

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 9 October 2017 at 7.45pm at Loughton Library & Town Hall.**

**Present:**

**Councillors:** J Angold-Stephens (in the Chair)  
P Abraham T Cochrane C Davies  
T Downing K Latchford S Murphy

**Officer:** Debra Paris (Planning Committee Clerk)

10 members of the public

**PL311 Apologies for Absence**

No apologies for absence were received.

**PL312 Declarations of Interest**

Cllr Latchford declared a non-pecuniary interest in application EPF/2462/17 as he lived in the road.

Cllr Davies declared a non-pecuniary interest in application EPF/2462/17 as she was a neighbour and had spoken to the applicant. She stated she would leave the meeting for this item.

The Committee declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

EPF/2338/17

EPF/2499/17

7.1: Notice of application for a new premises licence under the Licensing Act 2003 in respect of The Co-operative Group Food Ltd., Ground Floor of the Landmark, Corner of Broadway, Debden, Essex, IG10 3SP.

**PL313 Confirmation of Minutes**

The Minutes of the meeting held on 25 September 2017 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application EPF/2449/17, as members of the public were interested in this application.

**PL314 Planning Applications**

**314.1** The following planning application was CONSIDERED and the plans inspected.

**Application No:** EPF/2499/17

**Officer:** David Baker

**Applicant Name:** Elysian Loughton Site Limited

**Planning File No:** 005114 / 004329 / 01

**Location:** 13-15A Alderton Hill, Loughton, IG10 3JD

**Proposal:** Demolition of houses at 13, 15 and 15a, Alderton Hill, and the erection of linked blocks of elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64

car spaces in undercroft parking at the rear and south side of the block, and associated ground works.

The Committee NOTED the contents of 6 letters of objection.

Two members of the public with an interest in this application addressed the meeting.

The Committee agreed with the principle of what the developers were trying to achieve but OBJECTED to this application on the following grounds:

The proposed development was considered too bulky and an overdevelopment for the plot size;

It would be too dominant on the street scene, as the proposed apartment block would be six storeys high and would be out of character with the houses in the street;

It would be detrimental to the amenities of the neighbours; and

Members expressed concern at the traffic congestion already existing around this site and the lack of any pavement facilitating pedestrians.

**PL315 Matters for Report**

**315.1 Amended Plans – Town and Country Planning Act 1990  
EPF/1994/17: 13 Conyers Way, Loughton, Essex, IG10 2AB – Two storey rear and single storey side extension. Ancillary Outbuilding to rear – Min no PL289.1**

The Committee had NO OBJECTION to this amended application but requested a condition that use of the outbuilding should only be ancillary to the main house.

**315.2 Notices of Appeal  
315.2.1 EPF/1288/17 – 76 Borders Lane, Loughton, IG10 3QX – Change of use from retail shop (Use Class A1) to use as a café/restaurant (Use Class A3) trading 9am-10pm 7 days. External flue to the rear (Appeal Ref No APP/J1535/W/17/3181197) – Min no PL242.1**

The Committee reiterated its previous comments which were:

*The Committee had NO OBJECTION to the change of use. However, members expressed concern for the residents in the flats above and the neighbouring properties from the potential noise and smells emanating from the proposed external flue.*

**315.2.2. EPF/1464/17 – 127 High Road, Loughton, IG10 4LT – Change of use of the rear section of the ground floor retail unit into a self-contained one-bed flat (Appeal Ref No APP/J1535/W/17/3182030) – Min no PL252.1**

The Committee reiterated its previous comments which were:

*The Committee OBJECTED to this application which appeared contrary to the Local Plan Policy TC3(ii) which stated that residential*

*accommodation would be permitted in appropriate locations but not at ground floor level.*

**PL316 Planning Applications**

**316.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/2338/17

**Officer:** Sukhvinder Dhadwar

**Applicant Name:** Mr Martin Anderson

**Planning File No:** 002484

**Location:** Loughton Leisure Centre, Traps Hill, Loughton, IG10 1SZ

**Proposal:** Demolition of octagon room and replacement with new fitness suite including mezzanine level and mainly glazed frontage.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application because of its impact on the street scene with the overbearing roof design. Members commented that the design would be better if it was turned through 180 degrees, so that the rise in roof slope went over the leisure centre and would therefore be less prominent on the street scene.

