

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 26 February 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officer: Debra Paris (Planning Committee Clerk)

4 members of the public

The Committee AGREED to bring forward applications EPF/0224/18 and EPF/0279/18 after Agenda item 3, Confirmation of Minutes, as members of the public were interested in these items.

PL397 Apologies for Absence

Apologies for absence were received from Cllrs Davies and Downing.

PL398 Declarations of Interest

The Committee declared a non-pecuniary interest in EPF/0162/18 owing to comments received from the Loughton Residents Association Plans Group.

PL399 Confirmation of Minutes

The Minutes of the meeting held on 12 February 2018, amended from those circulated to read at Min no PL390, Declarations of Interest, paragraph 3:

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.

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

PL400 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

400.1 Application No: EPF/0224/18

Officer: Robin Hellier

Applicant Name: Dr Williams

Planning File No: 029839

Location: 4 The Fountains, Loughton, IG10 4RZ

Proposal: TPO\EPF\04\98 G14 2 x Field Maple, 2 x Hornbeam, T2, T3 & T4 Ash - Fell. Replant 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.

Application No: EPF/0279/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Williams

Planning File No: 029839

Location: 4 The Fountains, Loughton, IG10 4RZ

Proposal: Loft conversion with a rear dormer & Juliet balcony

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

The Committee had NO OBJECTION to this application.

PL401 Matters for Report

401.1 Notice of Appeal

EPF/2614/16 – 21 Park Hill, Loughton, IG10 4ES – Proposal: Front, side and rear extensions at upper ground floor level including formation of roof terrace on rear extension (Appeal ref no: APP/J1535/D/17/3192619) – Min no PL270.1

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

PL402 Planning Applications

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

Application No: EPF/0057/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Mitchell Berman

Planning File No: 004216

Location: 52 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Ground floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0099/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Adonis Jaku

Planning File No: 029841

Location: 29 Colson Road, Loughton, IG10 3RL

Proposal: Proposed single story side and rear extension.

The Committee expressed concern that the proposal extends right up to the boundary on the left-hand side.

Application No: EPF/0140/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Baljit Virk

Planning File No: 001860

Location: 38 Chigwell Lane, Loughton, IG10 3NY

Proposal: Conversion of Plot of Suis Generis Use in rear of 34-36 Chigwell Lane into a car park extension providing no. 30 new parking bays to adjacent existing car park of 38 Chigwell Lane.

NB: Notification had been received of an amended description to “rear of 30-36 Chigwell Lane.”

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application, unless a permeable surface was used to mitigate possible run-off into the gardens of the neighbouring properties.

Application No: EPF/0162/18

Officer: Jonathan Doe

Applicant Name: Mr Oleg Kovalenko

Planning File No: 021113

Location: 11 Crossfields, Loughton, IG10 3PY

Proposal: Erection of new dwelling and detached garage, following demolition of existing garage.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that it was garden grabbing. It was a too cramped overdevelopment of the site, which would have a detrimental effect on the neighbours. The vehicle access arrangements were inadequate for the proposal and would be detrimental to the street scene. This was contrary to Local Plan and Alterations policies CP2(ii) and (iv), CP7, DBE1, DBE6 and DBE11(i), which are consistent with the National Planning Policy Framework.

Application No: EPF/0170/18

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 (alterations to approved application EPF/2226/17)

The Committee had NO OBJECTION to this application.

Application No: EPF/0173/18

Officer: Robin Hellier

Applicant Name: Schofield

Planning File No: 023349

Location: Chancery House, 3 St Marys Close, Loughton, IG10 1BA

Proposal: TPO/EPF/09/99 T1 Red Oak & T2 London Plane - 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/0180/18

Officer: David Baker

Applicant Name: Mr Bhasker Patel

Planning File No: 008748

Location: 12 The Lindens, Loughton, IG10 3HS

Proposal: Erection of two storey side extension (as an amendment to the first floor side extension approved under EPF/2589/17) together with the erection of a rear ground floor 'infill' extension, conversion of garage to lounge and changes to roof line.

The Committee had NO OBJECTION to this application.

Application No: EPF/0193/18

Officer: Sukhvinder Dhadwar

Applicant Name: Carole Avery

Planning File No: 014389

Location: 19 Cranleigh Gardens, Loughton, IG10 3DD

Proposal: Subdivision of dwelling into two separate dwellings. Minor ground floor infill extension at rear. First floor rear extension.

The Committee OBJECTED to this application stating that the design was too cramped. In addition, by reason of the lack of any usable off-street car parking spaces, the proposed development would exacerbate parking stress on Cranleigh Gardens and nearby streets.

