

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 16 NOVEMBER 2020 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY

Monday 16 November 2020

Committee Members

Councillors:

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

Officer:

Debra Paris (Planning Committee Clerk)

Apologies

Cllr Davies sent her apologies for being unable to submit comments on these applications.

Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/1465/20, Davenant Foundation School, Chester Road, as a member of her family was a school governor.

Cllr Abraham declared a non-pecuniary interest in planning application EPF/2417/20, 37 Roding Gardens as he lives nearby.

The Committee declared a non-pecuniary interest in the following planning applications: EPF/1465/20, Davenant Foundation School, Chester Road; EPF/1971/20, 22 Alderton Hill; and EPF/2369/20, 69 Church Hill, 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/1465/20

Officer: Ian Ansell

Applicant Name: Davenant Foundation School

Planning File No: 002574

Location: Davenant Foundation School, Chester Road, Loughton, IG10 2LD

Proposal: Replacement of existing temporary classrooms with permanent standalone block.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that whilst members recognised the need to replace the demountables that are at the end of their useful life. The design for the proposed new build was only marginally better than the existing temporary buildings resembling a 1950s factory. The design would not be in keeping with the existing buildings close to it.

The Committee appreciated the need to keep the profile low due to its close proximity to neighbouring residential properties but felt the architects could produce something more appropriate and sustainable maybe with a green roof.

Comments by the EFDC Tree & Landscape section would also need to be followed.

Application No: EPF/1971/20

Officer: Brendan Meade

Applicant Name: Mr Pravin Mayor

Planning File No: 013396

Location: 22 Alderton Hill, Loughton, IG10 3JB

Proposal: Proposed double storey front, double storey side, double storey rear and part single storey rear extension. Change of roof profile to create 2 small front and rear dormers.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2142/20

Officer: David Maguire

Applicant Name: Mr Colin Southgate

Planning File No: 011421

Location: 31 Hazelwood, Loughton, IG10 4ET

Proposal: Application for a Certificate of Lawful development for single storey rear extension built in 2005 (conservatory).

The Committee had NO OBJECTION to this application. However, members deplored the retrospective nature of this application.

Application No: EPF/2277/20

Officer: Brendan Meade

Applicant Name: Mr Charles Ross

Planning File No: 030535

Location: 75 Audley Gardens, Loughton, IG10 2EW

Proposal: Certificate of lawful development for existing rear dormer window in a loft conversion.

The Committee had NO OBJECTION to this application. However, members deplored the retrospective nature of this application.

Application No: EPF/2281/20

Officer: Caroline Brown

Applicant Name: Mr Charvat

Planning File No: 020193

Location: 10 Monkchester Close, Loughton, IG10 2SN

Proposal: Proposed two storey side extension, floor plans redesign and all associated works.

The Committee OBJECTED to this application stating that this proposal failed to overcome the previous reason for refusal of a similar application, EPF/1272/09, by the local planning authority, which was:

“the proposed second floor addition at roof level would be an obtrusive development out of character with the appearance of the property and the adjoining uniform terrace. The proposal would therefore be detrimental to visual amenity”.

Furthermore, EFDC Tree and Landscaping Department had put a ‘Holding Objection’ on this application in relation to the felling of the oak tree and

replacement planting. This issue would need to be complied with before the application could be considered.

Application No: EPF/2294/20

Officer: Robin Hellier

Applicant Name: Mr Ian Harris

Planning File No: 015013

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

Proposal: TPO/EPF/42/91 (Ref: G2)

T1: Sycamore - Crown reduce height by up to 3m & 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/2297/20

Officer: Muhammad Rahman

Applicant Name: Alison Harris

Planning File No: 011996

Location: Forest View, 11 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Demolition of existing garage. New garage providing new lower ground floor entrance canopy and storage areas. Ground floor extension over new garage with new hipped roof providing additional space to existing bedroom. New dormer window to existing bedroom in rear roof space including alterations to existing dormer on North East elevation. Single storey rear extension with new hipped roof.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an overdevelopment. It was already cramped on the site and this would make it appear more cramped. The proposal would cause overlooking affecting the privacy of the neighbour at no.10 from the side dormer window.

