

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 17 July 2017 at 7.45pm at Loughton Library.

Present:

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

Officer: Debra Paris

6 members of the public

PL265 Apologies for Absence

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

PL266 Declarations of Interest

The Committee declared a non-pecuniary interest in EPF/1594/17 and EPF/1670/17 as the architect was known to the Council.

PL267 Confirmation of Minutes

The Minutes of the meeting held on 3 July 2017, amended from those circulated at Min no PL259, EPF/1474/17, to confirm Cllr Davies declared a non-pecuniary interest at this point of the meeting, were CONFIRMED as a correct record and signed by the Chairman.

PL268 Matters for Report

268.1 Amended Plans

EPF/1012/17 – 12A Alderton Close, Loughton, Essex, IG10 3HQ – Residential redevelopment to provide 4 x 3 bed houses – Min no PL220

The Committee NOTED the contents of two letters of objection.

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

The Committee, whilst taking into consideration the reduction in the number of proposed dwellings, OBJECTED to this amended application, reiterating its original comments which were:

This proposal was considered garden grabbing and therefore contrary to National Planning Policies.

Members drew the Planning Authority's attention to the reasons cited for the refusal of the previous application for this location, EPF/0421/05. These stated that "the proposed vehicle access is of inadequate width to enable vehicles to pass and it is therefore unsuitable to serve two dwellings". The

new proposal for ~~five~~ 4 x 3-bedroomed dwellings would bring such an increase in vehicle movements as to constitute a danger to highway safety.

The proposal would also have a detrimental impact on the neighbouring properties in Alderton Close and The Lindens contrary to Policy DBE2 of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee AGREED to bring forward the following two items as a member of the public was interested in these applications.

PL269 Licensing Applications

269.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of The Green Owl Canteen Ltd, 12-14 The Broadway, Loughton, IG10 3ST

The Committee OBJECTED to this application, stating that, given that this was a predominantly residential location and for the prevention of public nuisance, the licensing hours should cease at 10:30pm and alcohol should only be served with meals.

269.1.2 Notice of application for a variation of premises licence under the Licensing Act 2003 in respect of East 15 Acting School, Hatfields, Rectory Lane, Loughton IG10 3RY.

The Committee had NO OBJECTION to this application to vary the licence on a temporary basis during the current building works at this premises.

PL270 Matters for Report

270.1 Amended Plans – EPF/2614/16 – 21 Park Hill, Loughton, Essex, IG10 4ES – Front, side and rear extensions at upper ground floor level – Min no PL213.1

The Committee OBJECTED to this application owing to the loss of privacy and overlooking the proposal would cause to neighbouring properties, contrary to policy DBE9 of *Epping Forest District Council's adopted Local Plan and Alterations*.

270.2 Appeals

270.2.1 EPF/3090/16 – 2 Alderton Hall Lane, Loughton, IG10 3HN – Part single, part two storey rear extension with a truncated ridge. New front porch. Alterations to the pitched roof of the original house to create a crown roof (Appeal ref no. APP/J1535/D/17/3175105) – Min no PL176

The Committee NOTED the information received from Epping Forest District Council that, as the appeal was proceeding under the Householder Appeals Service, there was no opportunity to submit further comments.

270.2.2 EPF/0053/17 – Tennis Courts, Roding Valley High School, Alderton Hill, Loughton, IG10 3JD – Amendment to planning permission EPF/1103/15 (for the erection of 38 'Retirement Living' apartments for the elderly) comprising the provision of two additional apartments in the roof/loft area at the second floor facing the internal courtyard (Appeal ref no. APP/J1535/W/3174477) – Min no PL169.1

The Committee NOTED and supported the Local Planning Authority's reasons for refusal given in the Decision Notice.

270.3 Licensing Act 2003 – Premises Licence Application in respect of Eight Rocks Deli & Wine, 238 High Road, Loughton, Min 263.1

Noting that a meeting would be held on Tuesday, 1 August 2017 at the Civic Offices to determine this application, the Committee nominated the Chairman, Cllr Angold-Stephens to speak at this meeting, if she was available.

