

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 12 March 2018 at 7.45pm at Loughton Library & Town Hall.**

**Present:**

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

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

**PL406 Apologies for Absence**

No apologies for absence were received.

**PL407 Declarations of Interest**

The Committee declared a non-pecuniary interest in EPF/3226/17 owing to comments received from the Loughton Residents Association Plans Group.

**PL408 Confirmation of Minutes**

The Minutes of the meeting held on 26 February 2018 were CONFIRMED as a correct record and signed by the Chairman.

**PL409 Matters for Report**

**409.1 Essex Design Guide**

The Committee NOTED the information received.

**PL410 Planning Applications**

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

**Application No:** EPF/3226/17

**Officer:** Corey Isolda

**Applicant Name:** Mr Grant Brooks

**Planning File No:** 014239

**Location:** 4 Eleven Acre Rise, Loughton, IG10 1AN

**Proposal:** Erection of garage (amendment to previously approved EPF/1109/14) and erection of front boundary wall (Garage has been constructed).

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3515/17

**Officer:** David Baker

**Applicant Name:** Mr Mark Reed

**Planning File No:** 008161

**Location:** Walnut Cottage, 18 Stony Path, Loughton, IG10 1SJ

**Proposal:** Erection of garden room outbuilding in the front garden (2.4m by 2.4m) to the rear of existing garage.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0049/18  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr A Shaida  
**Planning File No:** 015474  
**Location:** 64 Wellfields, Loughton, IG10 1NY  
**Proposal:** Change roof to crown roof. Reposition front dormer. Window to front gable. First floor side extension. First floor rear extension. Side windows at first floor and attic levels. Ground floor rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0113/18  
**Officer:** Sukhdeep Jhooti  
**Applicant Name:** Miss Katrina Tabor  
**Planning File No:** 029854  
**Location:** 119 The Lindens, Loughton, IG10 3HU  
**Proposal:** Garage conversion.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0276/18  
**Officer:** Corey Isolda  
**Applicant Name:** Mr J Gordon  
**Planning File No:** 007018  
**Location:** 18 Albion Park, Loughton, IG10 4RB  
**Proposal:** New flat roof outbuilding.

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

**Application No:** EPF/0301/18  
**Officer:** Ian Ansell  
**Applicant Name:** Mr Inderpal Matharu  
**Planning File No:** 001458  
**Location:** 8 High Beech Road, Loughton, IG10 4BL  
**Proposal:** 5mm thick foamex board with printed company name and details to side flank wall of 8-10 High Beech Road - facing Council's public car park.

The Committee OBJECTED to this application on the grounds that it would be detrimental to the street scene.

**Application No:** EPF/0314/18  
**Officer:** Sukhdeep Jhooti  
**Applicant Name:** Mr David Pickering  
**Planning File No:** 026872  
**Location:** 13 Barfields Path, Loughton, IG10 3JJ  
**Proposal:** Removal of condition 6 on planning application EPF/1582/17 (Construction of 2 storey, 2 bedroomed house. Demolition of garage) - contamination condition added in error.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0318/18  
**Officer:** David Baker  
**Applicant Name:** Mr Dimitar Grablev  
**Planning File No:** 019427  
**Location:** 18 Mannock Drive, Loughton, IG10 2JA  
**Proposal:** Single storey infill extension to ground floor front elevation under existing porch roof.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0333/18  
**Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Steven c/o agent  
**Planning File No:** 009244  
**Location:** East 15 Acting School, Hatfields, Rectory Lane, Loughton, IG10 3RY  
**Proposal:** Application for variation of condition 2 'plan numbers' on planning application EPF/0499/16 (Demolition of existing modern extensions, and erection of a part single-storey, part two-storey extension, with associated hard and soft landscaping.)

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0353/18  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mr Mark Perring  
**Planning File No:** 018762  
**Location:** 71 Roundmead Avenue, Loughton, IG10 1PZ  
**Proposal:** Alterations/extension to existing roof/loft conversion, alterations to existing ground floor rear extension, garage conversion/internal alterations.

