

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 31 July 2017 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officer: Debra Paris (Planning Committee Clerk)

1 member of the public

PL274 Apologies for Absence

Apologies for absence were received from Cllrs Downing and Murphy. The Planning Committee Clerk reported that Cllrs Stubbings and Cohen had been nominated as their respective substitutes for this meeting.

The Committee AGREED to bring forward Agenda Item 3, applications EPF/1845/17 and EPF/1846/17, after the Confirmation of Minutes, as a member of the public was interested in these applications.

PL275 Declarations of Interest

The Committee declared a non-pecuniary interest in:

- i) EPF/1832/17 as the architect was known to the Council; and
- ii) EPF/1735/17 and EPF/1844/17 owing to comments received from the Loughton Residents Association Plans Group.

Cllr Abraham declared a non-pecuniary interest in EPF/1866/17 as, in his role as Mayor, he would be attending the re-opening of the establishment.

PL276 Confirmation of Minutes

The Minutes of the meeting held on 17 July 2017, amended from those circulated at Min no PL271.1, to clarify for EPF/1713/17 that only nos 7 and 9 were bungalows, were CONFIRMED as a correct record and signed by the Chairman.

PL277 Planning Applications

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

Application No: EPF/1845/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Vincent

Planning File No: 020478

Location: 6 The Fountains, Loughton, IG10 4RZ

Proposal: Proposed Roof Extension incorporating a 1m proposed increase of the Existing Ridge Level with Front and Rear Dormers.

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

The Committee had NO OBJECTION to this application.

Application No: EPF/1846/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Vincent

Planning File No: 020478

Location: 6 The Fountains, Loughton, IG10 4RZ

Proposal: Garage conversion with bay window to front.

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

The Committee had NO OBJECTION to this application.

PL278 Matters for Report

278.1 Street naming consultation – Golden Lion

The Committee NOTED the information received and that the developers would proceed with the names Luna and Nova Courts.

278.2 Neighbourhood Plan Meeting

The Committee NOTED the invitation to a Neighbourhood Plan meeting on Wednesday 2nd August at 4.30 – 5.30pm at the Civic Offices in Epping to discuss the current work being undertaken on the Local Plan.

Councillors Philip Abraham, Jill Angold-Stephens and Mick Stubbings would be attending this meeting to represent the Council together with the Town Clerk and Planning Clerk.

278.3 Licensing Act 2003, Premises Licence Application: The Green Owl Canteen Ltd, 12-14 The Broadway, Loughton, IG10 3ST, Min no PL269.1

The Committee NOTED the information received from the Licensing Compliance Officer, but agreed to reiterate their original OBJECTION, as follows:

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.

Additionally, members were concerned that the proposal for the license to run from 7.30am was inappropriate and a more realistic start time would be 10.30am.

278.4 Licensing Act 2003 – Premises Licence Application in respect of Eight Rocks Deli & Wine, 238 High Road, Loughton – Min no PL 263.1

Cllr Angold-Stephens reported that she had visited the location and noted that there were other establishments within that area of the High Road which already held an alcohol and music licence. These included Vivaldi and The Olive Tree, and the new application for The Light Tree Bistro to be considered later in the meeting. In view of this she would not be attending the licensing meeting at Epping Forest District Council.

PL279 Epping Forest District Council (Off-Street Parking Places Order 201*)

Epping Forest District Council has made a proposal to amend the order in respect of:

- 1) Oakwood Hill Industrial Estates car parks; and
- 2) Burton Road car parks

to be renamed and for the introduction of a tariff structure.

The Committee commented that if Epping Forest District Council were minded to approve the tariff structure for the two Oakwood Hill Industrial Estate Car Parks, there should be a number of free one hour parking spaces, to accommodate visitors to the small businesses located there.

The Committee OBJECTED to the introduction of a tariff structure at Burton Road car park, preferring a scheme of “one hour free parking – with no return in one or two hours”, to encourage local businesses in this retail area, and to match the parking scheme in The Broadway.

PL280 Planning Applications

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

Application No: EPF/1289/17

Officer: Ian Ansell

Applicant Name: Mrs Natalie Sidoli

Planning File No: 022173

Location: 180 The Broadway, Loughton, IG10 3SS

Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1635/17

Officer: David Baker

Applicant Name: Mr James Moule

Planning File No: 040877

Location: 170 High Road, Loughton, IG10 1DN

Proposal: Change of use from A1, A2 (retail) to tattoo parlour (sui generis).

The Committee had NO OBJECTION to this application.

Application No: EPF/1735/17

Officer: Corey Isolda

Applicant Name: Ms Sue Hellyer

Planning File No: 010229

Location: 81 Southern Drive, Loughton, IG10 3BX

Proposal: Proposed two storey rear and side extension including ancillary accommodation at the rear of the garden in connection with the main dwelling house.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to the proposed two storey rear and side extension, but did OBJECT to the ancillary accommodation at the rear of the main dwelling, on the grounds that this would be an intrusion on neighbours at the rear of the property and would constitute garden grabbing. This application would therefore

be contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/1773/17

Officer: Sukhdeep Jhooti

Applicant Name: Ms Rita Arva

Planning File No: 009081

Location: 73 The Drive, Loughton, IG10 1HL

Proposal: Demolition of existing conservatory and construction of single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1775/17

Officer: Corey Isolda

Applicant Name: Mr N Coombes

Planning File No: 026319

Location: 73 Goldings Road, Loughton, IG10 2QW

Proposal: Proposed First Floor, Rear and Side Extensions

The Committee had NO OBJECTION to this application.

