

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 5 June 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
K Latchford S Murphy
M Stubbings (as substitute for Cllr Downing)

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

5 members of the public

PL235 Apologies for Absence

Apologies for absence were received from Cllr Downing. The Town Clerk reported that Cllr Stubbings had been nominated as his substitute for this meeting.

PL236 Declarations of Interest

Cllrs Abraham, Angold-Stephens, Cochrane, Davies, Latchford, Murphy and Stubbings declared a non-pecuniary interest in the following applications owing to comments received from the Loughton Residents Association Plans Group:

EPF/0808/17 – Molen's Café, EPF/1054/17 – 246-250 High Road, and EPF/1325/17 – Oaklands School.

Cllr Angold-Stephens declared a non-pecuniary interest in Agenda item 5, CC/EPF/24/17, as a governor at Roding Valley High School.

The Committee AGREED to bring forward applications EPF/0808/17 and EPF/1325/17 to follow Agenda item 3, as members of the public were interested in these items.

PL237 Confirmation of Minutes

The Minutes of the meeting held on 22 May 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL238 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0808/17

Officer: Jonathan Doe

Applicant Name: Mr Nurtac Timur

Planning File No: 008800

Location: 209 D/E Molen's Café, High Road, Loughton IG10 1BB

Proposal: Erection of rear conservatory.

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to this application which was considered an overdevelopment of the site. There were concerns that the additional light and noise pollution from the proposed conservatory would further interfere with the amenities of neighbours in Priory Road at the rear of the property. These residents had already been adversely affected by the previous changes to the premises.

Application No: EPF/1325/17

Officer: David Baker

Applicant Name: Matthew Hagger

Planning File No: 009759

Location: Oaklands School, 8 Albion Hill, Loughton, IG10 4RA

Proposal: "Application to modify the S106 agreement linked to planning permission reference EPF/1097/09. Proposed modification: To restrict pupil numbers at Oaklands School, Albion Hill, to 273 following the completion of the car park and dropping off area approved, on appeal, under planning permission reference EPF/2774/15 (an increase of 30 pupils above the current restriction of 243)."

The Committee NOTED the contents of thirteen letters of objection.

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

The Committee OBJECTED to this application as there were highway safety concerns from the additional traffic movements that any increase in the school roll would create. Members were concerned for the safety of pedestrians and other road users in Albion Hill and Albion Park.

The Committee asked for the car parking scheme as detailed under EPF/2774/15 and allowed on appeal, to be fully evaluated before any consideration should be given to increasing pupil numbers at the school.

PL239 Matters for Report

239.1 Amended Plans/Application/Description

EPF/0894/17 - 64 Alderton Hill, Loughton, Essex, IG10 3JB

Refurbishment & alterations including front, rear & roof extensions.

****Additional information received - Streetscene and Block Plan showing neighbouring approved extensions** – Min no PL222.1**

The Committee NOTED the additional information provided by the applicant. Members commented that the lack of measurements made it difficult to fully judge the impact of the roof extensions on the street scene and the neighbouring property and therefore their original OBJECTION remained.

239.2 Epping Forest District Council – Planning Application Validation List Consultation

The Committee NOTED that this consultation closed on 2 June 2017 and ratified the response made by the Town Clerk in discussion with the Chairman under delegated powers as follows:

Thank you for the opportunity to respond to this consultation.

We support the document as presented and trust these requirements will be enforced in future before applications are accepted/registered.

239.3 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 – Min no PL233.3

The Committee welcomed the outcome of the recent review and thanked the Chairman for representing the Council at that hearing.

PL240 Essex County Council planning application CC/EPF/24/17 – Roding Valley High School, Alderton Hill, Loughton, IG10 3JA – The provision of a new sports pitch together with galvanised powder coated metal fence and the provision of a new footpath from the existing playing field entrance.

The Committee had NO OBJECTION to this application.

PL241 Financial Position

The end of year financial report for 2016/17 was NOTED together with details of the transfers to and from earmarked reserves.

PL242 Planning Applications

242.1 The following planning applications were CONSIDERED and the plans inspected:

Application No: EPF/0897/17

Officer: Jonathan Doe

Applicant Name: Asset Rock Ollards

Planning File No: 002975

Location: 1 Ollards Grove, Loughton, IG10 4DJ

Proposal: First floor extension, new mansard roof, and new rear extension to provide 4 flats comprising 2 x 1 bed and 2 x 2 bed flats.

