

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 3 July 2017 at 7.45pm at 1 Buckingham Court.**

**Present:**

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

**Officer:** Enid K Walsh (Town Clerk)

4 members of the public

**PL256 Apologies for Absence**

Apologies for absence were received from Cllr Angold-Stephens. The Town Clerk reported that Cllr Jennings had been nominated as her substitute for this meeting.

**PL257 Declarations of Interest**

The Committee declared a non-pecuniary interest in EPF/1582/17 owing to comments received from the Loughton Residents Association Plans Group.

Cllr Latchford declared a non-pecuniary interest in EPF/1340/17 as a relative lived close by the property.

**PL258 Confirmation of Minutes**

The Minutes of the meeting held on 19 June 2017 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward applications EPF/1474/17 and EPF/1582/17 to follow Agenda item 3, as members of the public were interested in these items.

**PL259 Planning Applications**

**Application No:** EPF/1474/17

**Officer:** Ian Ansell

**Applicant Name:** Mr Michael Rolfe

**Planning File No:** 010115

**Location:** 4A & 4B Valley Hill, Loughton IG10 3AA

**Proposal:** Two storey rear extension with raised decking. First floor front and side extension.

Cllr Davies declared a non-pecuniary interest as she had patronised the shop.

The applicant addressed the Committee.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1582/17

**Officer:** Sukhdeep Jhooti

**Applicant Name:** David Pickering

**Planning File No:** 026872

**Location:** 13 Barfields Path, Loughton IG10 3JJ

**Proposal:** Construction of a two storey two bedroomed house, 86sq.m. of floor space in the garden of no 13. Demolition of existing garage to no 13. External works to new house. (Car spaces on the existing forecourt (2no) will be retained for no 13, however it was considered that no 11a did not need parking on the site as there is reasonable parking in Barfields Path).

The Committee NOTED the contents of a letter of objection.

The applicant addressed the Committee.

The Committee OBJECTED to this application as it considered the proposal for a detached house to be garden grabbing contrary to National Planning Policies that would set a precedent.

Members considered this proposal would adversely affect the street scene and expressed a preference for an extension to the existing property rather than the removal of the gap between properties.

The Committee NOTED the comments of the District Council's Tree Officer and supported her concerns about the impact of the works on the large oak tree in the highway.

**PL260 Matters for Report**

**260.1 Notices of Appeal:**

**260.1 EPF/2946/16 – 19 Kenilworth Gardens, Loughton, IG10 3AG – Proposed 3 bedroomed end of terrace house built on side garden (Appeal ref no: APP/J1535/W/17/3172746) – Min no PL149.1**

The Committee REITERATED its previous comments which were:

*The Committee OBJECTED to this application on the following grounds:*

- 1. The scheme was considered a garden grabbing proposal contrary to National Planning Policies that would result in an overdevelopment of the plot.*
- 2. There would be a loss of amenity from overlooking to the neighbour at the side in Catherine Close.*
- 3. Members voiced concern for the trees on the site and whether any would be retained. Furthermore, the Committee supported the objection and comments made by the District Arboricultural Officer.*

**PL261 Planning Applications**

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

**Application No:** EPF/0918/17

**Officer:** Alastair Prince

**Applicant Name:** Mr Daniel Willett

**Planning File No:** 026860

**Location:** 106 Englands Lane, Loughton IG10 2QJ

**Proposal:** Demolition and re-build of the existing front porch due to subsidence.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1226/17

**Officer:** Jonathan Doe

**Applicant Name:** Mr John Davies

**Planning File No:** 026877

**Location:** Unit 6 Epping Forest Shopping Park, Langston Road, Loughton IG10 3UE

**Proposal:** Signage including internally illuminated sign above fascia level and internally illuminated sign at fascia level to front elevation; and, non-illuminated sign on rear elevation.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1249/17

**Officer:** David Baker

**Applicant Name:** Mr Glenn Spearing

**Planning File No:** 024967

**Location:** 12 Stony Path, Loughton IG10 1SJ

**Proposal:** Reduction of height of section of existing wall and fence at rear (point A to B) to 1.4m/1.2m in height, and reduction of remainder of wall on the side and front boundaries (point C to D) to 1.2m for the brick piers, 0.68m for the dwarf wall, together with removal of existing timber panels.

Members NOTED the 'way forward' provided in the planning officer's report particularly points 2 and 3, the installation of a picket white fence to be installed above the brick plinth wall and the planting of a hedge of native species.

Members also NOTED with concern the statement on the application that the new details had been 'proposed and agreed on site'.

The Committee had NO OBJECTION to this application as detailed, provided the conditions applied included the reinstatement of native hedging plants to help restore the street scene in this conservation area.

**Application No:** EPF/1292/17

**Officer:** Jonathan Doe

**Applicant Name:** Mr Stephen Rooney

**Planning File No:** 021529

**Location:** 18 Hill Top Close, Loughton IG10 1PY

**Proposal:** First floor side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1340/17

**Officer:** Marie-Claire Tovey

**Applicant Name:** Places for People

**Planning File No:** 000172

**Location:** Honeytree Court, Fairmeads, Loughton IG10 2RD

**Proposal:** To replace all existing flat, communal windows and all communal doors to UPVC units

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1407/17

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mrs Cassie Brown

**Planning File No:** 015950

**Location:** 55 River Way, Loughton IG10 3LJ

**Proposal:** First floor extension over part converted garage. Loft conversion over current dwelling and proposed first floor extension. Extension of current ground floor garage to convert to study.

The Committee OBJECTED to this application which was considered detrimental to the amenities of the neighbour at 57 River Way. The impact of the first floor extension was exacerbated by the slope of the road.

