

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 14 May 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officer: Debra Paris (Planning Committee Clerk)

4 members of the public

PL441 Apologies for Absence

Apologies for absence were received from Cllr Angold-Stephens. The Planning Committee Clerk reported that Cllr Cohen had been nominated as her substitute for this meeting.

PL442 Declarations of Interest

Cllrs Davies and Latchford declared a non-pecuniary interest in EPF/0924/18 as they lived close by. However, they would not be leaving the meeting for this item.

Cllr Abraham declared a non-pecuniary interest in EPF/1058/18 as he was involved with the Oakwood Hill Estate.

The Committee declared a non-pecuniary interest in:

- i) EPF/1013/18 as the architect was known to the Council; and
- ii) EPF/0924/18, EPF/0938/18, EPF/0977/18, EPF1058/18, EPF/0846/18 and item 5 owing to comments received from the Loughton Residents Association Plans Group.

PL443 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 23 April 2018 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning applications EPF/0945/18, EPF/1010/18 and EPF/1058/18, as members of the public were interested in these items.

PL444 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0945/18

Officer: Muhammad Rahman

Applicant Name: Charlotte Williams

Planning File No: 029839

Location: 4 The Fountains, Loughton, IG10 4RZ

Proposal: Two storey side extension with inset balcony at first floor.

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

The Committee welcomed the revisions made to the plans and had NO OBJECTION to this application, but asked for a condition to ensure the use of the extension remained ancillary to the main dwelling.

Application No: EPF/1010/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mrs Allen

Planning File No: 020329

Location: 68 Goldings Road, Loughton, IG10 2QN

Proposal: Replacement of existing granny annexe with new larger annexe

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

The Committee OBJECTED to this application on the grounds that the proposal was garden grabbing and too large for the plot. It was overbearing and would have a detrimental impact on the amenity of neighbouring properties, causing overlooking and noise disturbance. The proposal offered only narrow access to occupiers of the annexe. Concern was also expressed that a larger annexe would exacerbate the existing flooding problems suffered by neighbouring properties.

The proposal was therefore contrary to Local Plan and Alterations policies CP2, CP7, DBE1(i), DBE2, DBE9(ii) and DBE9(iv) which were consistent with the National Planning Policy Framework.

Application No: EPF/1058/18

Officer: Corey Isolda

Applicant Name: Mr Haydn Thorpe

Planning File No: 029940

Location: Marlescroft Way, Loughton, IG10 3NA

Proposal: Formation of off-street parking to provide staff parking for the EFDC depot at Oakwood Hill during working hours, and parking for the public outside of these times, especially for access to adjacent fields. A new footpath and zebra crossing will be created to provide safe access to the fields.

The Committee NOTED the contents of three letters of objection together with a copy of a petition to the District Council containing 797 signatures.

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

The Committee OBJECTED to this application on the following grounds:

- i) The proposed location was a quiet area bordering a Local Nature Reserve parts of which were designated as a Site of Special Scientific Interest (SSSI). Local residents and other members of the public enjoyed the use of this green public space for recreational purposes.
- ii) Off-street parking was a major issue in the Oakwood Hill area following the development of the Langston Road site. Marlescroft Way was used by Estate residents and their visitors for parking and this development would create significant problems for them. The proposal would lead to an intensification of traffic resulting in highway safety issues for local residents, including children, in this highly populated residential area and particularly as it was sited on a dangerous bend.

- iii) Members also noted that the scheme offered insufficient space for the number of parking places originally identified by the District Council as necessary for its relocated staff; and went against its stance for promoting the use of public transport for residents.
- iv) Noise pollution would be further intensified by the increased traffic flow. The planned removal of trees would add to this impact as they currently helped screen the existing noise from the nearby M11 motorway, not to mention the adverse environmental impact this removal would create. Although replanting had been included in the plan, it would take many years for the trees to reach existing levels compromising the quality of life for local residents.

The Committee strongly urged that alternative parking arrangements be identified and commented that there was always ample parking available along Oakwood Hill in the pay and display spaces.

PL445 Matters for Report

445.1 Amended Plans – EPF/0454/18 – 38 Chigwell Lane, Loughton, Essex, IG10 3NY: 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 – Min no PL418.1

The Committee NOTED the contents of a letter of objection.

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

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.

