

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 21 August 2017 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officer: Debra Paris (Planning Committee Clerk)

17 members of the public

PL284 Apologies for Absence

Apologies for absence were received from Cllrs Davies and Downing. The Planning Committee Clerk reported that Cllr Stubbings had been nominated as the substitute for Cllr Downing for this meeting.

PL285 Declarations of Interest

The Committee declared a non-pecuniary interest in:

- i) EPF/1877/17 as the architect was known to the Council; and
- ii) EPF/1677/17, EPF/1859/17, EPF1961/17, EPF/1965/17, EPF/1891/17, EPF/1899/17 and (Appeal) EPF/0338/17 owing to comments received from the Loughton Residents Association Plans Group.

Cllr Angold-Stephens declared a non-pecuniary interest in application EPF/1895/17 as she lived close by, and considered this interest to be significant enough for her to leave the meeting during the discussions.

Cllr Cochrane declared a non-pecuniary interest in agenda item EPF/1965/17 as she lived in the road and knew the neighbours. She considered this interest to be significant enough for her to leave the meeting during the discussions.

The Committee AGREED to bring forward planning applications EPF/1677/17, EPF/1870/17, and EPF/1965/17, after the Confirmation of Minutes, as members of the public were interested in these applications.

PL286 Confirmation of Minutes

The Minutes of the meeting held on 31 July 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL287 Planning Applications

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

Application No: EPF/1677/17
Officer: Jonathan Doe
Applicant Name: Mr Peter Popat
Planning File No: 006112
Location: 56 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Demolition of existing dwelling and development of 6 flats within the footprint and volume of the approved new house reference EPF/1008/16

The Committee NOTED the contents of nineteen letters of objection together with a copy of a petition to the District Council containing 70 signatures.

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

The Committee OBJECTED to this application on the following grounds:

The proposal was out of character with this road and area, which was characterised by single occupation houses and would create an undesirable precedent. The site was positioned on a dangerous bend and in a dominating position on a hill. The development was considered overbearing and an overdevelopment of the site. It was reasonable to expect that the proposed accommodation would attract families, which, in turn, would add to the already considerable amount of parking in this area.

The Committee also expressed concern at the lack of landscaping proposed. This is contrary to policies CP2(iv), CP7 and DBE9(i) and (ii) of Epping Forest District Council's adopted Local Plan & Alterations, which were consistent with the National Planning Policy Framework.

Application No: EPF/1870/17

Officer: David Baker

Applicant Name: Mr James Docker

Planning File No: 024385

Location: 54 Ollards Grove, Loughton, IG10 4DW

Proposal: Proposed erection of a replacement dwelling as a revision to the previous approval ref: EPF/0196/17, with conditions discharged under ref: EPF/1606/17 - the revision being the addition of a single-storey orangery side extension.

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

The Committee OBJECTED to this application, on the grounds that the site was already cramped with only a limited amount of amenity space. They reiterated their previous comments for EPF/0196/17, which were:

The Committee considered this was the maximum that could be accommodated on the plot and, to prevent additional development of the plot, asked that all further permitted development rights were removed.

Application No: EPF/1965/17

Officer: Jonathan Doe

Applicant Name: Mr Joey Musaphia

Planning File No: 024858

Location: 19 Shaftesbury, Loughton, IG10 1HN

Proposal: Two storey side extension to footprint of existing garage to be removed (amendment to EPF/0456/17).

Cllr Cochrane left the meeting.

The Committee NOTED the contents of eight letters of objection. A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application on the following grounds:

The proposal was considered an overdevelopment and members would not wish the property to be extended any further. The Committee saw this application as a way of edging back to a previous application, EPF/2423/16, which was refused. Furthermore, the Committee drew the Planning Authority's attention to the contents of the report from the Environment Agency, dated 14 August 2017, in respect of this application which drew attention to the potential impact on Loughton Brook.

Cllr Cochrane rejoined the meeting.

