

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 2 NOVEMBER 2020 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 2 November 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:

- i) EPF/1849/20, 92 Lawton Road; EPF/2121/20, 7 Kenilworth Gardens; and EPF/2265/20, 83 Baldwins Hill, owing to comments received from the LRA Plans Group; and
- ii) EPF/1798/20, 65A Alderton Hill; EPF/2190/20, 36 Sparelease Hill; and EPF/2263/20, 10 Marjorams Avenue, as the architect was 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/0690/20

Officer: Muhammad Rahman

Applicant Name: Mr Peter Poppat

Planning File No: 006112

Location: 56 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Demolition of existing house and replacement with new two and a half storey house with basements.

The Committee OBJECTED to this application on the grounds that 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.

Furthermore, 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 also drew the attention of the Planning Officer to the objections outlined in the Tree and Landscaping Officer's report in regards to this application.

Application No: EPF/1558/20

Officer: Brendan Meade

Applicant Name: Ms Shabnam Sinha

Planning File No: 030798

Location: 1 The Square, Loughton, IG10 3FE

Proposal: Proposed side conservatory to adjoin the rear (back) side of the garden. (L shape).

The Committee OBJECTED to this application on the grounds that the proposal is too large and the mainly UPVC construction is out of keeping with the surrounding buildings.

Application No: EPF/1587/20

Officer: David Maguire

Applicant Name: Richard Brown

Planning File No: 030796

Location: 70 Englands Lane, Loughton, IG10 2QQ

Proposal: Proposed conservatory.

The Committee requested new plans for this application, as those submitted were insufficient to consider the application fully.

Application No: EPF/1666/20

Officer: Zara Seelig

Applicant Name: Mrs Valerie Pomfrett

Planning File No: 006574

Location: 23 The Summit, Loughton, IG10 1SW

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application, provided the tree protection was carried out as requested by the EFDC Tree and Landscaping Officer.

Application No: EPF/1737/20

Officer: David Maguire

Applicant Name: Mr. Jinliang Pan

Planning File No: 019710

Location: 77 The Lindens, Loughton, IG10 3HT

Proposal: Proposed erection of a front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1788/20

Officer: Brendan Meade

Applicant Name: Mrs Akbulut

Planning File No: 005803

Location: 75 Alderton Hill, Loughton, IG10 3JE

Proposal: Proposed single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1798/20

Officer: Brendan Meade

Applicant Name: Mr & Mrs Nadeem & Sanam Siddique

Planning File No: 017406

Location: 65A Alderton Hill, Loughton, IG10 3JD

Proposal: Two storey front extension, front dormer enlargement, garage extension. New flat roof with a lantern over the existing conservatory. Change of roof material to slate. Upgrading the existing windows Internal alterations

The Committee had NO OBJECTION to this application, provided the tree protection was carried out as requested by the EFDC Tree and Landscaping Officer.

Application No: EPF/1849/20

Officer: Marie-Claire Tovey

Applicant Name: Mr Brendan McParland

Planning File No: 015782

Location: 92 Lawton Road, Loughton, IG10 2AA

Proposal: Front extension to first floor, rear dormer and loft conversion to form 6 bed HMO.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that this proposal was an overdevelopment of the site. This is a small residential house, on a very small plot that it fills completely. Although there may be purpose-built houses of multiple occupancy in the vicinity, this should not be one of them. The resultant overcrowding this application would cause, would detract from the amenity of the neighbouring single family properties.

The large first floor extension would cast a shadow over nearby properties. There is no dedicated outdoor amenity space and insufficient internal space for 6 residents living independently of one another.

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/2070/20

Officer: Robin Hellier

Applicant Name: Simon Walker

Planning File No: 003547

Location: 8 Fairmeadside, Loughton, IG10 4RH

Proposal: TPO/EPF/07/79 (Ref: T61)

T1: Horse Chestnut - Crown reduce height by up to 2.5m and laterals by up to 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/2085/20

Officer: Brendan Meade

Applicant Name: Mr Tom Hills

Planning File No: 012200

Location: 99 Queens Road, Loughton, IG10 1RR

Proposal: Construction of a ground floor rear extension replacing existing terrace, new entrance porch, new timber cladding to the front gable,

replacement windows to the front and rear, and removal of the chimney stack.(Revised application to EPF/1220/20).

The Committee OBJECTED to this application on the grounds that it would cause excessive shadowing to the neighbouring property. This revised proposal did not sufficiently overcome the issues outlined in the local planning authority's original reasons for refusal for EPF/1220/20.

