

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

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

Present:

Councillors: C Davies (in the Chair)
P Abraham T Cochrane T Downing
S Murphy M Stubbings (as substitute for Cllr Angold-Stephens)

Officer: Debra Paris (Planning Committee Clerk)

5 members of the public

PL414 Apologies for Absence

Apologies for absence were received from Cllrs Angold-Stephens and Latchford. The Planning Committee Clerk reported that Cllrs Stubbings and Omer had been nominated as their respective substitutes.

PL415 Declarations of Interest

The Committee declared a non-pecuniary interest in the following applications EPF/0041/18, EPF/0287/18, EPF/0457/18 and EPF/0471/18 owing to comments received from the Loughton Residents Association Plans Group.

PL416 Confirmation of Minutes

The Minutes of the meeting held on 12 March 2018 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward application EPF/0440/18 after agenda item 4.1.1, EPF/0041/18, as a member of the public was interested in this item.

PL417 Matters for Report

417.1 Amended Plans – EPF/0041/18 – 69 Church Hill, Loughton, IG10 1QP – Proposal: Development of an underused piece of land and empty house replacing with a new building consisting of 11 apartments – Min no PL382.1

The Committee NOTED the contents of a letter of objection.

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

Having NOTED the proposed amendments the Committee reiterated its previous comments made on this application, which were:

The Committee OBJECTED to this application on the following grounds:

The proposal for 11 apartments was considered an overdevelopment of the plot by reason of its massing and height. This would cause harm to the character and appearance of the locality and set a dangerous precedent for future developments, contrary to Local Plan and Alterations policies

CP2(iv), CP7 and DBE1(i), which are consistent with the National Planning Policy Framework.

By reason of its siting and layout, the proposal would be detrimental to neighbouring properties, in both Church Hill and The Uplands, from overlooking, loss of light and visual impact, contrary to Local Plan and Alterations policies DBE9 (i), (ii) and (iii), which are consistent with the National Planning Policy Framework.

Members also expressed concern for possible drainage problems in this area in digging out the proposed basement car park.

A tree report from the Tree and Landscaping Department was requested for this proposal.

The Committee considered the plot could suitably accommodate two separate dwellings with adequate parking provision, but the site was inappropriate for a development of this size.

If the Planning Authority is minded to grant this application, the Committee also requested that the following conditions be imposed: to restrict demolition and building work hours to the Council's usual standard hours and to require wheel-washing equipment on-site.

Members further drew the Planning Authority's attention to the Senior Housing Development Officer's recommendation that "the application be refused on the basis that the proposal does not include a sufficient amount of affordable housing".

The Committee AGREED to continue with the agenda, as the registered speaker for item EPF/0440/18 was not present.

- 417.2 Amended Plans – EPF/0306/18 – 73 Goldings Road, Loughton, Essex, IG10 2QW – Proposal: Application for variation of condition 3 'obscure glazing' and 4 'privacy louvres' on planning application EPF/1775/17 - Removal of the privacy louvre to the western facade. The glazing to this window will be made obscure. Removal of the obscure glass to the high level windows on the western facade. High level means glazing above 1700mm) Removal of the obscure glass to all roof windows as glazed areas are above 1900mm Removal of obscure glass at ground floor eastern facade study – Min no. 280.1**

The Committee had NO OBJECTION to this amended application.

- 417.3 Amended Plans – EPF/0010/18 - 70 Alderton Hill, Loughton, Essex, IG10 3JB – Proposal: Outline application with some matters reserved for new two storey house on adjoining land – Min no PL385.1**

The Committee, whilst taking into consideration the revised block plan, OBJECTED to this amended application on the following grounds:

The proposal was an overdevelopment of the site with insufficient amenity space and was considered to be garden grabbing. The proposal was of poor design and out of keeping with properties in this area, having a detrimental effect on the street scene. Contrary to policies CP2(iv) and

CP7 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Having noted the contents of the Highways Report, based on local knowledge members reiterated their previous concern regarding highway safety at this location. The proposed entrance of this development was on a dangerous bend and a large number of pedestrians including children used this route travelling to and from schools in the area. This was contrary to policy ST4(iii) of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Should the Planning Authority be minded to grant this application, the Committee requested that a condition be imposed that vehicles can only enter or leave the entrance when travelling up Alderton Hill.

417.4 Consultation – CTIL and Vodafone - proposed upgrade to existing radio base station, Epping New Road, Warren Hill, Loughton, IG10 4RP

The Committee had NO COMMENT to make on this consultation.

417.5 Consultation – CTIL and Vodafone - proposed upgrade to existing base station, Oakwood Hill Streetworks, Loughton, Essex, IG10 3NB

The Committee had NO COMMENT to make on this consultation.

