

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 9 April 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: C Davies (in the Chair)
T Cochrane T Downing S Murphy
B Cohen (as substitute for Cllr Latchford)

Officer: Debra Paris (Planning Committee Clerk)

1 member of the public

PL422 Apologies for Absence

Apologies for absence were received from Cllrs Abraham, Angold-Stephens and Latchford. The Planning Committee Clerk reported that Cllr Cohen had been nominated as Cllr Latchford's substitute for this meeting.

PL423 Declarations of Interest

The Committee declared a non-pecuniary interest in the following applications:

- i) EPF/0413/18, EPF/0610/18, EPF/0634/18, EPF/0667/18 and EPF/0727/18 owing to comments received from the Loughton Residents Association Plans Group; and
- ii) EPF/0617, EPF/0634/18 and EPF/0705/18 as the architect was known to the Council.

Cllr Cochrane declared a non-pecuniary interest in EPF/0706/18 as she knew the applicant. She considered this interest to be significant enough for her to leave the meeting during the discussions.

PL424 Confirmation of Minutes

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

The Committee AGREED to bring forward planning application EPF/0413/18, as a member of the public was interested in this item.

PL425 Planning Applications

The following planning application was CONSIDERED and the plans inspected.

Application No: EPF/0413/18

Officer: Jonathan Doe

Applicant Name: Mr Mustafa Timur

Planning File No: 008800

Location: 209 D/E High Road, Loughton, IG10 1BB

Proposal: Application for variation of condition 2 'plan numbers' and 3 'use of rear double doors' on planning application EPF/0808/17 (Erection of rear conservatory)

The Committee NOTED the contents of two letters of objection.

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

The Committee OBJECTED to this application on the grounds that it contravened Conditions 3 and 4 as stipulated by the Local Planning Authority in granting Planning Permission (with Conditions) for this premises in respect of application EPF/0808/17: Erection of Rear Conservatory:

3) The rear double doors to the conservatory hereby permitted shall be for the use in an emergency only and at all other times when the premises are open to customers the doors shall be shut closed. There shall be signage above the doors inside the extension to make clear that the doors are for emergency use only.

Reason: to deter use of the open area to the rear of the premises by patrons and thereby avoid disturbance to occupiers of residential properties in accordance with Policy DBE9 of the Local Plan and Alterations.

4) There shall be no exterior lighting affixed to any external surface of the extension hereby permitted.

Reason: to deter use of the open area to the rear of the premises by patrons and thereby avoid disturbance to occupiers of neighbouring residential properties in accordance with Policy DBE9 of the Local Plan and Alterations.

Members further requested that condition 4, be extended to state "There shall be no exterior lighting to the rear of the property", to avoid any separate structure or item being used for illumination purposes.

PL426 Matters for Report

426.1 Amended Plans – EPF/0162/18 – 11 Crossfields, Loughton, IG10 3PY – Proposal: Erection of new dwelling and detached garage, following demolition of existing garage – Min no PL402.1

The Committee NOTED the contents of a letter of objection.

The Committee considered the amended plans for this application and reiterated its previous comments, which were:

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.

Members NOTED that the removal of the garage in this revision further exacerbated the inadequate parking provision.

426.2 Street Naming and Numbering: New development of x8 properties

The Committee NOTED the information received from Epping Forest District Council's Head of Environmental Services (Neighbourhood Directorate) as part of its Street Naming and Numbering Policy, proposed for this new housing development. The Committee AGREED that the preferred name of Treveylan Gardens was a suitable choice.

PL427 Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – proposed upgrade to existing radio base station: Pyrles Lane Streetworks, Loughton, Essex, IG10 2AA (Ref: CTIL_145401 26)

The Committee had NO COMMENT to make on this consultation.

PL428 Planning Process Review 2017/18 – Delegation: Objections and Committee Systems

The Committee AGREED the following response for this consultation:

Loughton Town Council strongly objects to any proposal to withdraw the area planning sub-committees – the input of local ward members was invaluable – this was localism at its finest.

Whilst noting the planning time constraints set by government, the process should not be unduly rushed by removing this stage.

Regarding the specific CLD2 Replacement Planning Delegations:

1. The Town Council objects to the proposal to increase the minimum size of residential developments referred to sub-committees from 5 to 10 or more dwellings. This was because of the potential adverse impact on the neighbourhood of any development of 5 or more properties.
2. All applications for District Council-owned land should continue to be considered by the area planning sub-committees before referral to the District Development Management Committee to ensure local input.
3. The Town Council supports the exceptions as listed in 3. a, b, and c.

