

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 12 APRIL 2021 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 12 April 2021**

Committee Members

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

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

Declarations of Interest

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

EPF/2763/20, Pine Trees, Nursery Road; EPF/2831/20, 84 Goldings Road; EPF/0413/21, Connaught House, 112-120 High Road; EPF/0582/21, 44 Upper Park; EPF/0594/21, 34 Queens Road, EPF/0615/21, 83 Forest Road; and EPF/0628/21, Mulberry, Woodbury Hill, owing to comments received from the LRA Planning Group

Planning Applications

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

1.1 Application No: EPF/2763/20

Officer: Alastair Prince

Applicant Name: Mr and Ms Nicholas and Natalia Kelly and Humphreys

Planning File No: 004049

Location: Pine Trees, Nursery Road, Loughton, IG10 4EF

Proposal: Garages to accommodate 3 cars and storage.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal would be intrusive on the open aspect of the existing street scene.

Members drew the Planning Officer's attention to the holding objection of the Tree and Landscaping Officer.

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/2831/20
Officer: Brendan Meade
Applicant Name: Mr Jack Warner
Planning File No: 031094
Location: 84 Goldings Road, Loughton, IG10 2QN
Proposal: Proposed single storey rear extension with a raised terrace.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed extension would dominate the adjoining property at no.82 causing a feeling of enclosure to the occupiers of that dwelling.

Application No: EPF/0413/21
Officer: Ian Ansell
Applicant Name: Mr Parkar
Planning File No: 009595
Location: Connaught House, 112 - 120 High Road, Loughton, IG10 4HJ
Proposal: Application to determine if Prior Approval is required for a proposed change of use from offices (Class B1a) to dwelling houses (C3).
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal would consist of too many flats being crammed into this development. The studio flats were of poor layout and design, offering no private amenity space. The noise and smells from the commercial premises below would be detrimental to the amenity of the occupiers of these flats.

The proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

Application No: EPF/0582/21
Officer: Alastair Prince
Applicant Name: Mrs Sammi Bruce
Planning File No: 006498
Location: 44 Upper Park, Loughton, IG10 4EQ
Proposal: Garage conversion, replacing Juliet balcony to window, first floor rear extension.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was already a substantial building. The extension by reason of its height, bulk and massing would be an overdevelopment of the site. It would also increase the sense of enclosure to the adjoining property.

Application No: EPF/0594/21
Officer: Brendan Meade
Applicant Name: Mr Christopher Pover
Planning File No: 020177
Location: 34 Queens Road, Loughton, IG10 1RS
Proposal: Proposed second floor rear loft extension.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application by reason of its height and bulk, which would dominate the rear of the properties in this part of Queens Road.

Application No: EPF/0609/21
Officer: Robin Hellier
Applicant Name: Mr Barry Marke
Planning File No: 005839
Location: 7 Ripley View, Loughton, IG10 2PB
Proposal: TPO/EPF/29/08 (Ref: T4)
T1: Ash - Fell and replace, 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.

Application No: EPF/0615/21
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. (Revised application to EPF/2363/20).
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal would result in the front wall being brought forward. This would not make it possible for the occupiers to park their car in front of the garage without it projecting over the pavement to the detriment of pedestrians in what was a very heavily parked area.

Application No: EPF/0628/21
Officer: Marie-Claire Tovey
Applicant Name: Mr J Gulston
Planning File No: 006409
Location: Mulberry, Woodbury Hill, Loughton, IG10 1JB
Proposal: Side extensions

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the street view submitted by the applicant was misleading. The proposed extension would be visible from the road and significantly reduce the openness of the view across the valley and this part of the green belt and the York Hill Conservation Area.

The application would also have implications for trees on the site. 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/0633/21

Officer: Caroline Brown

Applicant Name: Mr Brett Racher

Planning File No: 010646

Location: 9 Shelley Grove, Loughton, IG10 1BY

Proposal: Proposed two storey front extension, first floor 'infill' rear extension. Replacement of roof with full hipped roof and additional dormer window to rear. Replacement windows, front porch canopy and external re-rendering to main dwelling. (Amended application to EPF/2013/20).

The Committee OBJECTED to this application citing the concerns of the Planning Officer for the previous application, EPF/2013/20, for stepping back the proposal.

Members requested that if the local planning authority was minded to approve this application, its previous conditions in relation to windows on the flank walls to protect the neighbours' amenity be reiterated.

Application No: EPF/0635/21

Officer: David Maguire

Applicant Name: Ms Clair Bodie

Planning File No: 014732

Location: 39 Forest Road, Loughton, IG10 1EE

Proposal: New conservatory with lean-to tiled roof and rooflights, grey uPVC windows and brick dwarf walls.

The Committee OBJECTED to this application stating that the new conservatory was too big and would have a deleterious effect on the neighbours at No.41. The proposal would also cause excessive light pollution which would have a detrimental impact on surrounding flora and fauna.

1.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0549/21

Officer: Sukhvinder Dhadwar

Applicant Name: Mr E Yaz

Planning File No: 031066

Location: 78 Valley Hill, Loughton, IG10 3AT

Proposal: Application for a Lawful Development certificate for a proposed hip to gable loft conversion with rear dormer and Juliet balcony.

Application No: EPF/0565/21

Officer: Muhammad Rahman

Applicant Name: Mr Simon Potter

Planning File No: 031092

Location: 33 Mowbrey Gardens, Loughton, IG10 2EU

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

Application No: EPF/0596/21

Officer: David Maguire

Applicant Name: Mr Darren Scates

Planning File No: 031097

Location: 58 High Beech Road, Loughton, IG10 4BL

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with side & rear dormers & rooflight to the front slope.

Application No: EPF/0640/21

Officer: David Maguire

Applicant Name: Mr Jamie Wright & Mrs Katie Wright

Planning File No: 023113

Location: 152 Colson Road, Loughton, IG10 3RA

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

- 1.3 Others – provided for information only** EPF/0593/21.
The Committee NOTED the information received from Epping Forest District Council.

2 Matters for Report

2.1 Notice of Appeal

2.1.1 EPF/1376/20: 37 Forest View Road, Loughton, IG10 4DX.

Proposal: Part single storey part two storey rear extension and loft conversion. (Appeal Ref No: APP/J1535/D/21/3267533 - Min no PL1.1 – 27/07/20)

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

2.1.2 EPF/2416/20: 72 Tycehurst Hill, Loughton, IG10 1DA. Proposal: Two storey rear extension. Two storey front infills. New roof over the whole dwelling including raising the ridge. Front feature gables. Raised patio to rear. (Appeal Ref No: APP/J1535/D/21/3268378 - Min no PL1.1 – 30/11/20)

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

3 Decisions

Decisions by Epping Forest District Council

There were no decisions listed.

4 Licensing Applications

4.1. No Alcohol Licensing Applications had come to the attention of Officers.

4.2 Application for Street Trading Consent: Debden Trader's Association, The Broadway, Loughton, IG10 3ST.

The Committee had NO OBJECTION to this application.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
12 April 2021