If the local planning authority was minded to approve this application, members requested the following condition be imposed, that the side dormer window be non-opening and fitted with obscured glass to avoid overlooking and protect the privacy of the neighbour at no.10.

Application No: EPF/2300/20

Officer: Zara Seelig

Applicant Name: Mr Mark Grace

Planning File No: 030831

Location: 145 Chester Road, Loughton, IG10 2LJ

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2310/20

Officer: Brendan Meade

Applicant Name: Mr Christian Toumazi

Planning File No: 030844

Location: 23 Deepdene Path, Loughton, IG10 3PT

Proposal: Construction of a single storey extension to create a porch and wrap around side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2312/20

Officer: Alastair Prince

Applicant Name: KEHAYOV

Planning File No: 005914

Location: 9 Hanson Close, Loughton, IG10 2EE

Proposal: Erection of a single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2313/20

Officer: Zara Seelig

Applicant Name: Mr Kelly

Planning File No: 016471

Location: 3 Sparelease Hill, Loughton, IG10 1BS

Proposal: Proposed single storey front porch & associated elevational alteration (Revised application to EPF/0249/20).

The Committee OBJECTED to this application on the grounds that it was out of character with the street scene and would produce a terracing effect.

Application No: EPF/2326/20

Officer: David Maguire

Applicant Name: Mr & Mrs Adams

Planning File No: 023161

Location: 5 Catherine Close, Loughton, IG10 3NJ

Proposal: Conversion of existing garage space into habitable room.

The Committee had NO OBJECTION to this application.

Application No: EPF/2353/20

Officer: David Maguire

Applicant Name: Mr Martin Ten Houten

Planning File No: 022505

Location: 34 Meadow Road, Loughton, IG10 4HX

Proposal: Loft extension over rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2355/20

Officer: Caroline Brown

Applicant Name: Mrs Leanne Finch

Planning File No: 030834

Location: 141 Smarts Lane, Loughton, IG10 4BP

Proposal: Single storey rear infill extension.

The Committee OBJECTED to this application on the grounds that the four Velux windows would cause light pollution to the neighbour's bedrooms.

Application No: EPF/2363/20

Officer: Zara Seelig

Applicant Name: Mr and Mrs C Mobbs

Planning File No: 016151

Location: 83 Forest Road, Loughton, IG10 1EF

Proposal: Demolition of existing rear extension. Proposed single and two storey rear extension. Proposed two storey front extension and garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/2369/20

Officer: Sukhvinder Dhadwar

Applicant Name: Reformer Ltd

Planning File No: 029822

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: Demolition of the existing dwelling and replacement with a block of 8 residential apartments alongside associated access, landscaping, amenity space, parking and other ancillary works.

The Committee NOTED the contents of four letters of objection.

The Committee OBJECTED to this application on the following grounds:

- This proposal was an overdevelopment of the site. The minor changes to the height and bulk would not overcome the inspector's refusal on this ground. The proposed building remains too large and dominant on this part of Church Hill and remains out of character on this part of the street.
- Taking the total number of apartments down by two would not alter the lack of amenity space and neither would the green roofs.
- The proposal offered an unrealistic amount of parking space for the residents (potentially 30 in the 1x one-bedroom and 7x two-bedroom flats) providing only eight spaces for the eight flats and their visitors.
- Members also objected to the impact eight flats would have 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 greater number of occupants living there.