**Application No:** EPF/1438/17

**Officer:** Corey Isolda

**Applicant Name:** Mr George Bramley

**Planning File No:** 006601

**Location:** Chestnuts, Nursery Road, Loughton IG10 4EF

**Proposal:** Front and rear, single storey side extension with new pitched roofs to provide 1 x additional play room and a new utility room to the rear of the property.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1479/17

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Steve Boyle

**Planning File No:** 026857

**Location:** 27 Fallow Fields, Loughton IG10 4QP

**Proposal:** Proposed single storey rear extension, roof amendment, dormer, internal alterations and porch

The Committee OBJECTED to this application as it would have an adverse effect on the street scene. Members regretted the loss of symmetry to the properties and expressed a concern about the intensification of the dwelling to provide four bedrooms all with en-suite facilities.

**Application No:** EPF/1482/17

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Dominic Clout

**Planning File No:** 016378

**Location:** 7 The Crescent, Loughton IG10 4PY

**Proposal:** Single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1501/17

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr N Haynes

**Planning File No:** 026854

**Location:** 18 Park Hill, Loughton IG10 4ES

**Proposal:** Single storey front infill extension, partial garage conversion and alterations to openings

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1507/17

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Jones

**Planning File No:** 026745

**Location:** Unit 12 Epping Forest Shopping Park, 12 Langston Road, Loughton IG10 3UE

**Proposal:** Installation of condenser units at the rear of unit 12

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1526/17

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Paul Dodkin

**Planning File No:** 014979

**Location:** 12 Greensted Road, Loughton IG10 3DW

**Proposal:** Demolish outbuildings and construct single storey extension to provide a bedroom and bathroom for a registered disabled person.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1540/17

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Ken Fox

**Planning File No:** 007018

**Location:** 18 Albion Park, Loughton IG10 4RB

**Proposal:** Application for variation of condition 3 'external finishes' on planning application EPF/2832/16 (Demolition of existing dwelling and erection of a detached single dwelling with associated car parking) to allow use of a blue black slate.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as the blue black slates were out of keeping with the street scene as they would not match the surrounding properties.

The Planning Officer's attention was drawn to Condition 3 from EPF/2832/16 in this regard.

**Application No:** EPF/1558/17

**Officer:** Corey Isolda

**Applicant Name:** Mr Danny Lyfield

**Planning File No:** 026861

**Location:** 15 Garden Way, Loughton IG10 2SF

**Proposal:** Two front elevation dormers

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1566/17

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr D Gibson

**Planning File No:** 006208

**Location:** 108 Southern Drive, Loughton IG10 3BX

**Proposal:** Proposed two storey side and rear extension and rear dormer

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1591/17

**Officer:** Corey Isolda

**Applicant Name:** Miss Megan McKenna

**Planning File No:** 024992

**Location:** 43 Marjorams Avenue, Loughton IG10 1PU

**Proposal:** Demolition of existing garage. Construction of single storey side extension.

The Committee OBJECTED to this application as the side extension would result in a cramped appearance detrimental to the street scene and an unacceptable loss of light to the neighbouring property. This was contrary to Adopted Local Policy DBE9 and Draft Local Policy DM9.

Members also considered the plans to be misleading in that the height of the garage relative to the bungalow was not reflected in the layout.

**Application No:** EPF/1593/17

**Officer:** Robin Hellier

**Applicant Name:** Mick Smith/Amanda Hart

**Planning File No:** 000838

**Location:** St Marys Parish Centre, High Road, Loughton IG10 1BB

**Proposal:** TPO/EPF/09/99 T1: Maple. T2: Plane & T3: Cedar - Work 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/1658/17

**Officer:** Robin Hellier

**Applicant Name:** Homecherry House

**Planning File No:** 003306

**Location:** Homecherry House, 86 High Road, Loughton IG10 4QU

**Proposal:** TPO/EPF/09/82. T1 & T2 Ash 50% reduction. T3 Knutka - remove major limb overhanging road

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.

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

**Application No:** EPF/1487/17

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Kalpesh Khilochia

**Planning File No:** 014465

**Location:** 14 Cherston Road, Loughton IG10 3PJ

**Proposal:** Certificate of Lawful Development Certificate for proposed loft conversion with dormer at rear and a first floor rear extension

**Application No:** EPF/1506/17

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Robert Zylstra

**Planning File No:** 026818

**Location:** 15 Colson Path, Loughton IG10 3QZ

**Proposal:** Certificate of lawful development for proposed single storey rear extension.

**Application No:** EPF/1545/17

**Officer:** Jonathan Doe

**Applicant Name:** Mr & Mrs Curran

**Planning File No:** 024428

**Location:** 6 Prescott Green, Loughton IG10 2AQ

**Proposal:** Certificate of Lawful Development for proposed loft conversion with rear dormer

**261.3 Others – provided for information only:** EPF/1480/17, EPF/1639/17, EPF/1694/17, EPF/1711/17 and EPF/1724/17

**PL262 Decisions by Epping Forest District Council**

No decision notices had been received.

**PL263 Licensing Applications**

**263.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of Eight Rocks Deli & Wine, 238 High Road, Loughton IG10 1RB**

The Committee OBJECTED to this application on the grounds of the prevention of public nuisance. Members considered that a music licence from 7am to 11pm would be detrimental to the lives of the families in the flats above and nearby residential properties.

With regard to the supply of alcohol, members requested a condition that this should only be served with meals to be drunk at tables inside the premises to prevent public nuisance.

**263.2 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Aldi, Unit 2 Epping Forest Retail Park, Debden IG10 3UE**

The Committee had NO OBJECTION provided the Sunday hours matched the opening hours of the store.

**PL264 Enforcement and Compliance**

No reports had been received.

**Signed:** .....

**Date:** 17 July 2017