PL429 Planning Applications

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

Application No: EPF/0306/18

Officer: Corey Isolda

Applicant Name: Mr N Coombes

Planning File No: 026319

Location: 73 Goldings Road, Loughton, 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

The Committee NOTED that this amended application had been submitted and considered at its previous meeting under matters for report, see **Min no PL417.2**.

Application No: EPF/0610/18

Officer: Ian Ansell

Applicant Name: Mr Healey

Planning File No: 002813

Location: 113 Church Hill, Loughton, IG10 1QR

Proposal: Residential development of 10 apartments with associated parking and external amenity space

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The proposal was an overdevelopment and three storeys were considered too high. The number of proposed dwellings was excessive for this site and the parking provision was inadequate.

Members commented it 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), CP7 and DBE1 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/0611/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Howe

Planning File No: 024223

Location: 19 The Greens Close, Loughton, IG10 1QE

Proposal: Two storey rear and side extension making use of the sloping ground to for a lower ground level. Planning has previously been granted for this development and this application is being made to request a different roof construction. The structure up to roof level is complete.

The Committee had NO OBJECTION to this application.

Application No: EPF/0616/18

Officer: Muhammad Rahman

Applicant Name: Mr Mohamad Hanif

Planning File No: 005806

Location: 60 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Single storey rear conservatory.

The Committee OBJECTED to this application which was considered an overdevelopment of the site and overbearing on the neighbours.

Members expressed concern that any further development of this site would have a detrimental impact on neighbouring properties.

Application No: EPF/0617/18

Officer: Muhammad Rahman

Applicant Name: Miss Lucy Hayes

Planning File No: 002418

Location: 51 Church Lane, Loughton, IG10 1NW

Proposal: Proposed front wall and railing with gates.

The Committee had NO OBJECTION to this application but requested a condition for additional planting of native species to soften the impact of the front boundary treatment on the street scene.

Application No: EPF/0632/18

Officer: Robin Hellier

Applicant Name: Mr Rob Smith

Planning File No: 003194

Location: 70 Spring Grove, Loughton, IG10 4QE

Proposal: TPO/EPF/19/89 (Ref T46) T2 Willow - 1.5 - 2m lateral crown reduction and crown clean

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/0634/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Jon Fineberg

Planning File No: 005747

Location: 26 Stanmore Way, Loughton, IG10 2SA

Proposal: Change of use of land to garden - extension of residential curtilage to include the paddock and stable.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application as this site was Green Belt land and so the proposal was contrary to policy GB4 of the Local Plan and Alterations.

Members also drew the attention of the Local Planning Authority to the report from the Highway Authority in respect of the PROW on this land.

Application No: EPF/0655/18

Officer: Robin Hellier

Applicant Name: Houston

Planning File No: 001347

Location: 1 Salcombe Park, High Road, Loughton, IG10 4QT

Proposal: TPO/EPF/09/90 (Ref T4) T1 - Horse Chestnut - remove lowest lateral (at approx. 3-4m)

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/0656/18

Officer: Robin Hellier

Applicant Name: Dallas

Planning File No: 008194

Location: 2 Little Dragons, Loughton, IG10 4DG

Proposal: TPO/CHI/04/70 A1 T5 - Sycamore - crown lift by approx. 2m, cut back on conservatory side by approx. 2m.

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/0667/18

Officer: Sukhdeep Jhooti

Applicant Name: Next Retail

Planning File No: 026745

Location: Next Retail, Unit 8/9, Epping Forest Shopping Park, Loughton Langston Road, IG10 3TQ

Proposal: 1no. Internally Illuminated Flex Box to rear of premises.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application if the internal illumination was in anyway visible from the M11, as this would constitute a potential road safety hazard previously identified by Highways England for properties on this site.

Application No: EPF/0673/18

Officer: Robin Hellier

Applicant Name: Mr Richard Perry

Planning File No: 001245

Location: 13 Collins Court, Lower Park Road, Loughton, IG10 4NL

Proposal: TPO\EPF\17\03 T1 Yew - Crown Reduce By Up To 2.5m All Round, To Previous Pruning Points.

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/0675/18

Officer: Muhammad Rahman

Applicant Name: Mr Daniel Levy
Planning File No: 029895
Location: 3 Tewkesbury Close, Loughton, IG10 3NT
Proposal: Conversion of existing integral garage to living accommodation.