PL271 Planning Applications

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

Application No: EPF/1172/17

Officer: David Baker

Applicant Name: Mr & Mrs Jana

Planning File No: 004838

Location: 15 Chequers Road, Loughton, IG10 3QA

Proposal: Proposed double storey and single storey side extension.

The Committee expressed concern about the flat roof on the single storey side extension, and requested that if the District Council was minded to approve this application they would prefer a pitched roof to fit in with the street scene. They also requested that there be no further development of this site, believing this property had reached its full extent.

Application No: EPF/1287/17

Officer: David Baker

Applicant Name: Mr Kris Dimov

Planning File No: 000835

Location: 56 Lushes Road, Loughton, IG10 3QB

Proposal: Single storey side, rear, and front extension (as a revision to previously approved EPF/3176/15).

The Committee had NO OBJECTION to this application.

Application No: EPF/1404/17

Officer: Ian Ansell

Applicant Name: Mrs Jillian Botterell

Planning File No: 014378

Location: 25 Felstead Road, Loughton, IG10 3BB

Proposal: Outline application for 1 dwelling with access off Felstead Road and Danbury Road.

The Committee OBJECTED to this application which was considered garden grabbing; it would be detrimental to the street scene and result in a loss of amenity for neighbouring properties, contrary to policy DBE2 and DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/1514/17

Officer: Jonathan Doe

Applicant Name: Mrs Nadezhda Zaborovskaya

Planning File No: 026739

Location: 51 Parkmead, Loughton, IG10 3JW

Proposal: Single storey rear extension and extension to front/side. (Option 2)

The Committee supported the refusal reasons for EPF/0059/17 and expressed concern that the current application would ruin the symmetry of the block.

Application No: EPF/1594/17

Officer: Stephan Solon

Applicant Name: Mr & Mrs Murphy

Planning File No: 012567

Location: 14 St Johns Road, Loughton IG10 1RZ

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1621/17

Officer: Corey Isolda

Applicant Name: Mr Deep Chahal

Planning File No: 005589

Location: 39 Hazelwood, Loughton IG10 4ET

Proposal: 1st floor side extension and new windows and door to existing side elevation

The Committee had NO OBJECTION to this application.

Application No: EPF/1642/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Dan Simpson

Planning File No: 016192

Location: Greengates, 24 Albion Hill, Loughton, IG10 4RD

Proposal: Formation of balcony on existing sun shade on rear elevation

The Committee noted the contents of 2 letters of objection received from residents

The Committee OBJECTED to this proposal, supporting the refusal reasons for EPF/1709/16 given by the Planning Authority, and reiterated the previous comments, which were:

The Committee OBJECTED to this application owing to the loss of privacy and overlooking the proposal would cause to neighbouring properties downslope at the rear, in particular, Thurlestone in Pollards Close and The Chestnuts, in Oaklands off Warren Hill.

Application No: EPF/1663/17

Officer: Sukhdeep Jhooti

Applicant Name: Ms L Mulcahy

Planning File No: 026884

Location: 27 Priory Road, Loughton IG10 1AF

Proposal: Ground floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1667/17

Officer: Corey Isolda

Applicant Name: Vicki Woznicki

Planning File No: 026881

Location: 7 Beech Close, Loughton IG10 2PH

Proposal: Single storey rear extension.

The Committee OBJECTED to this application, which was considered to be an overdevelopment of the plot, reducing the amenity space at the rear; out of keeping with surrounding properties and detrimental to the street scene, contrary to policy DBE9 of Epping Forest District Council's adopted Local Plan and Alterations and the provisions of the NPPF.

Application No: EPF/1670/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Adam & Gemma Larkin

Planning File No: 026880

Location: 32 Lower Park Road, Loughton IG10 4NA

Proposal: Demolition of existing rear extension and side porch and replace with single storey side and rear L shaped Extension.

The Committee had NO OBJECTION to this application, but expressed concern that there should be no further development of this plot.

Application No: EPF/1675/17

Officer: David Baker

Applicant Name: Mr Peter Robinson

Planning File No: 022713

Location: Deerhurst, 50 Baldwins Hill Loughton IG10 1SF

Proposal: Grade II listed building application for proposed change of rear windows and doors. Removal of walls.