Application No: EPF/2121/20

Officer: Muhammad Rahman

Applicant Name: Mr M Morgan

Planning File No: 030806

Location: 7 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: Proposed single storey rear extension & first floor chalet 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 with potential for overlooking neighbours.

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/2124/20

Officer: Brendan Meade

Applicant Name: Mr and Mrs Rose

Planning File No: 030818

Location: 65 Queens Road, Loughton, IG10 1RR

Proposal: Two and single storey rear extension and single storey to side. Front canopy to front elevation. General elevation changes.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2127/20

Officer: Robin Hellier

Applicant Name: Pauline Coggle

Planning File No: 021226

Location: 7 Fairmeadside, Loughton, IG10 4RH

Proposal: TPO/EPF/07/79 (Ref: T62 & T63)

T2: Oak - Selective reduction, as specified.

T3: Maple - Crown reduce height & laterals, 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/2133/20

Officer: Zara Seelig

Applicant Name: Mr & Mrs Philips

Planning File No: 030802

Location: 31 Kenilworth Gardens, Loughton, IG10 3AF

Proposal: Single storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2143/20

Officer: Zara Seelig

Applicant Name: Mr Jack Sandford

Planning File No: 030809

Location: 44 High Beech Road, Loughton, IG10 4BL

Proposal: Demolition of existing conservatory to side and erection of a single side storey extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2144/20

Officer: Alastair Prince

Applicant Name: Mr Richard Webster

Planning File No: 017382

Location: 43 Colebrook Lane, Loughton, IG10 2HJ

Proposal: Demolition and replacement of garage and erection of boundary walls.

The Committee had NO OBJECTION to this application.

Application No: EPF/2154/20

Officer: Robin Hellier

Applicant Name: Mrs H D Carnera

Planning File No: 005116

Location: 8 Hazelwood, Loughton, IG10 4ET

Proposal: TPO/EPF/26/11 (Ref: T18)

T1: Holm Oak - Crown lift up to 6.5m 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/2167/20

Officer: Julie Cottrell

Applicant Name: Pauline Coggle

Planning File No: 021226

Location: 7 Fairmeads, Loughton, IG10 4RH

Proposal: TPO/EPF/09/77 (Ref: G4)

T1-T3: 3 x 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/2184/20
Officer: Marie-Claire Tovey
Applicant Name: Miss Maria Taylor
Planning File No: 030814
Location: 3 Thistle Mead, Loughton, IG10 1TR
Proposal: Construction of a single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2190/20
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Shan
Planning File No: 014403
Location: 36 Sparelease Hill, Loughton, IG10 1BT
Proposal: Removal of existing roof and construction of new raised roof with front and rear dormers. Two storey rear extension and single storey rear extension. Internal and external alterations. New vehicular gates and piers.

The Committee OBJECTED to this application on the grounds that the side of the house would be brought into line with the adjoining property; and the vehicular gates would be too intrusive on the street scene.

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 suggested that in respect of the gates, should the local planning authority be minded to approve this application, there should be openwork all the way to the ground with native planting behind the walls/railings to soften the impact on the street scene.

Application No: EPF/2207/20
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Hodkinson
Planning File No: 030146
Location: 25 Fallow Fields, Loughton, IG10 4QP
Proposal: Demolish existing rear conservatory and erect a single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2233/20
Officer: Robin Hellier
Applicant Name: Mr Adam Cooper
Planning File No: 009959
Location: Drummers Maid, 27 Woodbury Hill, Loughton, IG10 1JF
Proposal: TPO/EPF/03/20
T1: Silver Birch - Crown reduce height, 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/2256/20

Officer: Robin Hellier

Applicant Name: Mr Frank Bell

Planning File No: 003053

Location: 1 Ripley View, Loughton, IG10 2PB

Proposal: TPO/EPF/29/08 (Ref: G1)

T1: Horse Chestnut - Crown lift to 5m from ground level, as specified.
Crown thin by up to 15%, 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/2263/20

Officer: Muhammad Rahman

Applicant Name: Mr Kay Yavuz

Planning File No: 008597

Location: 10 Marjorams Avenue, Loughton, IG10 1PT

Proposal: Single storey side and single storey rear extension. (Amended application to EPF/2263/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/2265/20

Officer: Muhammad Rahman

Applicant Name: Mr J Khan

Planning File No: 030824

Location: 83 Baldwins Hill, Loughton, IG10 1SN

Proposal: Retention of front boundary railings and gates.

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this proposal.

The Committee had NO OBJECTION to this application.

Application No: EPF/2266/20

Officer: Brendan Meade

Applicant Name: Mr Iain Bass

Planning File No: 022093

Location: 103 Grosvenor Drive, Loughton, IG10 2LA

Proposal: Hip to gable loft conversion with rear dormer and Juliet balcony.