**Application No:** EPF/2411/17

**Officer:** Sukhvinder Dhadwar

**Applicant Name:** Mr V Babbar

**Planning File No:** 010196

**Location:** 1 Brooklyn Avenue, Loughton, IG10 1BJ

**Proposal:** Two storey side, ground floor rear and 1<sup>st</sup> floor rear extension

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2416/17

**Officer:** Robin Hellier

**Applicant Name:** Mr Alex Walton

**Planning File No:** 029586

**Location:** 15 Sycamore Close, Loughton, IG10 2PG

**Proposal:** TPO/EPF/13/90 T1 - T3 Oaks crown reductions as specified + T1 Oak remove lower back limb

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/2420/17

**Officer:** Corey Isolda

**Applicant Name:** Dr G Ananthapadmanaban

**Planning File No:** 007257

**Location:** 45 Forest View Road, Loughton, IG10 4DY

**Proposal:** Revised front porch

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2458/17

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Miss Lynsey Coughlan

**Planning File No:** 007759

**Location:** 165 A High Road, Loughton, IG10 4LF

**Proposal:** Removal of the 2no shop fronts. Installation of 2no traditional shop fronts including sliding folding entrance doors, window display, concealed sun blind and panelled fascia. Ducting to be installed to the rear building elevation to extract from the cooking room and rotisserie.

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

Cllr Davies left the meeting.

**Application No:** EPF/2462/17

**Officer:** Corey Isolda

**Applicant Name:** Mr Shaun Thompson

**Planning File No:** 029591

**Location:** 12 Colebrook Gardens, Loughton, IG10 2HS

**Proposal:** Replacement of existing timber cladding to the exterior of the main building with a new rendered finish, erection of single storey rear and side extension and front porch.

The Committee expressed concern about the mono-pitched canopy and flat roof and how it would affect the neighbour at no 13.

Cllr Davies rejoined the meeting.

**Application No:** EPF/2465/17

**Officer:** Corey Isolda

**Applicant Name:** Mr Marc Linch

**Planning File No:** 002490

**Location:** The Broadway Post Office, 12-14 The Broadway, Loughton, IG10 3ST

**Proposal:** Advertisement consent for display of illuminated signage to the front and side elevations.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2476/17

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Next Retail

**Planning File No:** 026745

**Location:** Next Retail, Unit 8/9 Epping Forest Shopping Park, Loughton Langston Road, IG10 3TQ

**Proposal:** 2no. Internally Illuminated Built Up Acrylic Letters fixed through Glazing 1no. Internally Illuminated Flex Box Sign mounted on Cladding

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2481/17  
**Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Ms T Jones  
**Planning File No:** 029589  
**Location:** 44 Wellfields, Loughton, IG10 1NY  
**Proposal:** Single storey rear extension and loft conversion including Juliet balcony.

The Committee had NO OBJECTION to this application subject to the condition requested by the Trees and Landscaping Officer that a Tree Survey Report be submitted and approved before the commencement of any works.

**Application No:** EPF/2513/17  
**Officer:** Corey Isolda  
**Applicant Name:** Mr & Mrs Steve & Jan Terry  
**Planning File No:** 017295  
**Location:** 29 Broadstrood, Loughton, IG10 2SB  
**Proposal:** Demolition of a single storey rear extension and erection of a new two and single storey rear extension. Amendments to front dormer window, replacement window

The Committee expressed concern for possible overlooking of the neighbouring house.

**Application No:** EPF/2524/17  
**Officer:** Sukhdeep Jhooti  
**Applicant Name:** Mr R Cearns  
**Planning File No:** 023628  
**Location:** 129 Forest Road, Loughton, IG10 1EF  
**Proposal:** Proposed garden outbuilding.

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

The Planning Committee Clerk reported that the following three applications were for information only, as the consultation period for Essex County Council closed on 29 September 2017.

