

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 11 September 2017 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officer: Debra Paris (Planning Committee Clerk)

5 members of the public

The meeting was preceded by a short presentation from Phase 2 Planning, acting on behalf of a client seeking a retirement scheme for the Former Royal Mail Sorting Office, 256 High Road Loughton Essex IG10 1RB.

PL293 Apologies for Absence

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

PL294 Declarations of Interest

Cllrs Abraham, Angold-Stephens, Davies, Downing, Murphy and Stubbings declared a non-pecuniary interest in:

- i) EPF/2039/17 as the architect was known to the Council; and
- ii) EPF/1893/17 owing to comments received from the Loughton Residents Association Plans Group.

Cllr Abraham declared a non-pecuniary interest in EPF/2142/17, as he knew the owner; and Cllr Stubbings declared a non-pecuniary interest in EPF/2127/17, as he lived next door to the property.

The Committee AGREED to bring forward planning applications EPF/1893/17 and EPF/2120/17 after the Confirmation of Minutes, as members of the public were interested in these applications.

PL295 Confirmation of Minutes

The Minutes of the meeting held on 21 August 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL296 Planning Applications

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

Application No: EPF/1893/17
Officer: Ian Ansell
Applicant Name: Mr Carlton James
Planning File No: 000845
Location: 60 Traps Hill, Loughton, IG10 1TD

Proposal: The demolition of an existing 2-3 storey detached house and the development of a new 2-3 storey building consisting of 7 flats (2x1bed, 5x3bed) and including 9 no car parking spaces, cycle stores and bin stores.

The Committee NOTED the contents of thirteen 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 out of character with this road and area, which was characterised by single occupation houses. This development would create an undesirable precedent. The site was positioned on a dangerous blind-bend, which was also a pinch-point in the road, and emphasis was expressed on the traffic problems this would create being a major constraint. The development was considered overbearing and an overdevelopment of the site which would dominate the street scene. The proposal offered very little amenity space and insufficient parking.

This was contrary to policies CP2(iv), CP7, ST4(iii) and DBE9(i) of Epping Forest District Council's adopted Local Plan & Alterations, which were consistent with the National Planning Policy Framework.

Application No: EPF/2120/17

Officer: Jonathan Doe

Applicant Name: Mr Mitchell Webb

Planning File No: 018736

Location: 35 Forest Road, Loughton, IG10 1EE

Proposal: Two storey rear extension. Part single storey rear extension. Loft conversion with rear dormer.

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 OBJECTED to this application restating the comments made for the previous applications, EPF/0896/14, EPF/0211/15 and EPF/3323/16, which were:

The Committee OBJECTED to this application as the scheme was considered an overdevelopment of the plot that would destroy the symmetry of the cottages and character of the street scene. The development would create a loss of amenity to the neighbours from the overlooking of no 33 Forest Road and the adjacent cottages in Chapel Terrace. The Committee was particularly concerned that the loss of hardstanding would exacerbate the difficult parking situation that existed in this heavily congested road.

The Committee further stated that resubmitting the plans from the previous application, EPF/3323/16, was not likely to change the result.

PL297 Matters for Report

297.1 Decisions by Essex County Council – Granted: Application No: CC/EPF/24/17 – Roding Valley High School, Alderton Hill, Loughton,

IG10 3JA. The provision of a new all-weather MUGA pitch together with galvanised powder coated metal fence and the provision of a new footpath from the existing playing field entrance.

The Committee NOTED the information received from Essex County Council.

PL298 Planning Applications

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

Application No: EPF/1896/17
Officer: Corey Isolda
Applicant Name: Mr & Ms. Turley & Crusz
Planning File No: 020623
Location: 89 Smarts Lane, Loughton, IG10 4BP
Proposal: Demolition / rebuilding of existing single storey rear extension, including raising the ceiling height.

The Committee had NO OBJECTION to this application.

Application No: EPF/1952/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr Gary Spicer
Planning File No: 005600
Location: 1 Oakwood Hill Industrial Estate, Oakwood Hill, Loughton IG10 3TZ
Proposal: Erection of 1x steel framed workshop to the rear of the premises.

The Committee had NO OBJECTION to this application.