The Committee had NO OBJECTION to this application.

Application No: EPF/2267/20

Officer: Sukhvinder Dhadwar

Applicant Name: Hannah & Stephen Jones & Heihr

Planning File No: 029589

Location: 44 Wellfields, Loughton, IG10 1NY

Proposal: Proposed single storey front extension.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/2155/20

Officer: Julie Cottrell

Applicant Name: Mrs L Everson

Planning File No: 024182

Location: 11 Wallers Hoppet, Loughton, IG10 1SP

Proposal: York Hill Conservation Area

T1: Leylandii - Crown reduce laterals on northern side by up to 1.5m.

G2: 3 x Sycamores, T3: Ash & T4: Sycamore - Crown reduce height to previous points & laterals by up to 2m.

Application No: EPF/2273/20

Officer: Julie Cottrell

Applicant Name: Mr Arthur Catterall

Planning File No: 004797

Location: 61 York Hill, Loughton, IG10 1HZ

Proposal: York Hill Conservation Area

T1: Yew - Crown reduce.

T2: Robinia - Crown reduce up to 50%.

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

The Committee NOTED the following applications:

Application No: EPF/2138/20

Officer: David Maguire

Applicant Name: Mrs Mariyana Prokopiev

Planning File No: 029957

Location: 9 Rochford Green, Loughton, IG10 2BT

Proposal: Application for a Certificate of Lawful Development for a proposed loft conversion with a rear dormer.

Application No: EPF/2166/20

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Gurney

Planning File No: 029896

Location: 19 Highland Avenue, Loughton, IG10 3AJ

Proposal: Application for a Certificate of Lawful Development for a Proposed hip to gable loft conversion with a rear dormer including Juliet balcony & rooflight to the front elevation.

Application No: EPF/2373/20

Officer: Brendan Meade

Applicant Name: Mr & Mrs Nadeem & Sanam Siddique

Planning File No: 017406

Location: 65A Alderton Hill, Loughton, IG10 3JD

Proposal: Application for a Certificate of Lawful Development for a proposed enlargement of an existing flat roofed dormer.

1.4 Others – provided for information only EPF/2217/20, EPF/2243/20, EPF/2270/20, EPF/2272/20, EPF/2289/20, EPF/2290/20, EPF/2291/20, EPF/2346/20, EPF/2357/20, and EPF/2392

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

Members NOTED the contents of a letter of objection in respect of planning application EPF/2290/20, 197 The Broadway.

The Committee OBJECTED to application EPF/2290/20, 197 The Broadway, on the grounds that members were concerned that this proposal related to a House in Multiple Occupancy. The proposed extension would lend itself to being used as more rooms for occupancy. Neighbours had already experienced a detrimental effect to their amenity with regards to anti-social behaviour.

- 2 Planning Application EPF/0659/20: Applicant Name:** The City of London Corporation – Site: Land lying to the South of Coppice Row, Theydon Bois, CM16 7DR. Proposal: The proposed works include:- a) Construction of a "grasscrete" concrete spillway to the earth embankment dam, to safely pass design flood flows without uncontrolled overtopping of the dam b) A permanent lowering of water levels in the pond, to reduce leakage issues through the dam c) Regrading the varying dam crest to a common level, with adequate free-board above spillway/weir level d) Construction of a 600m long gravel haul road through the site, for the purposes of construction access and future maintenance access to the dam

The Committee considered the above application owing to the site laying adjacent to the Loughton boundary.

The Committee had NO OBJECTION to this application.

3 Matters for Report

3.1 Amended Plans

EPF/0477/20 - Unit E (Landmark House), 32 Barrington Green, Loughton, IG10 2BA. Proposal: Change of use from A1 to tanning salon (Sui Generis) and associated air conditioning and extraction units.

*****Revised Description and additional information received*** Min no PL1.1 – 13/7/2020**

The Committee had NO OBJECTION to this application, although members expressed concern regarding noise from the ventilation units into the flats above.

4 Decisions

Decisions by Epping Forest District Council

Decisions for September 2020 were NOTED by the Committee.

5 Licensing Applications

5.1 No applications had come to the attention of officers.

5.2 Street Trading Consent Renewal Application: Debden Traders Association

Notice of application for a renewal street trading in respect of Debden Broadway Stall Market, The Broadway, Loughton IG10

The Committee had NO OBJECTION to this application.

6 Enforcement and Compliance
No cases were reported.

Mark Squire
TOWN CLERK
2 November 2020