PL418 Planning Applications

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

Application No: EPF/0261/18

Officer: David Baker

Applicant Name: Ms Anne-Marie Shevlin

Planning File No: 011665

Location: 25 Staples Road, Loughton, IG10 1HP

Proposal: Ground floor side extension, lower ground floor rear extension and rear dormer window. New side window and rooflights to front.

The Committee had NO OBJECTION to this application.

Application No: EPF/0287/18

Officer: Jonathan Doe

Applicant Name: Spring Grove Ltd

Planning File No: 006706

Location: 51 High Road, Loughton, IG10 4JE

Proposal: Proposed conversion of existing house to form three. 2-bed flats. Erection of two-storey attached building to incorporate two 2-bed flats plus car parking.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating that the proposal was an overdevelopment of the site by reason of its massing and the extent of the built form proposed. Consequently, this would have a detrimental effect on the amenity of the neighbouring property. Members also commented that the proposed use of UPVC doors and windows was detrimental to the character of this non-designated heritage asset.

Application No: EPF/0332/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr & Mrs Roberts
Planning File No: 002655
Location: 3 Clerks Piece, Loughton, IG10 1NR
Proposal: New Porch Entrance

The Committee had NO OBJECTION to this application.

Application No: EPF/0440/18
Officer: David Baker
Applicant Name: Connaught Avenue Essex Ltd
Planning File No: 023040
Location: 2 Connaught Avenue, Loughton, IG10 4DP
Proposal: Amendment to planning permission EPF/3078/17 (for conversion of house, plus previously approved extensions, to 5 flats) consisting of i) erection of two storey side extension to rear section facing Ollards Grove, and ii) installation of additional kitchen diner window to first floor rear elevation.

The Committee had NO OBJECTION to this application, but expressed concern that there should be no further development of this plot to avoid the site becoming overcrowded harming the character and appearance of the locality.

Application No: EPF/0442/18
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Steve Kemp
Planning File No: 029874
Location: 78 Church Lane, Loughton, IG10 1NT
Proposal: It is proposed to erect a brick piers and metal railing boundary fence to the front and side elevations.

The Committee had NO OBJECTION to this application, but expressed regret at the loss of the green open aspect to the street scene. Members requested a condition of landscaping to soften the appearance of the new boundary treatment with plants of a native species.

The Committee AGREED to consider the next two applications together.

Application No: EPF/0454/18
Officer: Sukhdeep Jhooti
Applicant Name: Kwesi Otoo
Planning File No: 001860
Location: 38 Chigwell Lane, Loughton, IG10 3NY
Proposal: Change of use of existing garage space to office (B1) and general internal alteration to main warehouse building to create office area A with a new window and door to the east elevation.

Application No: EPF/0457/18
Officer: Sukhdeep Jhooti
Applicant Name: Kwesi Otoo
Planning File No: 001860
Location: 38 Chigwell Lane, Loughton, IG10 3NY

Proposal: Proposed extension of opening time to 7 am- 12 midnight (Monday to Sunday) & Single storey extension to create WC space to the cafe space.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to these applications on the following grounds:

The proposed change of use of the existing garage space and the extension of opening hours of the café was detrimental to the amenity of the neighbouring residential properties by way of an increase in noise and disturbance.

The existing hours of opening, as defined by Condition 4 of EPF/2159/16, should remain: "8am-6pm Mondays to Sundays and Bank Holidays", for the reasons stated therein.

Application No: EPF/0471/18

Officer: Sukhdeep Jhooti

Applicant Name: Stanoak

Planning File No: 010358

Location: 38 High Beech Road, Loughton, IG10 4BL

Proposal: To replace 1 existing dwelling (detached) with 2 new dwellings (semi-detached).

The Committee NOTED the contents of three letters of objection.

The Committee OBJECTED to this application on the grounds that the proposal was overbearing due to its bulk and height and was out of keeping with neighbouring properties and the street scene. Contrary to policies CP2(iv), CP7 and DBE1 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

By reason of the height and massing of this proposal it was detrimental to the amenity of the neighbours, contrary to policy DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Members expressed concern regarding the trees on the site and drew attention to the Tree and Landscaping Officer's report.

Application No: EPF/0472/18

Officer: David Baker

Applicant Name: Mr Brett Cases

Planning File No: 020150

Location: 7 Wellfields, Loughton, IG10 1PB

Proposal: Amendment to planning permission EPF/1715/14 currently under construction - by way of replacement of hipped roofs over rear dormer windows with flat roofs.

The Committee had NO OBJECTION to this application.

Application No: EPF/0473/18

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Paula Huzzey

Planning File No: 011274

Location: Glentarras, Nursery Road, Loughton, IG10 4EF

Proposal: Proposed front extension and additions to roof.

