

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 26 APRIL 2021 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 26 April 2021

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)

Apologies

No apologies for absence were received.

Declarations of Interest

Cllr Latchford declared a non-pecuniary interest in planning application, EPF/0702/21, 35 Forest Road as he was acquainted with the father of the applicant. He would therefore not comment on this application.

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

EPF/0517/21, 46 Pyrles Lane; EPF/0168/21, 27 Broadstrood; EPF/0702/21, 35 Forest Road; EPF/0818/21, 52 The Broadway; and item 4.2, Notice of Application for a new premises licence in respect of Pizza Hut, 21 The Broadway, 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/0517/21

Officer: Brendan Meade

Applicant Name: Mr. Nizzam Uddin

Planning File No: 021152

Location: 46 Pyrles Lane, Loughton, IG10 2NN

Proposal: Change of use from A1 to A5 (Indian Takeaway) or Sui Generis (new user classes).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed extraction system finishes directly below the flats situated above this outlet, which would cause noise and smells for the residents of the flats.

Members drew the Planning Officer's attention to the holding objection of the Epping Forest District Council, Environmental Health Officer for this proposal.

Application No: EPF/0618/21

Officer: Brendan Meade

Applicant Name: Mr Imran Ahmed

Planning File No: 003787

Location: 27 Broadstrood, Loughton, IG10 2SB

Proposal: Proposed annexe for a disabled person.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that there are trees within falling distance of the proposed structure. No arboricultural report had been submitted and there was concern about root disturbance.

Should the local planning authority be minded to approve this application, members requested a condition be imposed that it may only be used in conjunction with the main house.

Application No: EPF/0639/21
Officer: Brendan Meade
Applicant Name: Corin Albright
Planning File No: 011364
Location: 97 High Road, Loughton, IG10 4JD
Proposal: Demolition of existing detached garage, replacement proposed single bay detached garage.

The Committee OBJECTED to this application on the grounds that tree protection would be needed.

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

Application No: EPF/0645/21
Officer: Muhammad Rahman
Applicant Name: David Warner
Planning File No: 022196
Location: 45 Staples Road, Loughton, IG10 1HR
Proposal: Replacement and additional rooflight to front roof slope and enlargement of rooflight to rear roof slope.

The Committee had NO OBJECTION to this application.

Application No: EPF/0659/21
Officer: Brendan Meade
Applicant Name: Mr Sandeep Mann
Planning File No: 013396
Location: 22 Alderton Hill, Loughton, IG10 3JB
Proposal: Demolish existing dwelling and erect a new 5 bedroom dwelling

The Committee OBJECTED to this application on the grounds that the house had already been demolished, making section 5 of the application false. Members deplored the retrospective nature of this proposal.

The Committee requested that should the local planning authority be minded to approve this request, a condition that all the windows on the flank wall attract the previous planning conditions imposed under planning application EPF/2954/20.

Application No: EPF/0663/21
Officer: David Maguire
Applicant Name: Mr Colin Southgate
Planning File No: 011421
Location: 31 Hazelwood, Loughton, IG10 4ET
Proposal: Application for a Lawful Development certificate for existing loft conversion with a rear dormer.

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

Application No: EPF/0671/21

Officer: Sukhvinder Dhadwar

Applicant Name: Dr and Mrs Goriparthi

Planning File No: 004374

Location: 39 Traps Hill, Loughton, IG10 1SZ

Proposal: Addition of first floor side and rear extension, loft conversion, facade remodelling, and addition of an outbuilding to house swimming pool.

The Committee OBJECTED to this application on the grounds that the drawings gave no indication of the measurement of the proposed height, in comparison to the existing property.

The increase in the number of bedrooms is contrary to the SAC. Therefore, 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.

The design of the back of the building would cause a vast amount of light pollution, owing to the large number of glass doors stretching across the rear of the property having a detrimental effect on local wildlife.

The front re-style of the building is effectively 2 buildings. If the local planning authority was disposed to approve this application members requested a condition be imposed that it remains one property.

Application No: EPF/0702/21

Officer: Brendan Meade

Applicant Name: Mr Mitchell Webb

Planning File No: 018736

Location: 35 Forest Road, Loughton, IG10 1EE

Proposal: Two storey side extension, single storey rear extension and alterations to existing elevations.

The Committee NOTED the contents of four letters of objection.

The Committee OBJECTED to this application on the grounds that the proposed extensions would completely alter the street scene and the symmetry of the three cottages. The proposed brick arches above the windows would also be out of keeping with the remaining cottages.

The application would have a detrimental effect on the neighbour's amenity due to loss of outlook at 33 Forest Road caused by the proposal's excessive overbearing nature and overshadowing and overlooking at nos 1 and 2 Chapel Terrace.