The Committee had NO OBJECTION to this application.

Application No: EPF/0679/18
Officer: David Baker
Applicant Name: Mr Ian Rabey
Planning File No: 003053
Location: 1 Ripley View, Loughton, IG10 2PB
Proposal: Extension of the existing garage to provide space for family gym and home office.

The Committee had NO OBJECTION to this application, but requested a condition that the outbuilding remain ancillary to the main dwelling and not be used as separate accommodation.

Application No: EPF/0681/18
Officer: Muhammad Rahman
Applicant Name: Anna Browne
Planning File No: 029896
Location: 19 Highland Avenue, Loughton, IG10 3AJ
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0705/18
Officer: David Baker
Applicant Name: Ms R Payne
Planning File No: 001280
Location: 8 Lower Park Road, Loughton, IG10 4NA
Proposal: Single storey rear extension with raised patio. New first floor rear window.

The Committee had NO OBJECTION to this application.

Cllr Cochrane left the meeting.

Application No: EPF/0706/18
Officer: David Baker
Applicant Name: Mrs R Wimpress
Planning File No: 029902
Location: 22 Albion Park, Loughton, IG10 4RB
Proposal: Two storey front and rear extensions, first floor side extension, creation of porch, garage and roof alterations/rear dormer.

The Committee expressed concern at the quality of the plans submitted. Members felt unable to adequately assess the impact of this proposal on neighbouring properties.

Cllr Cochrane rejoined the meeting.

Application No: EPF/0727/18

Officer: Sukhdeep Jhooti
Applicant Name: Mrs Amanda Hoadley
Planning File No: 003297
Location: Vere Road Garages, Vere Road, Loughton, Essex
Proposal: Demolish existing council owned garages to create more parking spaces.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application unless there was a condition that the new spaces were short-stay for shoppers to The Broadway as this was currently where the need was greatest, in which case it would be happy to withdraw its objection.

Application No: EPF/0728/18
Officer: Corey Isolda
Applicant Name: Alwin and Sarah Tamosius
Planning File No: 029903
Location: 55 The Uplands, Loughton, IG10 1NQ
Proposal: Two-storey side extension, single-storey rear extension, rebuilding of existing garage and new porch.

The Committee had NO OBJECTION to this application, but expressed concern that the size of the extension might have a detrimental impact on the existing garden and consequently a negative impact on the street scene. The Committee would therefore like the green aspect/hedge to be retained.

Application No: EPF/0729/18
Officer: Corey Isolda
Applicant Name: Mr Brian Holmes
Planning File No: 030005
Location: Brooklee, Carroll Hill, Loughton, IG10 1NN
Proposal: Single storey side extension

The Committee had NO OBJECTION to this application.

Application No: EPF/0773/18
Officer: Muhammad Rahman
Applicant Name: Mr Philip Woolston
Planning File No: 029531
Location: 41 Danbury Road, Loughton, IG10 3AR
Proposal: Proposed loft conversion with Juliet balcony and erection of single storey side/rear extension and front porch.

The Committee had NO OBJECTION to this application.

429.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0585/18
Officer: Muhammad Rahman
Applicant Name: Mr Alex Bellamy
Planning File No: 029891
Location: 7 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Certificate of lawful development for proposed single storey rear extension

Application No: EPF/0595/18

Officer: Muhammad Rahman

Applicant Name: Mr Darren Ringer

Planning File No: 010511

Location: 83 Avondale Drive, Loughton, IG10 3DE

Proposal: Certificate of Lawful Development for proposed loft conversion

Application No: EPF/0642/18

Officer: Muhammad Rahman

Applicant Name: Mr Oliver Joarfe

Planning File No: 029856

Location: 26 Parkmead, Loughton, IG10 3JW

Proposal: Certificate of Lawful Development for proposed single storey rear extension. Lean-to roof with 3no. rooflight windows. Loft conversion with rear dormer, 3no rooflight windows to front elevation.

429.3 Others – provided for information only: EPF/0699/18

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

PL430 Decisions

430.1 Decisions by Epping Forest District Council

No Planning Decisions had been received from Epping Forest District Council.

PL431 Licensing Applications

431.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of East 15 Acting School, Hatfields, Rectory Lane, Loughton IG10 3RY

The Committee had NO OBJECTION to this licensing application.

PL432 Enforcement and Compliance

No reports had been received.

Signed:

Date: 23 April 2018