

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 23 April 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officer: Debra Paris (Planning Committee Clerk)

6 members of the public

The Committee AGREED to bring forward application EPF/2885/17, listed under Matters for Report, to follow Agenda item 3, as members of the public were interested in this item.

PL433 Apologies for Absence

Apologies for absence were received from Cllr Downing. The Planning Committee Clerk reported that Cllr Stubbings had been nominated as his substitute for this meeting.

PL434 Declarations of Interest

No declarations of interest were received.

PL435 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 9 April 2018 amended from those circulated to read at

Min No PL429.1 – EPF/0727/18, line two to read: “..... 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 ...”; and at

Min No PL429.1 – EPF/0728/18, line three to read: “... existing garden *and consequently a negative impact on the street scene. The Committee would therefore like the green aspect/hedge to be retained.*

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

PL436 Matters for Report

436.1 Amended Plans – EPF/2885/17 – 39 Traps Hill, Loughton, IG10 1SZ – Demolition of existing house and replace with 2 new houses – Min no PL342.1

The Committee NOTED the contents of a letter of objection.

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

Members considered the revised plans but felt they did not address the issues regarding this application. The Committee reiterated its previous comments, which were:

The Committee OBJECTED to this application on the grounds that it was too bulky and overbearing and would be out of keeping with the street scene. The proposal, which was considered excessive in depth, would cause loss of amenity to the neighbour at no 41 by overshadowing and cause a considerable reduction in outlook from rooms in the rear of no 41. This was contrary to policies CP7 and DBE9 of Epping Forest District Council's adopted Local Plan and Alterations.

Members drew the Planning Authority's attention to the Tree and Landscaping Department's report; and also the reasons cited for the refusal of a previous application for this location, EPF/1838/11, which remained highly relevant to this proposal.

436.2 Amended Plans – EPF/0199/18 – Royal Oak site, 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. – Min no PL402.1

The Committee had NO OBJECTION to the revised plans, but requested the following condition that on this cramped site any permitted development rights should be withdrawn.

PL437 Planning Applications

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

Application No: EPF/0641/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Lee Skeels

Planning File No: 015865

Location: 31 Torrington Gardens, Debden, IG10 3TB

Proposal: Single storey rear extension and part single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0784/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Sean Morgan

Planning File No: 001605

Location: Warren Hill Lodge, Manor Road, Loughton, IG10 4RP

Proposal: Demolition to side and rear including garage additions and conservatories. Erection of two storey front and rear extensions including roof alterations and basement.

The Committee had NO OBJECTION to this application.

Application No: EPF/0805/18

Officer: Muhammad Rahman

Applicant Name: Mr Jonathan Medcraft
Planning File No: 029915
Location: 57 Southview Road, Loughton, IG10 3LQ
Proposal: Two storey side and rear extension.

The Committee OBJECTED to this application on the grounds that the proposal was too large for the plot and out of keeping with neighbouring properties.

Application No: EPF/0813/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Chris Gossan
Planning File No: 029911
Location: 130 Hanson Drive, Loughton, IG10 2EA
Proposal: Proposed part 2 storey/part single storey front extension, single storey side extension and single storey rear extension.

The Committee expressed concern that the double storey extension at the front of the property changed the symmetry of the houses; and would also have a detrimental impact on the outlook for residents of the neighbouring flats.

Application No: EPF/0825/18
Officer: Jonathan Doe
Applicant Name: Mr Victor Khatri
Planning File No: 029914
Location: 5 Hampton Mead, Loughton, IG10 1TX
Proposal: Two storey side/rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0847/18
Officer: David Baker
Applicant Name: Mrs Sara Vidal
Planning File No: 022995
Location: 7 Drayton Avenue, Loughton, IG10 3DF
Proposal: 2 storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0865/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Konrad James
Planning File No: 029820
Location: 37 Tycehurst Hill, Loughton, IG10 1BX
Proposal: Proposed three storey rear extension. Single storey side extension and loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/0899/18
Officer: Muhammad Rahman
Applicant Name: Mr Mehmet Solylyu
Planning File No: 002913
Location: 1 Durnell Way, Loughton, IG10 1TG

Proposal: Two storey side extension and loft conversion with rear dormer.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/0750/18

Officer: Robin Hellier

Applicant Name: Mrs S Lynn

Planning File No: 008269

Location: Woodpeckers, 37 Woodbury Hill, Loughton, IG10 1JF

Proposal: York Hill Conservation Area - T1 Tilia - 2m crown reduction and T2 Cedrus Atlantico - 2m height reduction.

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

437.3 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0849/18

Officer: Muhammad Rahman

Applicant Name: Mrs Sara Vidal

Planning File No: 022995

Location: 7 Drayton Avenue, Loughton, IG10 3DF

Proposal: Certificate of lawful development for a proposed hip to gable roof extension and rear dormer window in connection with a loft conversion.

437.4 Others – provided for information only: EPF/0753/18, EPF/0754/18, EPF/0759/18, EPF/0795/18, EPF/0798/18, EPF/0935/18, EPF/0936/18, EPF/0981/18 and EPF/0994/18

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

PL438 Decisions

438.1 Decisions by Epping Forest District Council

The Planning Decisions for March 2018 from Epping Forest District Council were NOTED.

PL439 Licensing Applications

No licensing applications had come to the attention of officers.

PL440 Enforcement and Compliance

No reports had been received.

Signed:

Date: 14 May 2018