Application No: EPF/1977/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr Tom Tallowin
Planning File No: 005044
Location: 53 Danbury Road, Loughton, IG10 3AR
Proposal: Single storey part front and side extension and conversion of garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/2039/17
Officer: Ian Ansell
Applicant Name: Dr John Hogan
Planning File No: 003371
Location: 30 Stanmore Way, Loughton, IG10 2SA
Proposal: Change of use of land to garden - extension of residential curtilage to include the paddock and stable.

The Committee had NO OBJECTION to this application.

The Committee AGREED to consider the next two applications together as they were for the same site.

Application No: EPF/2095/17
Officer: Corey Isolda
Applicant Name: Mrs Sara Humphries
Planning File No: 026936
Location: Unit 7A Epping Forest Shopping Centre, Langston Road
Loughton, IG10 3UE
Proposal: One new fascia sign and two internal posters.

Application No: EPF/2137/17
Officer: Corey Isolda
Applicant Name: Mrs Sara Humphries
Planning File No: 026936
Location: Plot 7, Unit 7A Epping Forest Shopping Centre, 7 A Langston
Road, Loughton, IG10 3FT
Proposal: Install two extract grilles and two air conditioning condenser units.

The Committee had NO OBJECTION to these applications.

Application No: EPF/2103/17
Officer: David Baker
Applicant Name: Mr Roland Arnold
Planning File No: 008613
Location: 32 Ollards Grove, Loughton, IG10 4DW
Proposal: Extension to existing loft space and roof alterations to add
additional bedrooms.

The Committee OBJECTED to this application stating that the increased bulk of the roofline would be detrimental to the street scene and expressed concern about overlooking on neighbours in Cloverleys. This would be contrary to Policies DBE 9(i) and (ii) DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations.

Application No: EPF/2105/17
Officer: Jonathan Doe
Applicant Name: Mrs Starr
Planning File No: 026938
Location: 19 Cherston Road, Loughton, IG10 3PJ
Proposal: Single-storey side extension and porch

The Committee had NO OBJECTION to this application.

Application No: EPF/2109/17
Officer: David Baker
Applicant Name: Mr Ryan Ten Doeschate
Planning File No: 015443
Location: 61 Smarts Lane, Loughton, IG10 4BU
Proposal: Two storey rear extension replacing an existing conservatory.

The Committee was concerned by the impact of the development on the neighbour at no 59 Smarts Lane.

Application No: EPF/2121/17
Officer: Jonathan Doe
Applicant Name: Mr Adam Cundale
Planning File No: 002593

Location: 12 Torrington Drive, Loughton, IG10 3SZ

Proposal: Full planning application for the use of the first floor at 12 Torrington Drive as a 24-hour gym (Use Class D2) and changes to elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/2124/17

Officer: Jonathan Doe

Applicant Name: Snap Fitness

Planning File No: 002593

Location: Former Snooker Hall, Sainsbury's Site, 12 Torrington Drive, Loughton, IG10 3SZ

Proposal: Internal fit-out, with replacement/new shopfront (alterations to doors and new windows) and new external compressors. Building Class is D2.

The Committee had NO OBJECTION to this application.

Application No: EPF/2127/17

Officer: David Baker

Applicant Name: Mr & Mrs Brian Mason

Planning File No: 026941

Location: 72 Greenfields, Loughton, IG10 3HF

Proposal: Part single storey part two storey rear extension, single storey side extension and raised decking to rear.

Cllr Stubbings reminded members of his declaration of a non-pecuniary interest in this application, as he resided in a neighbouring property.

The Committee OBJECTED to this application, stating the proposal was too bulky and an overdevelopment of the site. It would be intrusive on the neighbours at no 74.

Application No: EPF/2139/17

Officer: Robin Hellier

Applicant Name: Subsidence Management Services

Planning File No: 016624

Location: Great Cedar, Pollards Close, Loughton, IG10 4RF

Proposal: TPO/EPF/07/79 T49 Swamp Cypress: Fell

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.

Application No: EPF/2141/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr G ATKINS

Planning File No: 017007

Location: 67 The Lindens, Loughton, IG10 3HT

Proposal: Proposed first floor extension over garage

The Committee had NO OBJECTION to this application.

