

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 12 February 2018 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
A Omer (as substitute for Cllr Murphy)

Also Present: D Wixley

Officer: Debra Paris (Planning Committee Clerk)

PL389 Apologies for Absence

Apologies for absence were received from Cllr Murphy. The Planning Committee Clerk reported that Cllr Omer had been nominated as her substitute for this meeting.

PL390 Declarations of Interest

Cllr Wixley declared a non-pecuniary and non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. He stated that any views he gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

Cllr Wixley also declared a non-pecuniary interest in EPF/0089/18, listed under item 5.3, as he was representing a member of his constituency affected by this planning application.

The Committee declared a non-pecuniary interest in EPF/0897/17 and EPF/3512/17 owing to comments received from the Loughton Residents Association Plans Group.

Cllrs Angold-Stephens, Cochrane and Latchford declared a non-pecuniary interest in EPF/0066/18 as they knew the applicant.

The Committee declared a non-pecuniary interest in EPF/0066/18 as the architect was known to the Council.

PL391 Confirmation of Minutes

The Minutes of the meeting held on 29 January 2018, amended from those circulated to read at Min no PL384.1, EPF/3058/17:

The Committee OBJECTED to this amended application concerned that the proposed extension was now apparently a separate dwelling with its own entrance, albeit accessed from within the front porch. This appeared to be a reversion to the original application EPF/3336/16.

Members requested, should the Planning Authority be minded to approve this application, that a condition for the annex to remain ancillary accommodation to the main dwelling be imposed.

were CONFIRMED as a correct record and signed by the Chairman.

PL392 Matters for Report

392.1 Notice of Appeal

EPF/0897/17 – 1 Ollards Grove, Loughton, IG10 4DJ – Proposal: First floor extension, new mansard roof, and new rear extension to provide 4 flats comprising 2 x 1 bed and 2 x 2 bed flats (Appeal ref no: APP/J1535/W/17/3188051) – Min no PL242.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application. The addition of two further floors to the building was considered an overdevelopment of the property with the increased height adversely affecting the street scene. This would set an unacceptable precedent in this part of the High Road.

Given the lack of parking provision, members asked that should the application be granted occupiers would not have access to any residents parking schemes in the area.

PL393 Planning Applications

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

Application No: EPF/3202/17

Officer: Ian Ansell

Applicant Name: Mrs Maggie Handley

Planning File No: 029826

Location: 1 Ibbetson Path, Loughton, IG10 2AS

Proposal: Proposed two storey side extension

The Committee had NO OBJECTION to this application.

Application No: EPF/3425/17

Officer: Jonathan Doe

Applicant Name: Mr Umarji

Planning File No: 002975

Location: 1 Ollards Grove, Loughton, IG10 4DJ

Proposal: Extension of the property to obtain 4 extra self-contained flats. No proposed change of existing use.

Members commented that this proposal was an improvement on the previous application, EPF/0897/17; the height of the extension was only about 1.5m higher than the current building and in line with the neighbouring property, fitting much better with the street scene.

The Committee had NO OBJECTION to this application, but given the lack of parking provision, members asked that should the application be granted occupiers would not have access to any resident parking schemes in the area.

Application No: EPF/3430/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Warren Shaw

Planning File No: 023890

Location: 40 Sparelease Hill, Loughton, IG10 1BT
Proposal: Proposed front garden wall and sliding gates

The Committee had NO OBJECTION to this application, but requested the hedges be replaced with a planting scheme of native species to soften the impact of the proposal on the street scene.

Application No: EPF/3512/17
Officer: Ian Ansell
Applicant Name: Mr S Tappenden
Planning File No: 002742
Location: Land to the rear of 33-37 Hillyfields, Loughton, IG10 2PT
Proposal: Construction of new access with 7 No. Three Bed Houses and 2 No. Two Bed Houses and associated parking

The contents of a letter of objection were NOTED.

The Committee had NO OBJECTION to this application.

Application No: EPF/0048/18
Officer: David Baker
Applicant Name: Mr Peter Steer & Mrs Kim Hardy
Planning File No: 007855
Location: 1 Hillcrest Road, Loughton, IG10 4QH
Proposal: Demolition of existing chalet bungalow and stand alone garage with proposal for new detached four bedroom dwelling with integrated garage plus associated landscaping (amended application to new dwelling approved under EPF/0935/17).