Application No: EPF/0722/21

Officer: Muhammad Rahman

Applicant Name: Mr. Blanchard

Planning File No: 017400

Location: 7 Goldings Rise, Loughton, IG10 2QP

Proposal: Alterations to existing rear extensions and veranda including extension of existing western addition; alterations to fenestration in front dormer. (Revised application to EPF/1782/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/0726/21

Officer: Brendan Meade

Applicant Name: Ms Christine Brown

Planning File No: 016659

Location: 48 Ollards Grove, Loughton, IG10 4DW

Proposal: Creation of first floor over existing garage, widening of crossover. (Amended application to EPF/1022/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/0786/21

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Freedman

Planning File No: 011134

Location: 1 Sparelease Hill, Loughton, IG10 1BS

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0787/21

Officer: David Maguire

Applicant Name: Samantha Lock

Planning File No: 031124

Location: 83 Lushes Road, Loughton, IG10 3QD

Proposal: Single storey front and rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/0806/21

Officer: Robin Hellier

Applicant Name: Mr Houston

Planning File No: 001347

Location: 1 Salcombe Park, High Road, Loughton, IG10 4QT

Proposal: TPO/EPF/09/90 (Ref: T4)

T1: Horse Chestnut - Crown reduce lateral branches by up to 4m, 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/0818/21

Officer: Muhammad Rahman

Applicant Name: Mr Christopher Lovelock

Planning File No: 006103

Location: 52 The Broadway, Loughton, IG10 3ST

Proposal: Request to add hot takeaway (A5) to the existing Esports gaming cafe (Sui generis).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed kitchen vents would affect the flats above this premises with noise and smells.

The proposed hours would be too late for hot food and should be until 10pm for the avoidance of nuisance of residents.

1.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0670/21

Officer: Brendan Meade

Applicant Name: Mr Asen Bramchev

Planning File No: 031115

Location: 21 Goldings Road, Loughton, IG10 2QR

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a hip to gable & full rear dormer / front roof lights.

Application No: EPF/0694/21

Officer: Muhammad Rahman

Applicant Name: Mr. and Mrs. Blanchard

Planning File No: 017400

Location: 7 Goldings Rise, Loughton, IG10 2QP

Proposal: Application for a Lawful Development certificate for a proposed construction of two new dormers to the rear roof slopes & installation of x1 no. rooflight within the front roof slopes.

Application No: EPF/0713/21

Officer: David Maguire

Applicant Name: Mr & Mrs Rob Hones

Planning File No: 022620

Location: 3 Aragon Close, Loughton, IG10 3NP

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

Application No: EPF/0783/21

Officer: David Maguire

Applicant Name: P

Planning File No: 030408

Location: 67 High Beech Road, Loughton, IG10 4BN

Proposal: Application for a Lawful Development certificate for a proposed L-shape loft conversion.

1.3 Others – provided for information only EPF/0725/21, EPF/0856/21 and EPF/0927/21.

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

2 Matters for Report

2.1 Notice of Withdrawn Planning Application

2.1.1 EPF/0493/21 – 8 Chester Close, Loughton, IG10 2LP. Proposal: Proposed vehicle crossover including dropped kerb. (Min no PL1.1 (29/03/21))

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

2.2 Notice of Licensing Applications

2.2.1 Notice of Pavement Licence Application – Address of Premises: Love Brownies, 252A High Road, Loughton, IG10 IRB. Brief details of the application: New application for a pavement licence for two (2) tables, and four (4) for the consumption of food and/or drink by other people. Monday to Sunday 08:00 - 18:00

The Committee NOTED the comments submitted to the local licensing authority at Epping Forest District Council, in respect of this application.

2.2.2 Notice of Pavement Licence Application – Address of Premises: Wood Stock Organic Food Store, 229 High Road, Loughton, Essex, IG10 1AD. Brief details of the application: New application for a pavement licence for seven (7) tables, and fourteen (14) chairs for the consumption of food and/or drink by other people Monday to Sunday 07:00 - 20:00

The Committee NOTED the comments submitted to the local licensing authority at Epping Forest District Council, in respect of this application.

2.2.3 Licensing Application: - One off Music Event – Roding Valley High School (playing fields & grounds), Alderton Hill, Loughton, IG10 3JA.

The Committee NOTED the information received from Epping Forest District Council in respect of this application.

3 Decisions

Decisions by Epping Forest District Council

The Committee NOTED the decisions for March 2021.

4 Licensing Applications

4.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Butterfly Icing, 15 Mowbray Gardens, Loughton, IG10 2EU.

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 Pizza Hut, 21 The Broadway, Loughton, IG10 3SP.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of prevention of public nuisance.

The premises are situated in a residential setting with flats above. Therefore the proposal for the provision of late night refreshment should be limited to 11.30pm to avoid public nuisance to the residents of these dwellings caused by noise outside.

**4.3 Notice of Pavement Licence Application – Address of Premises:
Greens Steakhouse & Grill, 3 Centric Parade, High Road, Loughton.
Brief details of the application: New application for a pavement
licence for five (5) tables, and twenty (20) chairs for the
consumption of food and/or drink by other people
Monday to Sunday 11:45 - 23:00**

The Committee OBJECTED to this application on the grounds that the proposed outside seating was already in use and this should not be allowed unless or until planning consent was granted. The retrospective application is unacceptable as there was plenty of time to submit.

The barriers are erected beyond the restaurant curtilage on both sides and beyond the studs in the pavement thus beyond what is available to the owner. The stands for the umbrellas also protrude beyond the barriers causing a Health & Safety issue of a trip hazard.

Outside eating should only be allowed until 10pm to prevent noise nuisance to neighbours in the surrounding flats.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
26 April 2021