

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 19 June 2017 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** J Angold-Stephens (in the Chair)  
P Abraham T Cochrane K Latchford  
S Murphy

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

2 members of the public

**PL246 Apologies for Absence**

Apologies for absence were received from Cllr Downing.

**PL247 Declarations of Interest**

The Committee declared a non-pecuniary interest in EPF/3336/16 and EPF/1229/17 as the architect was known to the Council.

**PL248 Confirmation of Minutes**

The Minutes of the meeting held on 5 June 2017 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward applications EPF/1430/17 and EPF/1470/17 to follow Agenda item 3, as members of the public were interested in these items.

**PL249 Planning Applications**

**Application No:** EPF/1430/17

**Officer:** David Baker

**Applicant Name:** Ms Keri Hubbard

**Planning File No:** 017145

**Location:** 4 The Crescent, Loughton IG10 4PY

**Proposal:** Proposed loft conversion with hipped roofs being changed to gables, erection of rear first floor rear extension, rear dormer window, and two front dormer windows and roof-light.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application but recommended that the bathroom window should be glazed in obscured glass for the privacy of the neighbouring properties.

**Application No:** EPF/1470/17

**Officer:** Corey Isolda

**Applicant Name:** Mr James Few

**Planning File No:** 009888

**Location:** 40 York Hill, Loughton IG10 1HU

**Proposal:** Hip to gable loft conversion

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, noting that the property was situated in the Conservation Area. The proposal would be detrimental to the street scene and result in a significant loss of amenity to the neighbour at 42 York Hill.

**PL250 Matters for Report**

**250.1 Notice of Appeal:**

**EPF/3097/16 – 50 Greensted Road, Loughton IG10 3DL – First floor side and rear extension (Appeal ref no: APP/J1535/D/17/3170436) – Min no PL149.1**

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

**250.2 EPF/3336/16 – 67 Newmans Lane, Loughton IG10 1TN – Demolition of existing garage and sheds. Creation of new 2 bed dwelling attached to 67 Newmans Lane, with associated parking. Re-submission of refused application: EPF/0690/16 ((Appeal ref no: APP/J1535/W/17/3173573) – Min no PL158.1**

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

*The Committee OBJECTED to this application concerned that the proposed new dwelling would result in an overdevelopment of the plot and affect the symmetry of the block, which would be out of keeping with the street-scene.*

**PL251 Essex County Council planning application CC/EPF/28/17 – Alderton County Junior and Infant School, Alderton Hall Lane, Loughton IG10 3HE – The erection of aluminium louvered screening to existing services pipework at roof level.**

The Committee had NO OBJECTION to this application.

**PL252 Planning Applications**

**252.1** The following planning applications were CONSIDERED and the plans inspected:

**Application No:** EPF/1138/17

**Officer:** Jonathan Doe

**Applicant Name:** Mr & Mrs Harinder Justin & Rupinder Bains

**Planning File No:** 007807

**Location:** 4 Wellfields, Loughton IG10 1NX

**Proposal:** Two-storey side extension to both sides; single storey rear extension (conservatory); and, front porch.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1229/17

**Officer:** Jonathan Doe

**Applicant Name:** Mr Michael Owen

**Planning File No:** 019123

**Location:** 32 Woodland Road, Loughton IG10 1HJ

**Proposal:** Resubmission of previous application, EPF/0104/17 Two storey rear extension and internal alterations to enlarge living space and provide one additional bedroom. The addition of a small front porch to enlarge entrance hall.

The Committee OBJECTED to this application as, despite the revisions, it was considered still to be too bulky and imposing to the detriment of the neighbouring property at 30 Woodland Road.

**Application No:** EPF/1332/17

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr & Mrs Drake

**Planning File No:** 026834

**Location:** 7 Connaught Avenue, Loughton IG10 4DP

**Proposal:** Proposed three storey side and two storey rear additions with front porch

The Committee had NO OBJECTION but expressed a concern that the proposed rear extension would overlook 14 High Beech Road.