Application No: EPF/2142/17

Officer: Stephan Solon

Applicant Name: Mr H Patel

Planning File No: 023451

Location: 146 High Road, Loughton, IG10 4BH

Proposal: Application for variation of condition 2 'plan numbers' on planning application EPF/1600/14 (Two storey rear extension to provide to [sic] self contained flats at the rear of 146 High Road Loughton).

The Committee NOTED the contents of one letter of objection.

The Committee OBJECTED to this application which would cause loss of amenity from overlooking and noise nuisance to the detriment of neighbours, contrary to Policies DBE9(ii) and (iv) of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee AGREED to consider the next two applications together as they were for the same site.

Application No: EPF/2148/17

Officer: Jonathan Doe

Applicant Name: Mr Simon Edwards

Planning File No: 019038

Location: The Mount, Debden Road, Loughton, IG10 2NY

Proposal: Conversion and alteration of Coach House to form annexe. Extension to provide indoor swimming pool.

Application No: EPF/2158/17

Officer: Jonathan Doe

Applicant Name: Mr Simon Edwards

Planning File No: 019038

Location: The Mount, Debden Road, Loughton, IG10 2NY

Proposal: Grade II listed building consent for proposed conversion and alteration of Coach House to form annexe. Extension to provide indoor swimming pool.

The Committee had NO OBJECTION to these applications.

Application No: EPF/2150/17

Officer: Robin Hellier

Applicant Name: Mr Robert Walker

Planning File No: 007426

Location: 6 Connaught Avenue, Loughton, IG10 4DP

Proposal: TPO/EPF/05/12 T1 Cedar: Removal of low hanging minor branches, overhanging driveway of 2 Connaught Ave, 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/2165/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr Baljit Virk
Planning File No: 001860
Location: 38 Chigwell Lane, Loughton, IG10 3NY
Proposal: Warehouse Extension with addition of windows to side elevations

The Committee OBJECTED to this application which would cause loss of amenity from the new windows overlooking neighbouring residential properties.

Application No: EPF/2167/17
Officer: David Baker
Applicant Name: Mr Nicholas North
Planning File No: 003341 / 010061
Location: 46 and 48 Station Road, Loughton, IG10 4NX
Proposal: Discharge of condition 7 `materials` of EPF/1735/16 (Demolition of part of no.48 and erection of new 2 storey dwelling, with ground floor rear projection, erection of 2 storey rear extension to no.48 and a first floor rear extension to no.46 together with provision for a 4 space front parking area for no.48 and the new dwelling), incorporating widening of the existing crossover vehicular access).

The Committee was unable to comment in relation to the discharge of condition 7, as no information was available on iPlan.

Application No: EPF/2171/17
Officer: Ian Ansell
Applicant Name: Mr Neal Penfold
Planning File No: 026942
Location: Land and Garages, Vere Road, Loughton, IG10 3SR
Proposal: Erection of a three storey building comprising 10 affordable homes with 10 parking spaces.

The Committee OBJECTED to this application on the grounds that the design of the proposal did not complement the existing buildings, particularly those in The Broadway, and would be detrimental to the street scene. It also offered no private amenity space for the residents.

This is contrary to Policies CP2(iv), CP7 and DBE8 of Epping Forest District Council's adopted Local Plan & Alterations.

Application No: EPF/2172/17
Officer: Jonathan Doe
Applicant Name: Mr Clifford Cooper
Planning File No: 011305
Location: Land Adjacent To 15 Connaught Avenue, Loughton, IG10 4DP
Proposal: New detached house with integral garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/2187/17
Officer: Jonathan Doe
Applicant Name: Craig Fennings
Planning File No: 024878

Location: 43 Smarts Lane, Loughton, IG10 4BU

Proposal: Modification & extension of existing ground floor rear extension, with flat roof.

The Committee OBJECTED to this application on the grounds that it would leave too little private amenity space. The proposal would have a detrimental impact on neighbours. It was an overdevelopment in relation to the character of neighbouring properties.

This was contrary to Policies DBE8 and DBE2 of Epping Forest District Council's adopted Local Plan & Alterations.

Application No: EPF/2193/17

Officer: Robin Hellier

Applicant Name: .