Members drew the Planning Authority’s attention to the Statement of Facts on the revised Site Plan that was being disputed by the resident of no. 32 Chigwell Lane; and also to point 3, which stated that “people who work beyond 6pm have very little option of places to get food within walking distance”, it was noted that there are several places in the local vicinity offering such services.

445.2 Notice of Appeal – EPF/3036/17 – 1 Woodbury Hill, Loughton, IG10 1JB – Removal of further sections of roof above ground floor back addition – representing revisions to previously approved scheme ref EPF/2744/16 (Appeal ref no. APP/J1535/D/18/3198288) – Min no PL354.1

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

445.3 Tree Preservation Order TPO/EPF/05/17 – 76 Valley Hill, Loughton IG10 3AT

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

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

The Committee AGREED to defer comment on this item until its next meeting on Monday, 4 June 2018.

PL446 Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – Proposed base station upgrade at Loughton Main Fire Station, Old Station Road, Loughton, IG10 4NZ (ref: CTIL_138535 28)

The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this proposal.

PL447 Planning Applications

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

Application No: EPF/0591/18

Officer: David Baker

Applicant Name: Mrs Elizabeth Marsh

Planning File No: 017993

Location: 6 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Continued use of land at rear and side as domestic garden and erection of a summerhouse in rear garden.

The Committee had NO OBJECTION to this application.

Application No: EPF/0828/18

Officer: Muhammad Rahman

Applicant Name: Mr Jason Skillett

Planning File No: 029916

Location: 3 Avon Terrace, Avondale Drive, Loughton, IG10 3DA

Proposal: Vehicular access to hardstanding driveway

The Committee had NO OBJECTION to this application.

Application No: EPF/0855/18

Officer: Corey Isolda

Applicant Name: Mr & Mrs Freedman

Planning File No: 011134

Location: 1 Sparelease Hill, Loughton, IG10 1BS

Proposal: Proposed first floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0924/18

Officer: Sukhdeep Jhooti

Applicant Name: John Waite

Planning File No: 022711

Location: 9 Colebrook Gardens, Loughton, IG10 2HS

Proposal: Demolition of existing office building and construction of 1 bed chalet bungalow in separate curtilage with private garden and parking space.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was garden grabbing, an overdevelopment of the site, provided a lack of amenity space and would add to the existing chronic parking problem in the area.

Members drew attention to the condition imposed when the original application was retrospectively granted for the existing office, EPF/1813/12:

The outbuilding shall only be used as ancillary accommodation for the existing dwelling house and shall not be occupied as a unit separately from the dwelling known as 9 Colebrook Gardens. For the avoidance of any doubt, the outbuilding may be used as office space ancillary to the occupation of the dwelling.

Reason: The use of the outbuilding for the purposes unrelated to the residential use of the site would be out of character with the existing development in the area and potentially harmful to neighbouring amenity.

Application No: EPF/0938/18

Officer: Muhammad Rahman

Applicant Name: McMullen & Sons Ltd

Planning File No: 002567

Location: The Holly Bush, 140 High Road, Loughton, IG10 4BE

Proposal: New glazing to front elevation, external works to rear including new fence & parking following demolition of garage.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that this was a locally listed building. The proposal was out of keeping and had a negative impact on the street scene. Members drew the Planning Authority's attention to the contents of the Conservation Officer's report.

Application No: EPF/0942/18

Officer: Muhammad Rahman

Applicant Name: Mr Paul Marianayagam

Planning File No: 001627

Location: 21 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application.

The Committee AGREED to consider the following two applications together.

Application No: EPF/0951/18

Officer: Corey Isolda

Applicant Name: Mr Walster

Planning File No: 024531

Location: 47 Baldwins Hill, Loughton, IG10 1SF

Proposal: External wall insulation to existing dwelling. Concurrent with application to 49 Baldwins Hill

Application No: EPF/0957/18
Officer: Corey Isolda
Applicant Name: Mr Walster
Planning File No: 016133
Location: 49 Baldwins Hill, Loughton, IG10 1SF
Proposal: External wall insulation to existing dwelling. Concurrent with 47 Baldwins Hill

The Committee OBJECTED to these applications drawing the attention of the Planning Authority to the contents of the Conservation Officer's report.