**Application No:** EPF/2529/17  
**Officer:** Corey Isolda  
**Applicant Name:** Charlotte Powell - Essex County Council  
**Planning File No:** 000173  
**Location:** Roding Valley High School, Alderton Hill, Loughton, IG10 3JA  
**Proposal:** County council application (CC/EPF/15/16/4/1) for approval of condition 4 –Arboricultural Survey (Proposed construction of a new two storey detached education block (c.918 sq.m) to accommodate [sic] six classrooms, a library and ancillary facilities on the site of the existing school (CC/EPF/51/16)

**Application No:** EPF/2540/17  
**Officer:** Corey Isolda  
**Applicant Name:** Charlotte Powell - Essex County Council  
**Planning File No:** 000173

**Location:** Roding Valley High School, Alderton Hill, Loughton, IG10 3JA  
**Proposal:** County council application (CC/EPF/15/16/7/1) for approval of condition 7 – Construction Method Statement (Proposed construction of a new two storey detached education block (c.918 sq.m) to accommodate [sic] six classrooms, a library and ancillary facilities on the site of the existing school (CC/EPF/51/16)

**Application No:** EPF/2541/17

**Officer:** Corey Isolda

**Applicant Name:** Charlotte Powell - Essex County Council

**Planning File No:** 000173

**Location:** Roding Valley High School, Alderton Hill, Loughton, IG10 3JA

**Proposal:** County council application (CC/EPF/15/16/5/1) for approval of condition 5 ' Landscape Scheme (Proposed construction of a new two storey detached education block (c.918 sq.m) to accommodate [sic] six classrooms, a library and ancillary facilities on the site of the existing school (CC/EPF/51/16)

The Committee NOTED these applications.

**Application No:** EPF/2552/17

**Officer:** Corey Isolda

**Applicant Name:** Mr Gerritt van der Mescht

**Planning File No:** 029593

**Location:** 98 Grosvenor Drive, Loughton, IG10 2LE

**Proposal:** To increase the ridge height of existing roof to enable a conversion of the existing loft space.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2560/17

**Officer:** David Baker

**Applicant Name:** Mr & Mrs Agarwal

**Planning File No:** 008100

**Location:** 29 Alderton Hill, Loughton, IG10 3JD

**Proposal:** Construction of a tennis court in the rear garden with 3m high perimeter fencing (revised application to previously refused EPF/1141/17).

The Committee had NO OBJECTION to this application.

### 316.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

**Application No:** EPF/2449/17

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Colin Hughes

**Planning File No:** 020529

**Location:** 12 Roundmead Avenue, Loughton, IG10 1QB

**Proposal:** Certificate of Lawful Development for proposed loft conversion with Juliet balcony to rear.

**Application No:** EPF/2505/17

**Officer:** Corey Isolda

**Applicant Name:** Mr Adrian Towler

**Planning File No:** 006780

**Location:** 66 Southern Drive, Loughton, IG10 3BX

**Proposal:** Certificate of lawfulness for proposed loft conversion and rear dormer.

**Application No:** EPF/2542/17

**Officer:** Corey Isolda

**Applicant Name:** Mr Edward Riddle

**Planning File No:** 029597

**Location:** 32 Ladyfields, Loughton, IG10 3RP

**Proposal:** Certificate of lawful development for proposed loft conversion with rear dormers.

**Application No:** EPF/2551/17

**Officer:** Corey Isolda

**Applicant Name:** Mr GERRITT van der Mescht

**Planning File No:** 029593

**Location:** 98 Grosvenor Drive, Loughton, IG10 2LE

**Proposal:** Certificate of lawful development for proposed loft conversion with rear dormer.

**316.3 Others – provided for information only:** EPF/2444/17, EPF/2557/17 and EPF/2626/17

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

**PL317 Decisions**

**317.1 Decisions by Epping Forest District Council**

No Planning Decisions had been received from Epping Forest District Council.

**PL318 Licensing Applications**

**318.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of : The Co - operative Group Food Ltd, : The Co-op, Ground Floor of the Landmark, Corner of Broadway, Debden, Essex, IG10 3SP.**

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this licensing application operating beyond 23:00 on Friday and Saturday on the grounds of the prevention of crime and disorder and the prevention of public nuisance.

**PL319 Enforcement and Compliance**

No reports had been received.

**Signed:** .....

**Date:** 23 October 2017