The Committee OBJECTED to this application. The addition of two further floors to the building was considered an overdevelopment of the property with the increased height adversely affecting the street scene. This would set an unacceptable precedent in this part of the High Road.

Given the lack of parking provision, members asked that should the application be granted occupiers would not have access to any residents parking schemes in the area.

Application No: EPF/1039/17

Officer: Jonathan Doe

Applicant Name: T. Woznicki

Planning File No: 012710

Location: 175 Smarts Lane, Loughton IG10 4BW

Proposal: Single storey side extension with pitched roof. Rear terrace and steps.

The Committee had NO OBJECTION to this application.

Application No: EPF/1054/17

Officer: Jonathan Doe

Applicant Name: Mr Gareth Wilkinson

Planning File No: 001253

Location: 246-250 High Road, Loughton, IG10 1RB

Proposal: Proposed new electronic roller shutter on the shopfront facing High Street.

The Committee NOTED the contents of a letter of objection.

As it was not clear from the drawings, if the proposal was for roller shutters to be used across the entire frontage, the Committee OBJECTED to the application. However, if the intention was to provide shuttering only for the entrance doors, the Committee would withdraw this objection.

Application No: EPF/1061/17

Officer: David Baker

Applicant Name: Mr Inderpal Mathura

Planning File No: 000485

Location: 24 Brook Road, Loughton, IG10 1BW

Proposal: Erection of a) first floor rear extension (to previously approved extension to master bedroom), b) new porch, and c) rear dormer window.

The Committee had NO OBJECTION to this application.

Application No: EPF/1150/17

Officer: Jonathan Doe

Applicant Name: Mr Antonio Motisi

Planning File No: 006346

Location: 240 High Road, Loughton, IG10 1AH

Proposal: Installation of a new shopfront and external seating area.

The Committee had NO OBJECTION to this application.

Application No: EPF/1157/17

Officer: Jonathan Doe

Applicant Name: Mr Antonio Motisi

Planning File No: 006346

Location: 240 High Road, Loughton, IG10 1AH

Proposal: Advertisement consent for proposed installation of new signage.

The Committee had NO OBJECTION to this application.

Application No: EPF/1222/17

Officer: Stephan Solon

Applicant Name: Mr Robert Ceconi

Planning File No: 018377

Location: 19 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: Proposed end of terrace 3 bedroom house built on land adjacent No.19.

The Committee OBJECTED to this proposal. It was considered an overdevelopment of the site and garden grabbing with a design that would create a terracing effect.

Members were also concerned about the impact of the works on the protected trees on the site.

Application No: EPF/1242/17

Officer: Robin Hellier

Applicant Name: Mr Ben Rowlands

Planning File No: 007026

Location: 14 Hazelwood, Loughton, IG10 4ET

Proposal: TPO/EPF/27/88 T8 Monterey Cypress: 30% Crown Reduction

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/1286/17

Officer: Robin Hellier

Applicant Name: Mr Dickinson

Planning File No: 004101

Location: Westwood House, 10 High Road, Loughton, IG10 4QZ

Proposal: TPO/EPF/16/87 G1 Sycamore - crown lift to 6m resulting in removal of 6 lower limbs. Reduce peripheral branches up to height of 10m on 10 High Road side only. G1 Yew - reduce overhanging peripheral branches by up to 2m, and crown lift by up to 6m on 10 High Road side only.

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/1288/17

Officer: Jonathan Doe

Applicant Name: Mr Mustafa Ates

Planning File No: 014577

Location: 76 Borders Lane, Loughton, IG10 3QX

Proposal: Change of use of from retail shop (Use Class A1) to use as a cafe/restaurant (Use Class A3) trading 9am -10pm 7 days. External flue to the rear.

The Committee reiterated its previous comments for EPF/2645/16, which were as follows:

The Committee had NO OBJECTION to the change of use. However, members expressed concern for the residents in the flats above and the neighbouring properties from the potential noise and smells emanating from the proposed external flue.

