

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 22 May 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane T Downing
K Latchford B Cohen (as substitute for Cllr Murphy)

Officer: Enid K Walsh (Town Clerk)
Debra Paris (Planning Committee Clerk)

1 member of the public

The Chairman welcomed everyone to the meeting and introduced Mrs Paris, the recently appointed Planning Committee Clerk.

PL226 Apologies for Absence

Apologies for absence were received from Cllrs Davies and Murphy. The Town Clerk reported that Cllr Cohen had been nominated as Cllr Murphy's substitute for this meeting.

PL227 Declarations of Interest

Cllrs Abraham, Angold-Stephens, Cochrane, Cohen, Downing and Latchford declared a non-pecuniary interest in

- i) EPF/1074/17, EPF/1078/17 and agenda item 7.2, Vivaldi, 236 High Road owing to comments received from the Loughton Residents Association Plans Group; and
- ii) EPF/0585/17 and EPF/1152/17 as the architect was currently contracted by the Town Council.

Cllr Latchford declared a non-pecuniary interest in EPF/1055/17 and EPF/1056/17 as a family member was employed by the business. Cllr Latchford also declared a non-pecuniary interest in EPF/1152/17 as he was acquainted with a neighbour.

PL228 Confirmation of Minutes

The Minutes of the meeting held on 8 May 2017 were CONFIRMED as a correct record and signed by the Chairman.

The Committee agreed to bring forward the following item as a member of the public was interested in this application.

PL229 Planning Applications

Application No: EPF/1107/17
Officer: Jonathan Doe
Applicant Name: Mr Will Lawrence
Planning File No: 026790
Location: 5 Eleven Acre Rise, Loughton IG10 1AN

Proposal: Part single part two storey rear extension. Loft conversion with roof level windows to front and dormer window to back. Replacing windows in the front elevation.

A member of the public with an interest in this application addressed the meeting.

The Committee NOTED the amended plans and had NO OBJECTION to this application.

PL230 Matters for Report

230.1 Notice of Appeals:

EPF/2597/15 – Flat C, 66A Valley Hill, Loughton IG10 3AT – Retrospective application for studio flat on second floor (Appeal ref no: APP/J1535/W/17/3170174) – Min no PL74.1.1

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

The Committee OBJECTED to this application. Members deplored this retrospective application for an existing studio flat in the roof space of two existing flats, approved under planning application EPF/2384/10.

It seemed that all three flats had been constructed at the same time as one project, yet this retrospective application did not appear to cater for any additional off-street parking nor amenity space.

Members also viewed the plans for EPF/2384/10 which showed a total of five off-street parking spaces in the rear garden of 66A Valley Hill accessed via The Meadway (at the junction of The Meadway and Valley Hill) by the construction of two new crossovers. In fact, the Committee NOTED with concern two parking spaces without crossovers had been created without permission at the front of the properties with access gained from Valley Hill by: (a) driving across the pavement and; (b) across a grass verge.

There was also a lamppost on the pavement between these parking places and pedestrian refuge in the centre of Valley Hill opposite the parking places.

This unapproved arrangement seemed quite unsuitable and potentially dangerous as Valley Hill was a very busy road and particularly so at this point with traffic movements to and from The Meadway which acted as a feeder road to other roads in the area. It was also a main pedestrian route, and traffic route, for children and parents going to and from White Bridge Community Primary School.

In respect of amenity space the approved permission provided for a garden for flat 66B, where the two parking spaces, described above, were now located. In addition, this garden area should, as part of the approved plans, have been the location for a replacement magnolia tree which had to be removed to make way for the development. The garden for 66A (note the address would appear to be 66A, 66a or Flat A), should, according to the approved plans, have been at the rear of the property and showed additional new planting, none of which appeared to have been carried out.

230.2 Amended Plans – Min no PL205.1

Application No: EPF/0585/17

Officer: Moses Ekole

Applicant Name: Mr & Mrs Bloom

Planning File No: 014329

Location: 8 Eleven Acre Rise, Loughton IG10 1AN

Proposal: Three storey front and side extensions, internal layout alterations and basement conversion.

The Committee NOTED the amended plans and had NO OBJECTION to this application.

PL231 Planning Applications

231.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0865/17

Officer: David Baker

Applicant Name: Mr Daley

Planning File No: 026680

Location: 11 Sedley Rise, Loughton IG10 1LS

Proposal: Construction of rear decking with associated timber fencing.

The Committee raised a concern regarding the potential damage to tree roots resulting from the installation of the proposed fencing.

Application No: EPF/0944/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Karrelle Dixon

Planning File No: 004208

Location: 3 Warren Hill, Loughton IG10 4RL

Proposal: Two-storey and single storey front extension. Roof alterations including front dormer and three rear dormers. Single storey rear extension and patio.

