

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 4 JANUARY 2021 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 4 January 2021**

Committee Members

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

There were no apologies for absence.

Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning application EPF/2784/20, 9 Foxley Close, 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/2728/20
Officer: Muhammad Rahman
Applicant Name: Mr George Wilson
Planning File No: 030618
Location: 47 The Crescent, Loughton, IG10 4PU
Proposal: Proposed detached outbuilding ancillary to the main house.

The Committee had NO OBJECTION to this application; however, members requested a condition be imposed that the building remains ancillary to the main dwelling.

Application No: EPF/2744/20
Officer: Zara Seelig
Applicant Name: Mr Stefan Attfield
Planning File No: 001841
Location: 119 Forest Road, Loughton, IG10 1EF
Proposal: Erection of outbuilding within the rear garden to be used as a home office.

The Committee had NO OBJECTION to this application; however, members requested a condition be imposed that the building remains ancillary to the main dwelling.

Application No: EPF/2748/20
Officer: David Maguire
Applicant Name: Mr Telling and Ms Wiggins
Planning File No: 014748
Location: 38 Alderton Hill, Loughton, IG10 3JB
Proposal: Demolition of the open porch and erection of enclosed porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/2762/20

Officer: Marie-Claire Tovey

Applicant Name: Trevalyn House Ltd

Planning File No: 001876

Location: 1-8 Trevelyan Gardens, Loughton, IG10 2FB

Proposal: Application for variation of condition 2 "plan numbers" on EPF/1578/16 (Demolition of three existing properties and associated buildings to be replaced with 8 no. dwelling houses, new access road, parking and landscaping- ref: EPF/2379/17).

Members deplored the retrospective nature of this proposal.

The Committee had NO OBJECTION to this application.

Application No: EPF/2767/20

Officer: Brendan Meade

Applicant Name: Ms Shanaz Faqir

Planning File No: 030877

Location: 2 Hillyfields, Loughton, IG10 2JS

Proposal: Proposed two storey & part single storey side extension.

The Committee OBJECTED to this application on the grounds that the proposal was an overdevelopment of the site. The plans would close the gap between the houses at first floor level which would be detrimental to the street scene and impact on the neighbour.

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/2784/20

Officer: Brendan Meade

Applicant Name: Mr & Mrs Lamont

Planning File No: 021588

Location: 9 Foxley Close, Loughton, IG10 2HU

Proposal: First floor side and rear extension. (Revised application to EPF/1388/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/2794/20

Officer: Muhammad Rahman

Applicant Name: Mr Nurtac Timur

Planning File No: 008800

Location: 209 D High Road, Loughton, IG10 1BB

Proposal: Erection of canopies for use of garden as additional seating to cafe and associated landscaping.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating that previous proposals to use the garden space at this establishment had been refused to protect the amenity of occupiers of neighbouring properties.

Members could see no reason why this should be varied, drawing the attention of the Planning Officer to the Local Planning Authority's refusal of EPF/1368/18, in this regard:

“Use of the outside area by customers would be detrimental to the residential amenity of occupiers of neighbouring properties, especially a number of those fronting Priory Road, by reasons of noise and other disturbances. Excessive harm is particularly likely to occur at times beyond the normal working day since any condition to define the hours of use of the outside area would be unenforceable. As such the proposal is contrary to Policy DBE9 of the Adopted Local Plan and Alterations; Policy DM 21 of the Epping Forest District Local Plan Submission Version (2017); and, the provisions of the National Planning Policy Framework.”

Application No: EPF/2798/20

Officer: Zara Seelig

Applicant Name: Mr & Mrs Edmund Benson

Planning File No: 026252

Location: 43 Woodland Road, Loughton, IG10 1HQ

Proposal: Single storey extensions to front and rear, plus a rear extension at first floor level including Juliet balcony and minor elevational modifications.

The Committee had NO OBJECTION to this application.

Application No: EPF/2799/20

Officer: Muhammad Rahman

Applicant Name: Mr Kevin Desouza

Planning File No: 006560

Location: 167 High Road, Loughton, IG10 4LF

Proposal: Replacement and relocation of flue.

The Committee had NO OBJECTION to this application.

Application No: EPF/2800/20

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Kingra

Planning File No: 029933

Location: 2 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Amendments to approved EPF/1068/18 to regularise changes made during construction (original proposed two storey side & rear extensions, including rear dormer to the new loft room).

The Committee had NO OBJECTION to this application.