Application No: EPF/1781/17

Officer: Sukhdeep Jhooti

Applicant Name: Trevalyn House Ltd

Planning File No: 001876

Location: Trevelyan House, Goldings Hill, Loughton, IG10 2SW

Proposal: Variation of condition 2 'Plan nos on planning approval EPF/1578/16' (Demolition of three existing properties and associated buildings to be replaced with 8 no. dwelling houses, new access road, parking and landscaping).

The Committee had NO OBJECTION to this application, but NOTED the contents of a Subterranean Development Informative by the Drainage and Water Team.

Application No: EPF/1814/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Huxley

Planning File No: 001228

Location: BMW Sytner Chigwell, Langston Road, Loughton, IG10 3UE

Proposal: Single storey extension to an existing MINI Showroom facility

The Committee had NO OBJECTION to this application.

Application No: EPF/1818/17

Officer: Sukhdeep Jhooti

Applicant Name: Jackie Rogerson

Planning File No: 026773

Location: 102 Southern Drive, Loughton, IG10 3BX

Proposal: Two storey front extension.

The Committee OBJECTED to this application on the grounds that it would destroy the symmetry of the street scene of the terraced housing, contrary to policy DBE10 of Epping Forest District Council's adopted Local Plan and Alterations and the provisions to the contrary of policies DBE2 and DBE9 of the adopted Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/1826/17
Officer: Marie-Claire Tovey
Applicant Name: Dean & Pallender
Planning File No: 020996
Location: 23 Connaught Avenue, Loughton, IG10 4DS
Proposal: Minor alterations to the existing porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1832/17
Officer: Ian Ansell
Applicant Name: Mr Paul Siani
Planning File No: 001361
Location: 89 Spring Grove, Loughton, IG10 4QE
Proposal: Two storey side extension, previously approved under application ref: EPF/0945/16 & EPF/2387/16. Loft conversion and internal alterations. Front and rear dormers.

The Committee OBJECTED to this application which was considered totally excessive. Members expressed concern for the visual impact of the proposed front and rear dormers on the street scene, as this house was situated in a prominent corner position and both the front and rear of the extension would be visible at street view. This was contrary to policies DBE9 and DBE10 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/1834/17
Officer: Corey Isolda
Applicant Name: Mr Aaron Drinkwater
Planning File No: 026908
Location: 1 Tylers Close, Loughton, IG10 3BD
Proposal: Single storey side extension to create an attached ancillary granny annexe

The Committee had NO OBJECTION to this application but asked for a condition to ensure the use of the extension remained ancillary to the main dwelling.

Application No: EPF/1837/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr & Mrs Porter
Planning File No: 004511
Location: 86 Sedley Rise, Loughton, IG10 1LT
Proposal: Single Story Rear Extension and Partial Side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1843/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr Daley
Planning File No: 026680
Location: 11 Sedley Rise, Loughton, IG10 1LS
Proposal: Amendment to timber fencing and decking previously approved under EPF/0865/17.

The Committee had NO OBJECTION to this application.

Application No: EPF/1844/17

Officer: Corey Isolda

Applicant Name: Mr Glen Barker

Planning File No: 011617

Location: 240 The Broadway, Loughton, IG10 3TF

Proposal: New 2 storey dwelling on the land adjacent to 240 The Broadway - as approved in 2010 ref EPF/0909/10.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this proposal as it was considered an over-development of the site and garden grabbing. The site is immediately adjacent to Green Belt land with no proper access. This is contrary to policies DBE4, DBE8 & DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/1866/17

Officer: Corey Isolda

Applicant Name: Mr Angelo Mareri

Planning File No: 006686

Location: Zizzi, 2 Church Hill, Loughton, IG10 1LA

Proposal: 1 set of externally illuminated fascia text - to replace existing and 1 set of non-illuminated secondary text - to replace existing; 1 non-illuminated projecting sign - to replace existing.

The Committee had NO OBJECTION to this application, but deplored the retrospective application.

280.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1554/17

Officer: Ian Ansell

Applicant Name: Mr Richard Potter

Planning File No: 026901

Location: 24 Park Hill, Loughton, IG10 4ES

Proposal: Certificate of Lawful Development for proposed front porch and conversion of garage into habitable room with alterations to front elevation.

Application No: EPF/1923/17

Officer: Corey Isolda

Applicant Name: Miss Megan McKenna

Planning File No: 024992

Location: 43 Marjorams Avenue, Loughton, IG10 1PU

Proposal: Certificate of lawfulness for proposed demolition of garage and single storey side extension.

280.3 Others – provided for information only: EPF/0551/17, EPF/1810/17, EPF/1883/17, EPF/1888/17, EPF/1906/17, EPF/1909/17; and EPF/1955/17

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

PL281 Decisions by Epping Forest District Council

No decision notices have been received.

PL282 Licensing Applications

282.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of The Light Tree Bistro, 262 High Road, Loughton IG10 1RB

The Committee had NO OBJECTION to this application.

282.2 Hackney Carriage & Private Hire Licensing Consultation

The Committee had NO OBJECTION to the proposed changes to tariffs.

PL283 Enforcement and Compliance

No reports had been received.

Signed:

Date: 21 August 2017