

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 23 October 2017 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officer: Debra Paris (Planning Committee Clerk)

1 member of the public

PL320 Apologies for Absence

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

PL321 Declarations of Interest

No declarations of interest were received.

PL322 Confirmation of Minutes

The Minutes of the meeting held on 9 October 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL323 Matters for Report

323.1 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/07/17: 66 Lawton Road, Loughton IG10 2AA

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

323.2 Amended Plans

EPF/1391/17 – 25 Traps Hill, Loughton, Essex, IG10 1SZ – Proposed tarmac surfaced footpath, pedestrian paved access and replacement of existing fencing with close-boarded timber fence with access gate along the west boundary of the site **REVISED SITE LOCATION PLAN – Min no PL307.1**

Members NOTED the revised site location plan from the applicant included land that was owned by Epping Forest District Council (between the playground and the surgery).

The Committee OBJECTED to this proposal on the following grounds:

Until comprehensive details of the construction were provided, in order to mitigate the likelihood of damage to playground safety surfacing and rainwater run-off; and

Until the contents of the report from the Tree & Landscaping Officer were addressed.

323.3 Consultation – EE Ltd and Hutchison 3G Ltd – proposed upgrade to existing electronic communications base station, land adjacent Unit E1, The Seedbed Centre, Langston Road, Loughton, Essex IG10 3TQ.

The Committee had NO COMMENT to make on this consultation.

PL324 Planning Applications

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

Application No: EPF/2589/17

Officer: David Baker

Applicant Name: Mr Bhasker Patel

Planning File No: 008748

Location: 12 The Lindens, Loughton, IG10 3HS

Proposal: Two storey side extension incorporating replacement garage (renewal of lapsed consent EPF/0863/14).

The Committee had NO OBJECTION to this application.

The Committee AGREED to consider the next two applications together.

Application No: EPF/2618/17

Officer: Corey Isolda

Applicant Name: Walster

Planning File No: 024531

Location: 47 Baldwins Hill, Loughton, IG10 1SF

Proposal: Proposed first floor rear extension and replacement of Upvc weatherboarding to front bay.

Application No: EPF/2619/17

Officer: Corey Isolda

Applicant Name: Walster

Planning File No: 016133

Location: 49 Baldwins Hill, Loughton, IG10 1SF

Proposal: Proposed demolition of ground floor bathroom to side and proposed first floor rear extension. New side door canopy.

The Committee had NO OBJECTION to these applications.

Application No: EPF/2620/17

Officer: Corey Isolda

Applicant Name: Mrs Francesca King

Planning File No: 016935

Location: Beverleys, 34 Albion Hill, Loughton, IG10 4RD

Proposal: Conversion of loft space.

The Committee had NO OBJECTION to this application. However, members expressed concern for possible overlooking of the neighbouring property, Copper Beech.

Application No: EPF/2625/17

Officer: Corey Isolda

Applicant Name: Mr James Few

Planning File No: 009888

Location: 40 York Hill, Loughton, IG10 1HU

Proposal: Loft conversion with side and rear dormer windows (Revised application to EPF/1470/17)

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments for EPF/1470/17, which was as follows:

The Committee OBJECTED to this application, noting that the property was situated in the Conservation Area. The proposal would be detrimental to the street scene and result in a significant loss of amenity to the neighbour at 42 York Hill.

However, if the District Council was minded to grant this application, the Committee requested that a condition for obscured glass for the dormer window facing no 42 be applied.

Application No: EPF/2630/17

Officer: Robin Hellier

Applicant Name: Mrs Angela Harding

Planning File No: 012895

Location: Rose Cottage, 43 York Hill, Loughton, IG10 1HZ

Proposal: TPO/EPF/03/87 T9 Lime - 50% height reduction

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/2632/17

Officer: Robin Hellier

Applicant Name: Mr Kyle Shannon

Planning File No: 009704

Location: Plume of Feathers, 123 Church Hill, Loughton, IG10 1QR

Proposal: TPO/EPF/13/94 T11 Ash - reduce back to boundary

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/2657/17

Officer: Corey Isolda

Applicant Name: Mr & Mrs P Reynolds

Planning File No: 023049

Location: April Cottage, 15A Pump Hill, Loughton, IG10 1RU

Proposal: Erection of vehicular and pedestrian entrance gates and side boundary fence

The Committee deplored this retrospective application and expressed concern at the design of the gates.

Application No: EPF/2678/17

Officer: Robin Hellier

Applicant Name: Mr Matthew Haggar

Planning File No: 009759

Location: Oaklands School, 8 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/15/12 Tree works 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/2681/17

Officer: Robin Hellier

Applicant Name: Mr Robert Lyle

Planning File No: 025090

Location: 75 York Hill, Loughton, IG10 1HZ

Proposal: York Hill Conservation Area. T1 Cherry, T2 Hazel, G7 Holly, T10 Apple - Prune 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/2704/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Iqbal

Planning File No: 014069

Location: 23 Alderton Hill, Loughton, IG10 3JD

Proposal: Proposed 1st floor front addition dressing room to master suite

The Committee AGREED to defer this application as the plans submitted were unclear.

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

Application No: EPF/2643/17

Officer: Robin Hellier

Applicant Name: Mrs Sandra Geraghty

Planning File No: 002734

Location: Monkwood Cottage, Whitakers Way, Loughton, IG10 1SQ

Proposal: Baldwins Hill Conservation Area. T1 & T2 Holly - Fell

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

Application No: EPF/2663/17

Officer: Robin Hellier

Applicant Name: Mr Arthur Catterall

Planning File No: 004797

Location: Forest Edge, 61 York Hill, Loughton, IG10 1HZ

Proposal: York Hill Conservation Area. T2 Robinia - up to 50% Crown Reduction

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

324.3 Deemed Permission – provided for information only:

No deemed permission applications were received.

324.4 Others – provided for information only: EPF/2603/17 and EPF/2684/17

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

PL325 Decisions

325.1 Decisions by Epping Forest District Council

The Planning Decisions for the period 1 September 2017 – 29 September 2017 from Epping Forest District Council were NOTED.

PL326 Licensing Applications

No licensing applications had come to the attention of officers.

PL327 Enforcement and Compliance

No reports had been received.

Signed:

Date: 6 November 2017