PL288 Matters for Report

288.1 Notices of Appeal:

EPF/0187/17 – 7 Colebrook Lane, Loughton, IG10 2HQ – Part retrospective application for two storey side extension, loft conversion, including rear dormer, porch and single storey rear extension (revised application to include alterations to dormer following refusal EPF/0181/16) (Appeal ref no. APP/J1535/D/17/3178221) – Min no PL870.1

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

288.1.2 EPF/0338/17 – 51 High Road, Loughton, IG10 4JE – The demolition of the detached house and erection of 6 no.2 bed flats with 6 parking spaces. (Appeal ref no. APP/J1535/W/17/3177547) – Min no PL187.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated their previous comments which were:

The Committee OBJECTED to this application. The proposed 6-flat development on this prominent corner plot was considered an overdevelopment of the site, out of keeping with the streetscene and also failed to complement the character of the area. Members also commented the design would not maintain the quality of the built environment.

Furthermore, the Committee was concerned by the inadequate parking provision, as only six spaces were proposed for this scheme. The site was also opposite Oaklands School and school traffic / parking caused daily congestion.

However, if the District Council was minded to grant this application, the Committee requested that a condition for wheel washing be imposed to reduce mud exiting the site onto Spring Grove during the construction period, as a steep hill led up to the T-junction with the High Road and highway safety could be impaired.

288.2 Amended Plans:

EPF/1473/17 – 8 Hill Top Close, Loughton, IG10 1PY – First floor rear extension

The Committee RATIFIED the comments made by the Planning Clerk acting under delegated authority, which were as follows:

The reduction in the size and bulk of this proposal is to be commended; however, the Town Council remains concerned about the impact of the proposal on the neighbour at 7 Hilltop.

288.2.1 EPF/1582/17 – 13 Barfields Path, Loughton, IG10 3JJ – 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 (2 no.) 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 reiterated their previous comments, but agreed to delete the section relating to the oak tree following the tree survey report. Their comments were:

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.

288.3 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/05/17: 76 Valley Hill, Loughton IG10 3AT

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

288.4 Town & Country Planning Act 1990 (as amended) – Pre-application Advice Request. Application No CC/EPF/23/17/PRE. Proposal: Proposed expansion of school involving erection of single storey free standing building (approx...689m2 floor space), widening of existing access to south and associated landscaping and parking works. Location: Oak View School, Whitehills Road, Loughton, IG10 1TS.

The Committee AGREED to the request for a pre-application meeting. This was to precede a Planning & Licensing Committee meeting and commence at 7:30pm allowing fifteen minutes for the presentation.

288.5 Pre-application Advice Request: Former Royal Mail Sorting Office, 256 High Road Loughton Essex IG10 1RB – Application for a Retirement Scheme from Phase 2 Planning.

The Committee AGREED to the request for a pre-application meeting. This was to precede a Planning & Licensing Committee meeting and commence at 7:30pm allowing fifteen minutes for the presentation. However, this was to be at a separate meeting to the pre-application re: Oak View School.

PL289 Planning Applications

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

Application No: EPF/1798/17
Officer: Corey Isolda
Applicant Name: Mr Michael Mooney
Planning File No: 006849
Location: 10 Langley Meadows, Loughton, IG10 2DL
Proposal: Conversion of an integral garage into a habitable room.

The Committee was not prepared to consider this application given the very poor quality of the plans submitted. The Committee therefore requested that this application be deferred by Epping Forest District Council until suitable plans were provided.

Application No: EPF/1841/17
Officer: Sukhdeep Jhooti
Applicant Name: Valeriy Dyravy
Planning File No: 014782
Location: 202 Chester Road, Loughton, IG10 2LU
Proposal: Single storey front porch and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1847/17
Officer: David Baker
Applicant Name: Mr Daniel Adler
Planning File No: 004092
Location: Upper floors, 230 High Road, Loughton, IG10 1ET
Proposal: Loft conversion including rear dormer window, extension and alteration of two storey rear extension, in connection with provision of two self-contained flats with access from rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/1848/17
Officer: David Baker
Applicant Name: Mr Cavanagh
Planning File No: 017510
Location: Debden Park High School, Willingale Road, Loughton IG10 2BQ
Proposal: Retention of 6th form two storey block with external cladding, located to the west side of main building, on a permanent basis (this block was granted temporary permission under EPF/0605/15).

Cllr Angold-Stephens declared a non-pecuniary interest in this application, as she was acquainted with Mr Kavanagh, the Executive Head of Debden Park High School.