The Committee expressed a concern regarding the impact of the roof alterations on the street scene describing the proposal as bulky particularly at the rear and at roof level.

Application No: EPF/0962/17

Officer: David Baker

Applicant Name: Mr Jon Bloom

Planning File No: 026784

Location: 15 Roding Gardens, Loughton IG10 3NH

Proposal: Garage conversion and rear extension

The Committee had NO OBJECTION to this application.

Application No: EPF/0977/17

Officer: David Baker

Applicant Name: Mr P Crossley

Planning File No: 007298

Location: 43 Colson Road, Loughton IG10 3RL

Proposal: Erection of ground floor front extension, two storey side extension, and ground floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1024/17

Officer: David Baker

Applicant Name: Mr E Aboutaleb

Planning File No: 026755

Location: 69 Chequers Road, Loughton IG10 3QE

Proposal: Two storey side and part first floor rear and single storey ground floor rear extension.

The Committee expressed a concern that the proposed side extension was tight up against the boundary impacting adversely on the neighbouring property.

Application No: EPF/1041/17

Officer: Alastair Prince

Applicant Name: Mr R Brown

Planning File No: 026785

Location: 95 Jessel Drive, Loughton IG10 2EQ

Proposal: Single storey front full width bay extension with pitched roof

The Committee had NO OBJECTION to this application.

Application No: EPF/1055/17

Officer: Jonathan Doe

Applicant Name: Screwfix Direct Limited

Planning File No: 026786

Location: Unit 9 Prospect Business Park, Langston Road, Loughton IG10 3TR

Proposal: Change of use to use for purposes with Use Class B8 (Storage and Distribution) with ancillary trade counter.

The Committee had NO OBJECTION to this application.

Application No: EPF/1056/17

Officer: Jonathan Doe

Applicant Name: Danielle St Pierre

Planning File No: 026786

Location: Unit 9 Prospect Business Park, Langston Road, Loughton IG10 3TR

Proposal: Externally illuminated fascia sign

The Committee had NO OBJECTION to this application.

Application No: EPF/1074/17

Officer: David Baker

Applicant Name: Mrs Lucy Hodgkinson

Planning File No: 004092

Location: Costa Coffee, 230 High Road, Loughton IG10 1ET

Proposal: To place two tables and four chairs on the pavement for customer use (to take up 1m depth of pavement and to be enclosed by canvas barriers).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as the premises was close to the major junction of the High Road with The Drive and the associated pedestrian crossing. This proposal would result in an unacceptable obstruction of the pavement in an area where pedestrians with children and buggies often congregated.

Application No: EPF/1078/17

Officer: David Baker

Applicant Name: Mrs Nicola Wood

Planning File No: 006730

Location: Caffe Nero, 233 High Road, Loughton IG10 1AD

Proposal: Change of use of the public highway for use as a pavement cafe area (1.87m depth from line of shopfront)

The Committee NOTED the contents of two letters of concern.

The Committee OBJECTED to this proposal unless the applicant was prepared to accept a reduction to 1 metre in the width of the space allowed on the pavement for tables and chairs.

Application No: EPF/1113/17

Officer: Alastair Prince

Applicant Name: Mr Darren Wright

Planning File No: 026789

Location: 131 Burney Drive, Loughton IG10 2DY

Proposal: single storey front extension

The Committee had NO OBJECTION to this application.

Application No: EPF/1117/17

Officer: David Baker

Applicant Name: Mr Kostadin Yordanov

Planning File No: 026794

Location: 27 Rochford Avenue, Loughton IG10 2BS

Proposal: Single storey front, side, and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1141/17

Officer: David Baker

Applicant Name: Mr & Mrs Agarwal

Planning File No: 008100

Location: 29 Alderton Hill, Loughton IG10 3JD

Proposal: Construction of a tennis court in the rear garden with 3m high perimeter fencing

The Committee had NO OBJECTION to this application.

Application No: EPF/1152/17

Officer: David Baker

Applicant Name: Ms J Wild

Planning File No: 002366

Location: 2 A Goldings Road, Loughton IG10 2QN

Proposal: Construction of new two storey 3 bed house attached to 2A Goldings Road, together with rear dormer window, plus provision of 4 off street car spaces with two spaces for the existing dwelling.

The Committee OBJECTED to this application as it was considered garden grabbing. The proposal resulted in a lack of private amenity space for both properties and provided insufficient off street parking relevant to the combined total number of bedrooms.

The plans also appeared to show an encroachment onto the highway land at the corner of Goldings Road.