**Application No:** EPF/1346/17

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Marin Gazulli

**Planning File No:** 026840

**Location:** 17 Colson Path, Loughton IG10 3QZ

**Proposal:** Part one and part two storey side extension and first floor rear extension

The Committee had NO OBJECTION, but expressed concern at the need for an additional front door which appeared superfluous, stating it spoiled the symmetry of the property. Members suggested the second front door be changed to a window.

**Application No:** EPF/1383/17

**Officer:** David Baker

**Applicant Name:** Mr Lawrence Brooks

**Planning File No:** 022498

**Location:** 18 Marjorams Avenue, Loughton IG10 1PT

**Proposal:** Erection of a single storey side extension.

Cllr Angold-Stephens expressed a non-pecuniary interest in this application as she was acquainted with a neighbour.

The Committee had NO OBJECTION to a single storey side extension. However, they deemed the plans were inaccurate and incomplete and appeared to indicate a two storey rear elevation.

**Application No:** EPF/1420/17

**Officer:** Jonathan Doe

**Applicant Name:** Mrs Gemma and John Knight

**Planning File No:** 010742

**Location:** 20 Newnham Close, Loughton IG10 4JG

**Proposal:** Two-storey side, first floor rear and single storey rear extension, roof alterations including changing side hip to gable, rear dormer and front roof lights.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1422/17

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Ms Tracy King

**Planning File No:** 026852

**Location:** 21 Roundmead Avenue, Loughton IG10 1QA

**Proposal:** Construction of side and rear single storey extension

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1427/17

**Officer:** David Baker

**Applicant Name:** Mr Tony Lomas

**Planning File No:** 018440

**Location:** Oak Field House, Debden Road, Loughton IG10 2NY

**Proposal:** Erection of a general-purpose outbuilding, in the south east part of the grounds, constructed from oak timber with a pitched, slate-tile roof, (and designed to match the existing structure on the northern boundary which is used to garage cars and to provide separate swimming pool plant and changing rooms).

The Committee OBJECTED to this application in support of the Trees and Landscape Officer's comments regarding the lack of an Arboricultural Impact Assessment to protect the trees in this area.

**Application No:** EPF/1464/17

**Officer:** David Baker

**Applicant Name:** Littlecroft Properties Limited

**Planning File No:** 016985

**Location:** 127 High Road, Loughton IG10 4LT

**Proposal:** Change of use of the rear section of the ground floor retail unit into a self-contained one bed flat.

The Committee OBJECTED to this application which appeared contrary to the Local Plan Policy TC3(ii) which stated that residential accommodation would be permitted in appropriate locations but not at ground floor level.

**Application No:** EPF/1469/17

**Officer:** Ian Ansell

**Applicant Name:** Mrs R BRUNO

**Planning File No:** 017326

**Location:** 155 Burney Drive, Loughton IG10 2DY

**Proposal:** Change of use from 1 house to 2 self-contained flats

The Committee expressed concern for the amenity of neighbours at 153 Burney Drive and regretted the loss of a 3 bedroom house for 2 one bed roomed flats.

**Application No:** EPF/1473/17

**Officer:** Corey Isolda

**Applicant Name:** Mr Christopher Scott

**Planning File No:** 013999

**Location:** 8 Hill Top Close, Loughton IG10 1PY

**Proposal:** First floor rear extension

The Committee expressed concern about the impact upon the neighbour at 7 Hill Top Close, as this proposal would cause loss of light.

**Application No:** EPF/1585/17

**Officer:** Jonathan Doe

**Applicant Name:** Essex County Council - Chloe Brown

**Planning File No:** 001930

**Location:** Alderton County Junior and Infant School, Alderton Hall Lane, Loughton IG10 3HE

**Proposal:** County Council application for the erection of aluminium louvered screening to existing services pipe work at roof level.

The Committee had NO OBJECTION to this application.

**252.2 Deemed Permission – provided for information only:**

No deemed permission applications were received.

**252.3 Others – provided for information only:** EPF/1310/17, EPF/1446/17, EPF/1405/17, EPF/1511/17, EPF/1574/17 & EPF/1615/17

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

**PL253 Decisions by Epping Forest District Council**

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

**PL254 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL255 Enforcement and Compliance**

No reports had been received.

**Signed:** .....

**Date:** 3 July 2017