Application No: EPF/1299/17

Officer: Marie-Claire Tovey

Applicant Name: Epping Forest District Council

Planning File No: 001228

Location: Junction of Chigwell Lane and Langston Road, Loughton IG10 3TH

Proposal: Totem sign advertising retail units on Epping Forest Retail Park

The Committee had NO OBJECTION to this application.

Application No: EPF/1305/17

Officer: Ian Ansell

Applicant Name: Mrs Julie Demetriou

Planning File No: 026823

Location: 1 Chester Path, Loughton, IG10 2LN

Proposal: New 2 storey/1 bedroom house on land adjoining.

The Committee OBJECTED to this application as it was considered garden grabbing and an overdevelopment of the site, with a lack of amenity space. The proposal would be detrimental to the street scene and adversely affect the amenities of residents in Chester Road.

Application No: EPF/1320/17

Officer: Marie-Claire Tovey

Applicant Name: Epping Forest District Council

Planning File No: 001228

Location: Former Council Depot & Adjacent Land, Off Langston Road, Loughton IG10 3TH

Proposal: Full planning permission for elevational changes to the permitted front and rear elevations of buildings as approved under reserved matters consent PF/0294/15 in order to supersede the approved elevational drawings listed at condition 1 under consent EPF/0294/15 and the controls on fascia signage at condition 5

The Committee had NO OBJECTION to this application.

Application No: EPF/1323/17

Officer: Alastair Prince

Applicant Name: Mr & Mrs C Jacobs

Planning File No: 000041

Location: 2 Campions, Loughton, IG10 2SG

Proposal: Re-application for a proposed single/2nd storey rear extension and alterations – with amendment to second storey rear extension

The Committee had NO OBJECTION to this application.

Application No: EPF/1344/17

Officer: Jonathan Doe

Applicant Name: Mr T Dabrega

Planning File No: 026684

Location: 5 Greenfield Close, Loughton IG10 3HG

Proposal: Two storey rear extension and single storey front extension.

The Committee had NO OBJECTION to the single storey front extension but OBJECTED to the two storey rear extension which was considered over large and therefore had an adverse impact on the neighbouring property.

Application No: EPF/1360/17

Officer: Jonathan Doe

Applicant Name: Ms Siobhan Hyland

Planning File No: 018826

Location: 9 Chester Close, Loughton, IG10 2LP

Proposal: New rear single storey extension (Revised application to EPF/0663/17)

The Committee had NO OBJECTION to this application.

242.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1182/17

Officer: Alastair Prince

Applicant Name: Jackie Rogerson
Planning File No: 026773
Location: 102 Southern Drive, Loughton IG10 3BX
Proposal: Certificate of Lawful Development for proposed loft conversion including hip-to-gable extension, rear dormer plus front roof windows.

Application No: EPF/1274/17
Officer: Alastair Prince
Applicant Name: Mr James Rampton
Planning File No: 026829
Location: 48 Harwater Drive, Loughton, IG10 1LW
Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer.

Application No: EPF/1306/17
Officer: Alastair Prince
Applicant Name: Mrs Thecla Panagides
Planning File No: 013699
Location: 27 Tycehurst Hill, Loughton, IG10 1BX
Proposal: Certificate of Lawful Development for proposed loft conversion, hip to gables, rear dormer, roof lights to front roof.

Application No: EPF/1312/17
Officer: Alastair Prince
Applicant Name: Ms Sam Chitticks
Planning File No: 026820
Location: 72 The Crescent, Loughton, IG10 4PU
Proposal: Certificate of Lawful Development for proposed single storey side extension, single storey rear extension and hip to gable roof extension with dormer.

Application No: EPF/1314/17
Officer: Alastair Prince
Applicant Name: Mr P Minhas
Planning File No: 019886
Location: 2 Alderton Hall Lane, Loughton, IG10 3HN
Proposal: Certificate of lawful development for proposed loft conversion with roof lights and rear dormer with Juliet balcony.

242.3 Others – provided for information only: EPF/0999/17, EPF/1257/17,

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

PL243 Decisions by Epping Forest District Council

No decision notices had been received.

PL244 Licensing Applications

No licensing applications had come to the attention of officers.

PL245 Enforcement and Compliance

No reports had been received.

Signed:

Date: 19 June 2017