Application No: EPF/0199/18

Officer: Ian Ansell

Applicant Name: Mr S Hancocks

Planning File No: 012453

Location: Royal Oak, Forest Road, Loughton, IG10 1EG

Proposal: Application for variation of condition 2 'plan numbers' on planning application EPF/2706/17 (Partial demolition of the former Royal Oak public house and change of use to provide 4 flats, demolition of 171 Smarts Lane and redevelopment for 6 dwellings, and associated parking and landscaping (10 dwellings in total)). - first floor extension to plot 5 above the drive and ground floor rear extension to plot 10

The Committee OBJECTED to any further development on this already cramped site. The proposed conservatory on the rear of plot 10 would further erode the amenity space of that property.

Members also deplored the fact that the public right of way was still not shown on the plans.

Application No: EPF/0206/18

Officer: Ian Ansell

Applicant Name: Mr Alan Pugh

Planning File No: 014378

Location: 25 Felstead Road, Loughton, IG10 3BB

Proposal: Construction of new 4 bedroom house within site of existing house. Single storey rear extension to existing house.

The Committee OBJECTED to this application and reiterated their comments for the previous application EPF/1404/17, which were:

The Committee OBJECTED to this application which was considered garden grabbing; it would be detrimental to the street scene and result in a loss of amenity for neighbouring properties, contrary to policy DBE2 and DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/0229/18
Officer: Sukhvinder Dhadwar
Applicant Name: Mr D Gibson
Planning File No: 006208
Location: 108 Southern Drive, Loughton, IG10 3BX
Proposal: Amendment to approval ref EPF/1566/17 to change approved hipped side roof to gable end to match other end of terrace, with extended dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/0239/18
Officer: Jonathan Doe
Applicant Name: Mr Piotr Jaros
Planning File No: 029848
Location: 37 Danbury Road, Loughton, IG10 3AR
Proposal: Construction of single storey bathroom extension for a registered disabled person.

The Committee had NO OBJECTION to this application.

Application No: EPF/0250/18
Officer: Robin Hellier
Applicant Name:
Planning File No: 002196
Location: St Nicholas Church, Rectory Lane, Loughton, IG10 3RU
Proposal: TPO/EPF/05/79 T6, T16, T17 3x Yews. Crown reduction 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/0256/18
Officer: Sukhvinder Dhadwar
Applicant Name: Mr Scott Pound
Planning File No: 029847
Location: 58 Stonards Hill, Loughton, IG10 3EG
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0273/18
Officer: David Baker
Applicant Name: Mr James Hodgson
Planning File No: 029851
Location: 3 Albion Hill, Loughton, IG10 4RA
Proposal: Two storey rear extension with two Juliet balconies and porch structure to side elevation.

The Committee had NO OBJECTION to this application.

402.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0196/18
Officer: Muhammad Rahman
Applicant Name: Mr Jason Hodges
Planning File No: 024203
Location: 76 Willingale Road, Loughton, IG10 2DB
Proposal: Certificate of lawful development for proposed rear extension.

Application No: EPF/0253/18
Officer: Muhammad Rahman
Applicant Name: Mr Daniel Robins
Planning File No: 022963
Location: 25 The Greens Close, Loughton, IG10 1QE
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 elevation.

Application No: EPF/0295/18
Officer: Muhammad Rahman
Applicant Name: Mr Jianxin Gao
Planning File No: 029843
Location: 47 Mowbrey Gardens, Loughton, IG10 2EU
Proposal: Certificate of Lawful Development for proposed rear dormer loft conversion and front rooflights.

Application No: EPF/0308/18
Officer: Muhammad Rahman
Applicant Name: Mr Domingos Morais
Planning File No: 029845
Location: 39 Southview Road, Loughton, IG10 3LQ
Proposal: Certificate of lawful development for proposed hip to gable roof alteration and loft conversion with rear dormer and Juliet balcony.

Application No: EPF/0395/18
Officer: Muhammad Rahman
Applicant Name: Ms Patricia Stokes
Planning File No: 021325
Location: 49 Harwater Drive, Loughton, IG10 1LP
Proposal: Certificate of Lawful Development for proposed loft conversion with hip to gable roof and rear dormer and 1 roof light to front elevation.

Application No: EPF/0406/18
Officer: Muhammad Rahman
Applicant Name: Mr Andrew Goldstein
Planning File No: 008083
Location: 5 Shelley Grove, Loughton, IG10 1BY
Proposal: Certificate of Lawful Development for proposed outbuilding

Application No: EPF/3499/17
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Pillai

Planning File No: 024230

Location: 4 Harvest Lane, Loughton, IG10 4PN

Proposal: Certificate of Lawful Development for proposed loft conversion

402.3 Others – provided for information only: EPF/0254/18, EPF/0264/18, EPF/0275/18, EPF/0366/18 and EPF/0387/18

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

PL403 Decisions

No decision notices had been received.

PL404 Licensing Applications

No licensing applications had come to the attention of officers.

PL405 Enforcement and Compliance

No reports had been received.

Signed:

Date: 12 March 2018