The Committee felt that insufficient information had been provided in the plans to make a decision on this application. With reference to Policy HC10 – Works to Listed Buildings of the Local Plan and Alterations, members would be guided by the Conservation Officer's opinion.

Application No: EPF/1682/17

Officer: David Baker

Applicant Name: Mr Keith Parker

Planning File No: 012523

Location: The Old Stables, Connaught Avenue, Loughton IG10 4DP

Proposal: Conversion and modification of existing covered store/gym to single storey annexe accommodation comprising bedroom, en-suite and kitchen living room.

The Committee expressed concern that this application could create a separate dwelling with insufficient amenity space. The Committee requested that, should the Local Planning Authority grant this application, its use must remain ancillary to the main property.

Application No: EPF/1700/17

Officer: Jonathan Doe

Applicant Name: Mr Moonpal Grewal

Planning File No: 002593

Location: First floor of 12 Torrington Drive (Sainsbury's), Loughton IG10 3SZ

Proposal: Display at ground floor entrance of internally illuminated fascia, internally illuminated double sided projecting sign, and window manifestations.

The Committee had NO OBJECTION to this application but asked if the premises lighting could be turned off at 11.30pm with no overnight illumination, and that the lighting would have as low an illuminance level as possible.

Application No: EPF/1713/17

Officer: Corey Isolda

Applicant Name: Mr R Merdzhanov

Planning File No: 026891

Location: 11 Barrington Green, Loughton, IG10 2BA

Proposal: Single storey rear extension

The Committee OBJECTED to this application which was considered to be detrimental to the amenities of neighbouring properties at nos 7 and 9 (both bungalows) and no 13 Barrington Green, contrary to Policy DBE9 of the Local Plan and Alterations and the provisions of the NPPF.

Application No: EPF/1733/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Townsend

Planning File No: 026893

Location: 26 Woodland Road, Loughton, IG10 1HJ

Proposal: Ground floor rear extension with flat roof and Edwardian style lantern / skylight (full width). First floor rear extension with pitched crown roof (width 5.8m). Front porch (1m depth)

The Committee had NO OBJECTION to this application.

Application No: EPF/1747/17

Officer: Ian Ansell

Applicant Name: Mr D Evans Senior

Planning File No: 024656

Location: 31 Upper Park, Loughton, IG10 4EY

Proposal: Proposed boundary railings

The Committee OBJECTED to this application as they considered it would be detrimental to the open aspect of the road and out of keeping with neighbouring properties.

Application No: EPF/1759/17

Officer: Corey Isolda

Applicant Name: Mr Stuart Andrews

Planning File No: 026398

Location: 18 Hillyfields, Loughton, IG10 2JS

Proposal: Demolish rear conservatory. Erect single storey rear extension. Re-instate front garage doors.

The Committee had NO OBJECTION to this application.

271.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1664/17

Officer: Jonathan Doe

Applicant Name: H Hristov

Planning File No: 026869

Location: 13 Barrington Road, Loughton, IG10 2AY

Proposal: Certificate of lawful development for proposed driveway.

Application No: EPF/1692/17

Officer: Corey Isolda

Applicant Name: Mr Leon Cullinane

Planning File No: 02886

Location: 41 Kenilworth Gardens, Loughton, IG10 3AF

Proposal: Certificate of Lawful Development for proposed outbuilding.

Application No: EPF/1743/17

Officer: Marie-Claire Tovey

Applicant Name: Mr A Daws

Planning File No: 026894

Location: 23 Forest Road, Loughton, IG10 1EB

Proposal: Certificate of Lawful Development for proposed single storey rear extension to existing property.

- 271.3 Others – provided for information only:** EPF/1606/17, EPF/1609/17, EPF/1678/17, EPF/1718/17, EPF/1738/17, EPF/1754/17, EPF/1764/17 and EPF/1773/17

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

PL272 Decisions by Epping Forest District Council

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

PL273 Enforcement and Compliance

No reports had been received.

Signed:

Date: 31 July 2017