The Committee OBJECTED to this application on the grounds that the proposal was overbearing and would be detrimental to the street scene. Members commented that they would prefer a hipped roof to match the neighbouring property. This was contrary to Local Plan and Alterations policies CP2(iv), CP7(ii) and DBE10(i) and (ii), which are consistent with the National Planning Policy Framework.

**Application No:** EPF/0369/18  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mr Andy Lawrence  
**Planning File No:** 029859  
**Location:** 39 Goldings Road, Loughton, IG10 2QR  
**Proposal:** Proposed front porch.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0374/18  
**Officer:** Sukhdeep Jhooti  
**Applicant Name:** Mr Duncan Crowther  
**Planning File No:** 005231  
**Location:** 108 Jessel Drive, Loughton, IG10 2EQ  
**Proposal:** Proposed two storey side extension & front/rear single storey extensions with internal alterations.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0376/18

**Officer:** Robin Hellier

**Applicant Name:** Little

**Planning File No:** 012456

**Location:** Hill Cottage, 12-18 Pump Hill, Loughton, IG10 1RU

**Proposal:** York Hill Conservation Area.

T1 - Sycamore (multi-stemmed), coppice at approx. 18".

T2-T5 - Lawsons - reduce height to approx. 5m (height of upstairs window sills).

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/0405/18

**Officer:** Jonathan Doe

**Applicant Name:** Mr Alfred Curness

**Planning File No:** 003010

**Location:** 37A Albion Hill, Loughton, IG10 4RD

**Proposal:** Change existing bungalow to a house. Extensions to the roof and front elevations including conversion of roof into a first floor. Conversion of existing garage/store to bedsit.

The Committee had NO OBJECTION to the proposal, but requested a condition that use of the bedsit should remain ancillary to the main house.

**Application No:** EPF/0407/18

**Officer:** Robin Hellier

**Applicant Name:** Mr Slade

**Planning File No:** 012752

**Location:** 39 Church Hill, Loughton, IG10 1QP

**Proposal:** TPO/EPF/21/86 T1 Ash. Crown Reduce 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/0422/18

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Zjelko Ivos

**Planning File No:** 029869

**Location:** 29 Hanson Drive, Loughton, IG10 2ED

**Proposal:** Single storey ground floor front and side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0423/18  
**Officer:** Sukhdeep Jhooti  
**Applicant Name:** Mr & Mrs Lishak  
**Planning File No:** 015778  
**Location:** 50 Marjorams Avenue, Loughton, IG10 1PU  
**Proposal:** Proposed Roof Extension / Dormer Windows to Rear and Sides of the existing building and new Juliet balcony window to the rear gable wall.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0425/18  
**Officer:** Sukhdeep Jhooti  
**Applicant Name:** Mr Paul Davis  
**Planning File No:** 010646  
**Location:** 9 Shelley Grove, Loughton, IG10 1BY  
**Proposal:** First floor side and rear extension with Juliet balcony to rear.

The Committee had NO OBJECTION to this application.

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

**Application No:** EPF/0427/18  
**Officer:** Robin Hellier  
**Applicant Name:** Mr Nick Davie  
**Planning File No:** 023972  
**Location:** 95 York Hill, Loughton, IG10 1HZ  
**Proposal:** York Hill Conservation Area. Hazel in front garden - reduce height by approx 50%.

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

**410.3 Deemed Permission – provided for information only:**

No deemed permission applications were received.

**410.4 Others – provided for information only:** EPF/0211/18, EPF/0216/18, EPF/0331/18, EPF/0342/18 and EPF/0495/18

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

**PL411 Decisions**

**411.1 Decisions by Epping Forest District Council**

The Planning Decisions for the period 1 January – 31 January 2018 from Epping Forest District Council were NOTED.

**PL412 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL413 Enforcement and Compliance**

No reports had been received.

**Signed:** .....  
**Date:** 26 March 2018