies**

Cllr Latchford sent his apologies for being unable to submit his comments for these applications.

**Declarations of Interest**

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

- i) EPF/1744/20, The Avenue Lawn Tennis Club, 18 The Avenue; EPF/1792/20, 65 The Broadway; EPF/1970/20, 25 Felstead Road; EPF/1979/20, 63 Whitehills Road; EPF/2013/20, 9 Shelley Grove; and EPF/2020/20, Garage Site, Ladyfields, owing to comments received from the LRA Plans Group; and
- ii) EPF/1989/20, 65 Harwater Drive, as the applicant was a member of the family of a town councillor.

**Planning Applications**

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

**1.1 Application No: EPF/1671/20**

**Officer:** Brendan Meade

**Applicant Name:** Mr Trevor Prior

**Planning File No:** 002406

**Location:** 28 Connaught Avenue, Loughton, IG10 4DS

**Proposal:** Proposed single storey side extension, demolish existing conservatory & construct a single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1744/20

**Officer:** Muhammad Rahman

**Applicant Name:** EOS Lighting Solutions Ltd Brian Glynn

**Planning File No:** 003658

**Location:** The Avenue Lawn Tennis Club, 18 The Avenue, Loughton, IG10 4PT

**Proposal:** Proposed replacement of lighting on court 1 and installation of new lighting to courts 2 and 3, including ground & duct works. (Revised application to EPF/2327/19).

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1781/20  
**Officer:** Brendan Meade  
**Applicant Name:** Sabina Lo  
**Planning File No:** 030785  
**Location:** 7 Roundmead Close, Loughton, IG10 1QD  
**Proposal:** Side and rear ground floor extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1792/20  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mrs Carmen Quinn-Fryatt  
**Planning File No:** 007111  
**Location:** 65 The Broadway, Loughton, IG10 3SP  
**Proposal:** Application for Prior Approval for a Proposed Change of use from D2 to Sui Generis (an addition to the existing class).  
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that there is already a gaming unit opposite. Members could see no reason for a second one in such close proximity.

These uses are harmful to the young children and teenagers who frequent The Broadway at all times of day. This change of use would also mean that children's play usage is removed.

**Application No:** EPF/1969/20  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Harley Harley  
**Planning File No:** 009843  
**Location:** 178 High Road, Loughton, IG10 1DN  
**Proposal:** Proposed external condenser for cold room at Co-op Funeral Home.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1970/20  
**Officer:** Ian Ansell  
**Applicant Name:** Mr Nathan Eriemo  
**Planning File No:** 014378  
**Location:** 25 Felstead Road, Loughton, IG10 3BB  
**Proposal:** Proposed first floor rear extension.  
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that it would be out of keeping with the street scene and overbearing on the neighbour at no 27. There are no additions like this in Felstead Road and the proposal would set an undesired precedent.

**Application No:** EPF/1979/20  
**Officer:** Muhammad Rahman  
**Applicant Name:** E Maule  
**Planning File No:** 012136  
**Location:** 63 Whitehills Road, Loughton, IG10 1TU  
**Proposal:** Single storey side and rear extension.  
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1989/20

**Officer:** Muhammad Rahman

**Applicant Name:** Sutherland

**Planning File No:** 003219

**Location:** 65 Harwater Drive, Loughton, IG10 1LP

**Proposal:** Proposed conversion of house to suit wheelchair disabled use with new accommodation at lower ground to front & first floor at rear.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1990/20

**Officer:** Caroline Brown

**Applicant Name:** Mr Darryl Reed

**Planning File No:** 003095

**Location:** 12 Eleven Acre Rise, Loughton, IG10 1AN

**Proposal:** Demolition of existing side extension and construction of a ground floor rear and side extension and a first floor rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2013/20

**Officer:** Caroline Brown

**Applicant Name:** Mr Brett Racher

**Planning File No:** 010646

**Location:** 9 Shelley Grove, Loughton, IG10 1BY

**Proposal:** Two storey front extension. First floor side extension. Replacement and extension of roof.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2020/20

**Officer:** Marie-Claire Tovey

**Applicant Name:** Epping Forest District Council - Mr John Hayes

**Planning File No:** 010456

**Location:** Garage site Ladyfields, Loughton, IG10 3RP

**Proposal:** Redevelopment to provide two residential buildings, proposed flats and houses with associated parking spaces and landscaping, 16 units in total. The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

- Only 4 parking spaces have been allocated for 16 dwellings on this already very congested street. This is unacceptable unless it is proposed to write into the purchase/lease agreement that no cars would be allowed!
- This is an area of two-storey houses and the design of the three storey flats would be overbearing on the houses already built.
- The design is also unsympathetic to the existing street scene.

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/2024/20

**Officer:** Brendan Meade

**Applicant Name:** Mr and Mrs Bassi

**Planning File No:** 006907

**Location:** Goldings Manor Cottage, 3 Stanmore Way, Loughton, IG10 2SA

**Proposal:** Raising the roof of existing garage/gym and infill extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, members requested that if the Local Planning Authority is minded to grant this application a condition be imposed that the building remain ancillary to the main dwelling.

**Application No:** EPF/2025/20

**Officer:** David Maguire

**Applicant Name:** Mr Paul Caruana

**Planning File No:** 023830

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

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

The Committee OBJECTED to this application on the grounds that the proposal would build right up to the boundary resulting in the guttering overhanging the neighbouring property.

**Application No:** EPF/2034/20

**Officer:** David Maguire

**Applicant Name:** Faye Hirons

**Planning File No:** 030778

**Location:** 53 Stonards Hill, Loughton, IG10 3EH

**Proposal:** Front porch extension.

The Committee had NO OBJECTION to this application.

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

The Committee NOTED the following applications:

**Application No:** EPF/1968/20

**Officer:** David Maguire

**Applicant Name:** Eric & Nicola Emanuel Garcia

**Planning File No:** 014200

**Location:** 41 Harwater Drive, Loughton, IG10 1LP

**Proposal:** Application for a Certificate of Lawful Development for a Proposed raising of hip roof to gable & dormer extensions.

**Application No:** EPF/2004/20

**Officer:** David Maguire

**Applicant Name:** Mr and Mrs R Potter

**Planning File No:** 026901

**Location:** 24 Park Hill, Loughton, IG10 4ES

**Proposal:** Application for a Certificate of Lawful Development for a Proposed single storey rear extension with x2 no. roof lanterns.

**1.3 Others – provided for information only EPF/1963/20, EPF/1966/20, EPF/2175/20 and EPF/2211/20**

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

**2 Matters for Report**

There were no matters for report.

**3 Decisions**

**Decisions by Epping Forest District Council**

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

**4 Licensing Applications**

**4.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of New Breed Bottle Shop, 287 High Road, Loughton, IG10 1AH.**

The Committee had NO OBJECTION to this application.

**4.2 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Café Caribbean (Loughton) Ltd., 262 High Road, Loughton, IG10 1RB.**

The Committee OBJECTED to this application on the following grounds:

- i) The prevention of crime and disorder
- ii) The prevention of public nuisance.

The position of the premises below and in front of residential properties has the potential to disturb the living conditions of these properties.

Members suggested that hours for all activities are only in line with the rest of licensed premises in the High Road and that music is only played after 9pm inside with the folding doors closed so as not to cause a public nuisance. For the same reasons there should be no provision of late-night refreshment.

**5 Enforcement and Compliance**

No cases were reported.

**Mark Squire**  
**TOWN CLERK**  
19 October 2020