Application No: EPF/0954/18
Officer: Muhammad Rahman
Applicant Name: Mrs Susan Pinder
Planning File No: 007631
Location: 53 Broadstrood, Loughton, IG10 2SB
Proposal: Proposed first floor front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0977/18
Officer: Corey Isolda
Applicant Name: Ms Allen
Planning File No: 009887
Location: 10 Thistle Mead, Loughton, IG10 1TR
Proposal: Erection of detached two storey dwelling house within the residential curtilage of 10 Thistle Mead

The Committee NOTED the contents of a letter 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 amenity of neighbours. This was contrary to Local Plan and Alterations policies CP2(ii) and (iv), CP7, DBE1 and DBE9, which are consistent with the National Planning Policy Framework.

Members expressed concern at the lack of parking amenity.

Application No: EPF/0991/18
Officer: David Baker
Applicant Name: Mrs Jane Hayes
Planning File No: 010725
Location: 33 Felstead Road, Loughton, IG10 3BB
Proposal: Proposed two storey side and single storey rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/1001/18
Officer: Muhammad Rahman
Applicant Name: Mrs Karen Carter
Planning File No: 018710
Location: 3 Sutton Close, Loughton, IG10 3DP
Proposal: Single storey side extension and front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1006/18
Officer: Robin Hellier
Applicant Name: Ms Christine Brown
Planning File No: 016659
Location: 48 Ollards Grove, Loughton, IG10 4DW
Proposal: TPO\CHI\04\70 A1 T1 OAK - Reduce Stems Overhanging Property To Rear By Up To 3m.

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/1013/18
Officer: Corey Isolda
Applicant Name: Mr Daniel Spurling
Planning File No: 014382
Location: 1 Eleven Acre Rise, Loughton, IG10 1AN
Proposal: Two storey side extension including loft space from the north flank wall.

The Committee had NO OBJECTION to this application, but requested a condition that the green aspect of the corner boundary be maintained to soften the impact on the street scene of the proposal.

Application No: EPF/1026/18
Officer: Corey Isolda
Applicant Name: Mr James Kearney
Planning File No: 029935
Location: 69 Queens Road, Loughton, IG10 1RR
Proposal: Two storey rear extension, basement extension and rear dormer

The Committee had NO OBJECTION to this application.

Application No: EPF/1045/18
Officer: Corey Isolda
Applicant Name: Mrs Yochy Davis
Planning File No: 011578
Location: 19 Carroll Hill, Loughton, IG10 1NL
Proposal: Erection of an 8m deep x 6.25m wide Orangery to the rear of the property.

The Committee had NO OBJECTION to this application.

Application No: EPF/1064/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr James Stocker
Planning File No: 029936

Location: Unit 6 - Mountain Warehouse, Epping Forest Retail Park, Langston Road, Loughton, IG10 3UE

Proposal: Internally illuminated flex face sign to front elevation Non-illuminated flex face sign to rear elevation

The Committee had NO OBJECTION to this application.

Application No: EPF/1068/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Kingra

Planning File No: 029933

Location: 2 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Proposed two storey side and rear extensions including rear dormer to new loft room.

The Committee had NO OBJECTION to this application.

Application No: EPF/1075/18

Officer: Robin Hellier

Applicant Name: Hayward

Planning File No: 013435

Location: 62 Church Lane, Loughton, IG10 1NT

Proposal: TPO/EPF/10/88 T1 - Holly - retrim (height and spread) by approx. 0.5m.

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.

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

Application No: EPF/0939/18

Officer: Robin Hellier

Applicant Name: Mrs Walters

Planning File No: 024054

Location: Land behind York House, 18B York Hill, Loughton, IG10 1RL

Proposal: York Hill Conservation Area. (T1) 1 x Elder & (TG1) 2 x Cypress - Fell

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

447.3 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0987/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Trenam

Planning File No: 029926

Location: 31 Habgood Road, Loughton, IG10 1HF

Proposal: Certificate of lawful development for proposed loft conversion with rear dormer and two roof lights to front elevation.

447.4 Others – provided for information only: EPF/0846/18, EPF/0953/18
EPF/0961/18, EPF/0979/18, EPF/0993/18, EPF/1020/18, EPF/1151/18, and
EPF/1088/18

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

The Planning Committee Clerk reported that as the Local Planning Authority had advised that EPF/0846/18 had been incorrectly listed this application would be deferred to the next meeting to enable the Committee to comment.

PL448 Decisions

448.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL449 Licensing Applications

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

The Committee had NO OBJECTION to this application.

PL450 Enforcement and Compliance

No reports had been received.

Signed:

Date: 4 June 2018