The Committee had NO OBJECTION to this application.

Application No: EPF/1856/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr Cannon
Planning File No: 007216
Location: 15 The Uplands, Loughton, IG10 1NQ
Proposal: Proposed first floor side and rear extensions.

The Committee had NO OBJECTION but expressed a concern regarding the impact on neighbours of the blank side walls.

Application No: EPF/1859/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr Tanim Rahman
Planning File No: 007544
Location: 50 Church Lane, Loughton, IG10 1PD
Proposal: Erection of a new wall, railings and gates fronting the highway.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, but requested a condition of landscaping to soften the appearance of the new boundary treatment.

Application No: EPF/1862/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr David Lindner
Planning File No: 016249
Location: 7 The Beacons, Loughton, IG10 2SQ
Proposal: First floor extension over garage - renewal of planning permission EPF/1386/14.

The Committee had NO OBJECTION to this application.

Application No: EPF/1865/17
Officer: Sukhdeep Jhooti
Applicant Name: Mrs Luljeta Huba
Planning File No: 026327
Location: 38 Kenilworth Gardens, Loughton, IG10 3AF
Proposal: 2m Rear Extension

The Committee NOTED that this application had been withdrawn.

Application No: EPF/1877/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr & Mrs Chau
Planning File No: 013127
Location: Traps Lodge, 23 Eleven Acre Rise, Loughton, IG10 1AN
Proposal: Demolish existing conservatory. Construction of single storey rear extension.

The Committee had NO OBJECTION to this application.

The Committee AGREED to consider the next two applications together.

Application No: EPF/1891/17
Officer: Corey Isolda
Applicant Name: Mr Devji Kerai
Planning File No: 024181
Location: 59 Wellfields, Loughton, IG10 1PA
Proposal: Provision of new front enclosure using 2m high brick walls and metal railings with sliding gate as required

Application No: EPF/1899/17
Officer: Corey Isolda
Applicant Name: Mr Pav Singh

Planning File No: 023931

Location: 57 Wellfields, Loughton, IG10 1PA

Proposal: Provision of new front enclosure using 2m (apx) high brick walls and metal railings with sliding gate as required.

The Committee NOTED the contents of a letter of objection.

The Committee deplored these retrospective applications and NOTED that there was insufficient space off the highway on this busy road for a car to pull up safely and wait for gates to open. Members suggested that the gates should be set further back.

Application No: EPF/1895/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Paul Saggars

Planning File No: 024838

Location: 2 The Avenue, Loughton, IG10 4PT

Proposal: Two semi-detached dwellings to rear of 2 The Avenue.

Cllr Angold-Stephens left the meeting. Cllr Latchford was elected to act as Chair for this item only.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an over-development of the plot, garden grabbing and lacking amenity space at the back. This was contrary to policies DBE8 & DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Cllr Angold-Stephens rejoined the meeting and retook the chair.

Application No: EPF/1910/17

Officer: Corey Isolda

Applicant Name: Mr James Lowe

Planning File No: 026918

Location: Unit 2, Langston Road, Loughton, IG10 3UE

Proposal: A total of 5 advertisement signs. 3 signs to the Front Elevation (2 non-illuminated signs and 1 internally illuminated sign) and 2 signs to the rear elevation (both non-illuminated)

The Committee had NO OBJECTION to this application.

Application No: EPF/1930/17

Officer: Stephan Solon

Applicant Name: Mr R Brown

Planning File No: 026785

Location: 95 Jessel Drive, Loughton, IG10 2EQ

Proposal: Single storey front extension with flat roof.

The Committee OBJECTED to this application on the grounds that it would spoil the symmetry of the houses and be detrimental to the street scene. They also objected to the flat roof. This was contrary to the Local Plan and Alterations policies CP2 (iv) and DBE10, which were consistent with the National Planning Policy Framework.