Application No: EPF/2813/20

Officer: Brendan Meade

Applicant Name: Coughlin

Planning File No: 002911

Location: Forest Rise, Debden Road, Loughton, IG10 2NY

Proposal: Application for Variation of Condition 2 'Plan numbers' of EPF/3476/17 (Total refurbishment and extensions with outbuilding for guest and swimming pool/gym).

The Committee had NO OBJECTION to this application.

Application No: EPF/2841/20
Officer: Muhammad Rahman
Applicant Name: Tracy Holding
Planning File No: 030889
Location: 14 Avondale Drive, Loughton, IG10 3BZ
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2891/20
Officer: Brendan Meade
Applicant Name: Mr & Mrs Janet & Lee Hughes
Planning File No: 030988
Location: 89 Whitehills Road, Loughton, IG10 1TU
Proposal: Two storey side extension and single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2914/20
Officer: David Maguire
Applicant Name: Mr Selahattin Cicek
Planning File No: 030405
Location: 46 Ibbetson Path, Loughton, IG10 2AS
Proposal: Application for a Lawful Development Certificate for an existing rear roof dormer.

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/2742/20
Officer: David Maguire
Applicant Name: Mr Dimitar Grablev
Planning File No: 019427
Location: 18 Mannock Drive, Loughton, IG10 2JA
Proposal: Application for a Lawful Development Certificate for rear outbuilding.

Application No: EPF/2782/20
Officer: David Maguire
Applicant Name: Mr. Stewart
Planning File No: 030884
Location: 5 Goldingham Avenue, Loughton, IG10 2JF
Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a rear dormer & x3 no. rooflights to the front elevation.

Application No: EPF/2809/20
Officer: Muhammad Rahman
Applicant Name: Mrs Sabina Gardiner
Planning File No: 030886
Location: 23 Priory Road, Loughton, IG10 1AF
Proposal: Application for Lawful Development Certificate for proposed demolition of an existing garage & erection of a single storey side extension & a front porch.

Application No: EPF/2818/20
Officer: David Maguire
Applicant Name: Mr Will Littlechild
Planning File No: 030887
Location: 98 Valley Hill, Loughton, IG10 3AT
Proposal: Certificate of lawful development for proposed hip to gable loft conversion with rear dorm window and front roof lights.

Application No: EPF/2887/20
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs King
Planning File No: 016240
Location: 64 Sedley Rise, Loughton, IG10 1LT
Proposal: Application for a Lawful Development Certificate for a proposed hip to gable loft conversion, with a rear dormer and 3 rooflights to the front elevation, and 1 rooflight to the rear elevation.

- 1.3 **Others – provided for information only** EPF/2743/20, and EPF/2965/20
The Committee NOTED the information received from Epping Forest District Council.

2 Matters for Report

2.1 Notices of Appeal

- 2.1.1 **EPF/0542/20 – Aubrey House 1-14 Flats + Unit 1 + Unit 2, (Formerly Rear of 165 High Road), 165H High Road, Loughton, IG10 4LF. Proposal: Revisions to Building 2 rear building (Approved under EPF/2600/14) to include penthouse as allowed under appeal APP/J1535/W/19/3226911 and internal and external alterations. (Appeal ref no: APP/J1535/W/20/3261582 – Min no PL1.1 – 30/3/20)**

The Committee reiterated its previous comments on this application, which were:

The Committee OBJECTED to this application on the grounds that it 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.

This proposal includes an additional bedroom from the plans approved by the Appeal Inspector under EPF/2600/14.

- 2.1.2 **EPF/1317/19 - Trevelyan House, Goldings Hill, Loughton, IG10 2SW. Proposal: Application for Variation of Condition 2: "completed strictly with approved drawings" for EPF/2379/17. (Demolition of three existing properties and associated buildings to be replaced with x 8 no. dwelling houses, new access road, parking and landscaping). Erection of 7 no. streetlights accompanied by a lighting report. (Appeal ref no: APP/J1535/W/20/3263513 – Min no PL701.1)**

The Committee reiterated its previous comments on this application, which were:

The Committee had NO OBJECTION to this application but expressed concern that low voltage lighting be used due to the close proximity to the forest to protect the wildlife habitat.

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 179-181 High Road, Loughton, IG10 4LF for a restaurant, lounge and bar.

The Committee OBJECTED to this application for a new premises licence on the following licensing objectives:

1. The prevention of crime and disorder; and
2. The prevention of public nuisance

As this is what was 'Café Rouge' the licensing hours/conditions should be the same as the rest of the High Road. Particular reference should be made to no serving of alcohol outside after 9pm both at the front and in the rear garden to protect nearby residents from noise nuisance.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
4 January 2021