Application No: EPF/1159/17
Officer: David Baker
Applicant Name: Mr Philip Monahan
Planning File No: 026803
Location: 20 Chigwell Lane, Loughton IG10 3RW
Proposal: Front and side ground floor extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1165/17
Officer: David Baker
Applicant Name: Mr Ellis Armstrong
Planning File No: 026800
Location: 82 A Tycehurst Hill, Loughton IG10 1DA
Proposal: Re-modelling of the existing dwelling - alterations to include replacement of existing sloping pitched roofs with flat roofs, change from traditional to contemporary design, erection of ground floor side and rear extensions, provision of two patio terraces at the rear, and provision of two first floor rear balconies.

The Committee had NO OBJECTION to the re-modelling of the existing dwelling but regretted the loss of the wrought iron gates as this was an open aspect road.

Application No: EPF/1194/17
Officer: Ian Ansell
Applicant Name: Mr Patrick Phillips
Planning File No: 024948
Location: 86 Colson Road, Loughton IG10 3RJ
Proposal: Two storey side extension with pitched roof.

The Committee NOTED a letter of objection.

The Committee had NO OBJECTION to this application.

231.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0920/17
Officer: Alastair Prince
Applicant Name: Mr Matthew Hopkinson
Planning File No: 021802
Location: 45 Valley Hill, Loughton IG10 3AQ
Proposal: Certificate of lawful development for a proposed single storey rear extension.

Application No: EPF/1040/17
Officer: Alastair Prince
Applicant Name: Mr R Brown
Planning File No: 026785
Location: 95 Jessel Drive, Loughton IG10 2EQ
Proposal: Certificate of Lawful Development for proposed hip to gable roof extension and rear dormer

Application No: EPF/1069/17

Officer: Alastair Prince

Applicant Name: Peter Luke

Planning File No: 026779

Location: 94 Pyrles Lane, Loughton IG10 2NW

Proposal: Certificate of lawful development for a proposed single storey rear extension and rear dormer window in a loft conversion.

Application No: EPF/1110/17

Officer: Alastair Prince

Applicant Name: Mr & Mrs Vosloos

Planning File No: 026695

Location: 7 Wroths Path, Loughton IG10 1SH

Proposal: Certificate of Lawful Development for proposed conversion of loft existing loft space including formation of rear dormer.

Application No: EPF/1115/17

Officer: Alastair Prince

Applicant Name: Mr Darren Wright

Planning File No: 026789

Location: 131 Burney Drive, Loughton IG10 2DY

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights

231.3 Others – provided for information only: EPF/1050/17, EPF/1186/17, EPF/1195/17, EPF/1297/17

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

232 Decisions

232.1 Decisions by Epping Forest District Council

The Planning Decisions for April 2017 from Epping Forest District Council were NOTED.

233 Licensing Applications

233.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Golden Anchor (Fish and Chip Restaurant), 28 The Broadway, Loughton IG10 3ST

The Committee had NO OBJECTION to this application.

233.2 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Vivaldi, 236 High Road, Loughton IG10 1RB

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application and stated that, given the residential nature of this location and for the prevention of public nuisance, the licensing hours on Saturdays and Sundays should be the same as for Mondays – Fridays, i.e. 9am – 11.30pm.

233.3 Notice of an application under Section 53A of the Licensing Act 2003 to review the current premises licence for Luxe Essex, 126 High Road, Loughton, IG10 4BE

The Committee ratified the comments submitted by the Town Clerk under delegated powers which were:

Loughton Town Council fully supports the views of residents and OBJECTS to the continuation of the late-night licence for Luxe.

Despite its High Road location, the impact of the antisocial behaviour and activities associated with the club have, over a long period, had an unacceptable impact on our residents living in the surrounding roads. Residents will have submitted detailed accounts of the problems that they have experienced in recent years.

This situation is in contravention of the four licensing objectives:

- *The prevention of crime and disorder*
- *Public safety*
- *The prevention of public nuisance*
- *The protection of children from harm*

Whilst the Town Council is keen to support local businesses and facilities, this type of venue is clearly not an asset for our own residents but attracts customers from further afield, a situation intensified by the all night underground services.

The Town Council previously objected to the granting of this extended opening hours licence in 2012, stating that the proposals would only serve to exacerbate noise late at night from patrons using the club. This has proved the case and the recent incident only reinforces the Council's view that the licence should be withdrawn.

The Committee also NOTED that Cllr Angold-Stephens had been registered to speak at the meeting of the Licensing Sub-Committee to be held at the Civic Offices in Epping on Tuesday, 30 May 2017.

PL234 Enforcement and Compliance

234.1 No reports had been received.

Signed:
Date: 5 June 2017