Application No: EPF/1961/17

Officer: David Baker

Applicant Name: Mr R Walker

Planning File No: 023040

Location: 2 Connaught Avenue, Loughton, IG10 4DP

Proposal: Amendment to approved applications EPF/2826/16 and EPF/0029/17 (for two storey side and rear extension, alterations to roof and elevations, including removal of garage and outbuilding at the rear) comprising the provision of a games room in the loft with 3 dormer windows on the front elevation, and one dormer window at the rear.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would be overbearing and over-dominant within the site. It was also out of character and would spoil the street scene. The proposal was therefore contrary to Local Plan and Alterations policies CP2 (iv), CP7 and DBE1(i), which were consistent with the National Planning Policy Framework.

Application No: EPF/1994/17

Officer: Corey Isolda

Applicant Name: Mr Rustem Konakli

Planning File No: 026927

Location: 13 Conyers Way, Loughton, IG10 2AB

Proposal: Double storey side extension with single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2014/17

Officer: Corey Isolda

Applicant Name: Mr & Mrs Mirza

Planning File No: 002095

Location: 41 Alderton Hill, Loughton, IG10 3JD

Proposal: Replacement of the existing two storey dwelling with a new two storey dwelling with additional rooms in the roof, in line with the design approved under EPF/3107/16.

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

Application No: EPF/2033/17

Officer: David Baker

Applicant Name: Mr Adam Fowler

Planning File No: 026933

Location: 153 Grosvenor Drive, Loughton, IG10 2LB

Proposal: Single storey rear extension with associated decking and alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/2042/17

Officer: Robin Hellier

Applicant Name: Ms Joan Cook

Planning File No: 001121

Location: 30 Upper Park, Loughton, IG10 4EW

Proposal: TPO/CHI/03/70 A1. T1 Sycamore : Crown Reduction T2 Robinia : Fell & Replace

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.

In addition, the Committee requested a condition requiring a suitable replacement species of native tree to be planted.

Application No: EPF/2068/17
Officer: Sukhdeep Jhooti
Applicant Name: H Hristov
Planning File No: 026869
Location: 13 Barrington Road, Loughton, IG10 2AY
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2075/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr Adrian Johnson
Planning File No: 018014
Location: 47 High Road, Loughton, IG10 4JQ
Proposal: Ground and first floor extensions, rear dormer loft conversion

The Committee had NO OBJECTION to this application.

Application No: EPF/2085/17
Officer: David Baker
Applicant Name: Mr & Mrs Henderson
Planning File No: 017153
Location: 2 Wallers Hoppet, Loughton, IG10 1SP
Proposal: Demolition of an existing conservatory and replacing this with an orangery style single storey rear extension.

The Committee OBJECTED to this application supporting the comments of the Trees & Landscaping department, which described the proposal as contrary to Policy LL10, Adequacy for the Provision of Landscape Retention.

Application No: EPF/2089/17
Officer: David Baker
Applicant Name: Mr & Mrs Henderson
Planning File No: 017153
Location: 2 Wallers Hoppet, Loughton, IG10 1SP
Proposal: To create a new cross-over onto the existing front garden and to create a new car parking space.

The Committee had NO OBJECTION to this application.

289.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/1953/17
Officer: Robin Hellier
Applicant Name: Mr Anthony Scott
Planning File No: 013002
Location: Alma Cottage, 46 York Hill, Loughton IG10 1HU
Proposal: York Hill Conservation Area T1 : Remove branch overhanging outbuilding + 2M height reduction

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

289.3 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/2017/17
Officer: Corey Isolda
Applicant Name: Mr Jeremy Foster
Planning File No: 014567
Location: 61 Oakwood Hill, Loughton, IG10 3EP
Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and three roof lights to the front elevation.

289.4 Others – provided for information only: EPF/1982/17, EPF/1941/17, EPF/2053/17, EPF/2088/17, EPF/2093/17, EPF/2114/17, EPF/2129/17 and EPF/2207/17

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

PL290 Decisions by Epping Forest District Council

The Planning Decisions for the period 3 July 2017 – 31 August 2017 from Epping Forest District Council were NOTED.

With reference to EPF/1078/17, Caffe Nero, members NOTED that their suggestion to restrict the pavement space for tables and chairs to 1m had been adopted under the approval conditions.

PL291 Licensing Applications

No licensing applications had come to the attention of officers.

PL292 Enforcement and Compliance

No reports had been received.

Signed:
Date: 11 September 2017