Planning File No: 026947

Location: Council Owned Open Space, 15-17 Roding Gardens, Loughton IG10 3NH

Proposal: TPO\EPF\30\89 T1 - T5 OAK: crown lift to 2.5m and reduce back from properties, cuts not exceeding 45mm

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/2200/17

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Hollie Ingram

Planning File No: 026952

Location: 12 Barfields Path, Loughton, IG10 3JJ

Proposal: Demolition of outbuilding and provision of single storey annexe to provide sleeping accommodation, kitchen/living area and level access shower room for a registered disabled person.

The Committee had NO OBJECTION to this application but requested a condition to ensure the ancillary use of the outbuilding with the main house only.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.50pm.

Application No: EPF/2217/17

Officer: Corey Isolda

Applicant Name: Ms S Hussain

Planning File No: 010866

Location: 81 Staples Road, Loughton, IG10 1HR

Proposal: Rear single storey extension with monopitch roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/2223/17

Officer: Robin Hellier

Applicant Name: Mr Richard Kodesh

Planning File No: 006647

Location: 10 St Johns Road, Loughton, IG10 1RZ

Proposal: TPO/EPF/115/10 T1 Willow: Re-pollard to previous pruning points, on a cyclical basis, for up to 10 years.

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/2226/17

Officer: Jonathan Doe

Applicant Name: Mrs Shirley Lane

Planning File No: 007692

Location: 46 Sparelease Hill, Loughton, IG10 1BT

Proposal: Demolition of an existing house and erection of a replacement 6 bed dwelling.

The Committee OBJECTED to this application on the grounds that it was out of keeping with the street scene. Contrary to Policies CP2(iv) and CP7 of Epping Forest District Council's adopted Local Plan & Alterations.

Application No: EPF/2244/17

Officer: Corey Isolda

Applicant Name: Mr Dean Gregory

Planning File No: 023476

Location: Harts Cottage, Debden Road, Loughton, IG10 2NY

Proposal: Application for variation of condition 8 'plan numbers' on planning application EPF/3204/16 (Demolition of stables, garage and outbuildings. Partial demolition of cottage. Erection of two storey gable extensions and new facade to South of cottage. Single storey extension to West of cottage. New linked single- and 1.5-storey extensions on site of existing outbuildings).

The Committee had NO OBJECTION to this application.

Application No: EPF/2252/17

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, 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 on the grounds that it would be an intrusion to the neighbour's amenity.

Application No: EPF/2253/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr R Cearns
Planning File No: 023628
Location: 129 Forest Road, Loughton, IG10 1EF
Proposal: Proposed first floor extension over existing ground floor flat roof.

The Committee was concerned about the impact on neighbours at no 127 and 131 Forest Road, which could not be properly adjudged from the plans provided.

298.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2102/17
Officer: David Baker
Applicant Name: Mr Stephen Walker
Planning File No: 026937
Location: 44 Hillcroft, Loughton, IG10 2PS
Proposal: Certificate of Lawful Development for proposed single storey rear extension.

Application No: EPF/2190/17
Officer: Corey Isolda
Applicant Name: Mr Leigh Truman
Planning File No: 002098
Location: 46 Bushfields, Loughton, IG10 3JP
Proposal: Certificate of Lawful Development for proposed single storey rear extension, lean to roof with 3 roof windows. Loft conversion with rear dormer, 3 roof windows (velux) to front elevation.

Application No: EPF/2249/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr Paul Simmons
Planning File No: 026955
Location: 29 Highland Avenue, Loughton, IG10 3AH
Proposal: Certificate of Lawful Development for proposed loft conversion, rear dormer and front roof lights.

Application No: EPF/2258/17
Officer: Sukhvinder Dhadwar
Applicant Name: Mr Richard Graham
Planning File No: 009081
Location: 71 The Drive, Loughton, IG10 1HL
Proposal: Certificate of Lawful Development for proposed loft conversion.

298.3 Others – provided for information only: EPF/2020/17, EPF/2156/17, EPF/2243/17, EPF/2263/17, EPF/2269/17, and EPF/2310/17

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

PL299 Decisions by Epping Forest District Council

No decision notices had been received.

PL300 Licensing Applications

No licensing applications had come to the attention of officers.

PL301 Enforcement and Compliance

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

Signed:

Date: 25 September 2017