The Committee had NO OBJECTION to this application.

Application No: EPF/0055/18
Officer: Jonathan Doe
Applicant Name: Mr & Mrs Raine
Planning File No: 004942
Location: 64 Alderton Hill, Loughton, IG10 3JB
Proposal: New front wall and gates to front garden/driveway

The Committee had NO OBJECTION to this application but requested soft landscaping, with a planting scheme of native species, to soften the impact of the proposal on the street scene.

Application No: EPF/0066/18
Officer: Corey Isolda
Applicant Name: Mr John Woods
Planning File No: 09687
Location: 1 A Woodland Road, Loughton, IG10 1HQ
Proposal: Single storey side extension to replace existing garage

The Committee had NO OBJECTION to this application.

Application No: EPF/0093/18
Officer: David Baker
Applicant Name: Mr Nicholas Godsave
Planning File No: 021318

Location: 35 Fallow Fields, Loughton, IG10 4QP

Proposal: Proposed hipped to gable loft conversion comprising of 4 no. dormer windows.

The Committee had NO OBJECTION to this application.

Application No: EPF/0104/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Bradley Carr

Planning File No: 015127

Location: 1A Brook Road, Loughton, IG10 1BW

Proposal: Single storey front, side and rear extension

The Committee had NO OBJECTION to this application.

The Committee AGREED to consider the next two applications together.

Application No: EPF/0137/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Syed Ashar Ali

Planning File No: 005521

Location: 301-303, High Road, Loughton, IG10 1AH

Proposal: Change of use from an A1 retail to mixed A1/A3 use for a new dessert restaurant.

Application No: EPF/0145/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Syed Ashar Ali

Planning File No: 005521

Location: 301-303, High Road, Loughton, IG10 1AH

Proposal: Advertisement consent for 1x fascia sign and 1x projecting sign in connection with change of use from an A1 retail to mixed A1/A3 use for a new dessert restaurant.

The Committee had NO OBJECTION to these applications.

Application No: EPF/0142/18

Officer: David Baker

Applicant Name: Mr & Mrs Radford

Planning File No: 019828

Location: 4 Brancaster Place, Church Hill, Loughton, IG10 1QN

Proposal: Single storey rear extension and garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/0144/18

Officer: David Baker

Applicant Name: Mr & Mrs Brian Mason

Planning File No: 026941

Location: 72 Greenfields, Loughton, IG10 3HF

Proposal: Erection of two storey rear extension and single storey rear extension, plus provision of area of raised decking at the rear together with 1.8m high privacy screen on boundary with no.70.

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. Further, should the property be sold in the future, members requested that a condition be imposed that it should not be sold as two separate properties.

Application No: EPF/0150/18

Officer: David Baker

Applicant Name: Mr Ali Sheikh

Planning File No: 012190

Location: 60 The Crescent, Loughton, IG10 4PU

Proposal: First floor rear extension, associated external changes and changes to porch roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/0212/18

Officer: David Baker

Applicant Name: K C Estates Ltd

Planning File No: 001017

Location: Rear Carpark, 184-186 High Road, Loughton, IG101DN

Proposal: Material amendment to EPF/0604/13 (for erection of 3 storey building of 5 flats) consisting of changes to the profile and design of the roof.

The Committee had NO OBJECTION to this application.

393.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0139/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Ashley Knill

Planning File No: 020006

Location: 14 Roundmead Avenue, Loughton, IG10 1QB

Proposal: Certificate of Lawful Development for proposed loft conversion with hip to gable roof, rear dormer with Juliet balcony and one roof light to front.

393.3 Others – provided for information only: EPF/0089/18, EPF/0161/18 and EPF/0247/18

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

PL394 Decisions

394.1 Decisions by Epping Forest District Council

The Planning Decisions for 1 November to 29 December 2017 from Epping Forest District Council were NOTED.

PL395 Licensing Applications

No licensing applications had come to the attention of officers.

PL396 Enforcement and Compliance

No reports had been received.

Signed:

Date: 26 February 2018