The Committee had NO OBJECTION to this application, but drew attention to the Tree and Landscaping Officer's report.

Application No: EPF/0475/18

Officer: Robin Hellier

Applicant Name: Retsas

Planning File No: 013356

Location: Parnassus, 15 Park Hill, Loughton, IG10 4ES

Proposal: T1 - Hawthorn - reduce to previous (by approx. 2.5m). T3 - Yew - face back off building by approx. 200-300mm.

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/0492/18

Officer: Jonathan Doe

Applicant Name: Mr Simon Georgiou

Planning File No: 021243

Location: 79 Southern Drive, Loughton, IG10 3BX

Proposal: Two storey front, side and rear extension and garage conversion.

The Committee had NO OBJECTION to the proposal, but expressed concern about the overbearing nature of the proposal on the amenity of the neighbour at no.77.

Application No: EPF/0496/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr David

Planning File No: 006805

Location: 15 Shelley Grove, Loughton, IG10 1BY

Proposal: Alterations to the front driveway, including a new boundary wall with swing gates (Amended application to EPF/2720/17)

The Committee had NO OBJECTION to this application.

Application No: EPF/0523/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Reed

Planning File No: 003095

Location: 12 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Demolition and remodel of the existing roof to allow for a master bedroom within the loft. Material changes to the existing house and a ground floor Rear and Side Extension.

The Committee OBJECTED to this application, stating that the proposal was too bulky and in its elevated position was too dominant on the street scene.

Application No: EPF/0525/18
Officer: Sukhvinder Dhadwar
Applicant Name: Mr Ziaul Huq
Planning File No: 029881
Location: 74 Church Lane, Loughton, IG10 1NT
Proposal: Double storey side extension (Existing garage to be demolished)

The Committee had NO OBJECTION to this application, but expressed regret at the loss of symmetry of the building and the detrimental effect this had on the street scene.

Application No: EPF/0541/18
Officer: Robin Hellier
Applicant Name: Mr Udy Agarwal
Planning File No: 004899
Location: 89 High Road, Loughton, IG10 4JD
Proposal: TPO/EPF/22/99 T2: Horse Chestnut - Fell & Replace with Tulip Tree, 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/0557/18
Officer: Jonathan Doe
Applicant Name: Mr & Mrs P Wilson
Planning File No: 012986
Location: 5 Broadstrood, Loughton, IG10 2SE
Proposal: First floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0583/18
Officer: David Baker
Applicant Name: Richard Rones
Planning File No: 029886
Location: Oaklands House, Oaklands, Warren Hill, Loughton, IG10 4RL
Proposal: Raising of roof level to provide enclosure to new staircase to a proposed front roof level terrace, new second floor side dormer and new bathroom window.

The Committee OBJECTED to this application, stating that the proposal was out of keeping and detrimental to the street scene. The proposal would cause overlooking to surrounding properties, which was contrary to policies DBE10 and DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/0598/18
Officer: David Baker
Applicant Name: Mr Christopher Couldrey
Planning File No: 015823

Location: 4 The Greens Close, Loughton, IG10 1QE
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/0528/18
Officer: Robin Hellier
Applicant Name: Mr Jonathan Butler
Planning File No: 023775
Location: 77 York Hill, Loughton, IG10 1HZ
Proposal: York Hill Conservation Area. Willow - crown reduce by 2.5 - 3m, to previous pruning points.

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

418.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0526/18
Officer: Muhammad Rahman
Applicant Name: Mr S Jones
Planning File No: 029882
Location: 110 Lower Park Road, Loughton, IG10 4NE
Proposal: Certificate of Lawful Development for proposed single storey rear extension, tiled lean-to roof with 3 'velux' roof windows.

Application No: EPF/0545/18
Officer: Muhammad Rahman
Applicant Name: Mrs K Carr
Planning File No: 029883
Location: 23 Nevill Way, Loughton, IG10 3BG
Proposal: Certificate of lawful development for proposed loft conversion with rear dormer.

418.4 Others – provided for information only: EPF/0312/18, EPF/0490/18, EPF/0514/18, EPF/0519/18 and EPF/0640/18

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

PL419 Decisions

419.1 Decisions by Epping Forest District Council

The Planning Decisions for the period 1 February – 28 February 2018 from Epping Forest District Council were NOTED.

PL420 Licensing Applications

420.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Suwalki, 120 Roding Road, Loughton, IG10 3EJ

The Committee had NO OBJECTION to this licensing application, but requested that the licensing hours should not commence earlier than those of the neighbouring property, Roding Food & Wine, 119 Roding Road, IG10

3EJ for the prevention of public nuisance and the protection of children from harm in this residential area.

PL421 Enforcement and Compliance

No reports had been received.

Signed:

Date: 9 April 2018