Application No: EPF/2381/20

Officer: Alastair Prince

Applicant Name: Jennie Crook

Planning File No: 030849

Location: 1 Cherston Gardens, Loughton, IG10 3PN

Proposal: Proposed single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2395/20

Officer: Robin Hellier

Applicant Name: Mr Bill Bassi

Planning File No: 017578

Location: 14 Park Hill, Loughton, IG10 4ES

Proposal: TPO/EPF/14/85 (Ref: T20 & T21)

T1 & T2: Lime - Re-pollard, 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/2400/20

Officer: David Maguire

Applicant Name: Ms Iris Fraser

Planning File No: 017440

Location: 35 Hazelwood, Loughton, IG10 4ET

Proposal: Proposed internal alterations & conversion of a garage into a habitable room.

The Committee had NO OBJECTION to this application.

Application No: EPF/2401/20

Officer: Robin Hellier

Applicant Name: Mrs B Chopping, Theydon Tree Care

Planning File No: 004218

Location: 43 Upper Park, Loughton, IG10 4EQ

Proposal: TPO/EPF/07/79 (Ref: T4)

T1: Horse Chestnut- Crown thin by up to 30%, 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/2417/20

Officer: David Maguire

Applicant Name: Ms. A. Lack

Planning File No: 030843

Location: 37 Roding Gardens, Loughton, IG10 3NH

Proposal: Conversion of an existing detached garage to ancillary use.

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/2280/20

Officer: David Maguire

Applicant Name: Mr Matt Bienkowski

Planning File No: 001494

Location: 14 The Drive, Loughton, IG10 1HB

Proposal: Certificate of lawful development for a proposed garage conversion.

Application No: EPF/2334/20

Officer: David Maguire

Applicant Name: Mr & Mrs Jones

Planning File No: 019605

Location: 2 The Fountains, Loughton, IG10 4RZ

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

Application No: EPF/2354/20

Officer: David Maguire

Applicant Name: Mr Martin Ten Houten

Planning File No: 022505

Location: 34 Meadow Road, Loughton, IG10 4HX

Proposal: Application for a Lawful Development Certificate for a Proposed loft extension with outrigger.

Application No: EPF/2418/20

Officer: David Maguire

Applicant Name: Ms. A. Lack

Planning File No: 030843

Location: 37 Roding Gardens, Loughton, IG10 3NH

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

Application No: EPF/2419/20

Officer: Brendan Meade

Applicant Name: Mr & Mrs Golstein

Planning File No: 008882

Location: 72 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Application for a Certificate of Lawful Development for a proposed construction of a single storey building.

Application No: EPF/2436/20

Officer: David Maguire

Applicant Name: Mr Greg Brandon

Planning File No: 030847

Location: 36 Mannock Drive, Loughton, IG10 2JB

Proposal: Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.

1.3 Others – provided for information only EPF/2337/20

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

2 Matters for Report

2.1 Notice of Appeal

For Information Only:

EPF/0934/20 – 14 Broadstrood, Loughton, IG10 2SB. Proposal:

Proposed part demolition of existing & erection of a new rear, front & roof extension, with internal remodelling & associated landscaping (Revised application to EPF/2689/19)

(Appeal ref no: APP/J1535/D/20/3258420 – Min no PL1.1 – 15/6/20)

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

3 Loughton Building Design Award

The Committee NOTED that nominations for this award were invited by 31 January 2021.

4 Decisions

Decisions by Epping Forest District Council

No Decision Notices had been received.

5 Licensing Applications

5.1 Notice of Application for a variation of premises licence under the Licensing Act 2003 in respect of The Hive Cafe, 38b Chigwell Lane, Loughton, Essex, IG10 3NY

The Committee OBJECTED to this application for a variation of the current premises licence on the grounds of

1. the prevention of public nuisance; and
2. the protection of children from harm.

This is a café (open during the working week) close to residential properties and there are no other retail premises close by. There are already licensed premises in The Broadway to serve this trade. The industrial estate on which it is situated is only open during the usual working day so would be closed at the times requested. Such opening hours would severely affect the quiet enjoyment of the residents of their homes adjacent to the café. Furthermore, it would be a potential cause of harm to local children.

6 Enforcement and Compliance

No cases were reported.

Mark Squire

TOWN CLERK

16 November 2020