

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4 June 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
A Omer (as substitute for Cllr Angold-Stephens)

Officer: Debra Paris (Planning Committee Clerk)

5 members of the public

PL451 Apologies for Absence

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

PL452 Declarations of Interest

The Committee declared a non-pecuniary interest in item 4.1.1 on the agenda: Amended Plans – EPF/0846/18 and item 10 on the agenda: Licensing Application in respect of Tom, Dick & Harry's, 153 High Road, IG10 4LF owing to comments received from the Loughton Residents Association Plans Group.

PL453 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 14 May 2018 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to consider next the amended planning application EPF/0846/18 listed under Matters for Report and bring forward planning application EPF/1244/18, as members of the public were interested in these items.

PL454 Matters for Report

Amended Plans

EPF/0846/18 – 2 Connaught Avenue, Loughton, Essex, IG10 4DP – Application for variation of condition 11 'submission of window details' on planning permission EPF/3078/17 - Conversion of existing house (plus previously approved extension) to 5 flats, together with provision of 5 car spaces at the rear, alterations to boundary enclosures, and provision of amenity space – Min no PL351.1

The Committee NOTED the contents of a letter of objection.

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

The Committee had NO OBJECTION to this application.

PL455 Planning Applications

The following planning application was CONSIDERED and the plans inspected.

Application No: EPF/1244/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Luke Mackaill

Planning File No: 029963

Location: 17 and 19 Lower Park Road, Loughton, IG10 4NB

Proposal: Creation of an extension to create a greater area for the two existing flats and changing the internal layouts of each flat.

The Committee NOTED the contents of a letter 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 the extension was over large and would have a detrimental impact on the amenity of the neighbours at no. 15. Members deplored the flat roof design proposed for the new extension in place of the existing pitched roof. It was considered unsympathetic to the street scene and harmed the character of the Edwardian dwellings that have maintained much of their original features in this location. This was contrary to policies DBE9(i) and (iii), DBE10(i) and HC17(i) of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

PL456 Matters for Report

456.1 Amended Plans

EPF/0938/18 – The Holly Bush, 140 High Road, Loughton, IG10 4BE – New glazing to front elevation, external works to rear including new fence & parking following demolition of garage – Min no PL447.1

The Committee had NO OBJECTION to this application.

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

The Committee AGREED the following response for this second consultation:

Regarding the Replacement Planning Delegations CLD2 Replacement A1:

Loughton Town Council maintains its original objection and considers that applications for residential developments consisting of 5 or more dwellings (unless approval of reserved matters only) are considered by committee or sub-committee and not delegated to an officer.

456.3 EPF/0193/18, 19 Cranleigh Gardens, Loughton, IG10 3DD - Subdivision of dwelling into two separate dwellings. Minor ground floor infill extension at rear. First floor rear extension – Min no PL402.1

The Committee NOTED the following additional comments submitted by the Town Clerk to Epping Forest District Council for consideration at the Area Planning Sub-Committee South meeting on Wednesday 30 May 2018:

I write on behalf of Loughton Town Council to express concern that the agenda report for this week's Area Planning Sub-Committee South dismisses the objections from both Loughton Town Council and Essex Highways concerning lack of off-street parking provision by including as mitigation the adjacent car park in the Roding Valley Recreation Ground.

This small car park is maintained by the town council and is provided for use by visitors to the Recreation Ground. It is not intended to provide any residents' parking.

The Committee AGREED to bring forward planning applications EPF/0678/18 and EPF/1230/18 as members of the public were interested in these items.

PL457 Planning Applications

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

Application No: EPF/0678/18

Officer: David Baker

Applicant Name: Mr Amarjit Walia

Planning File No: 006563

Location: 13 Garden Way, Loughton, IG10 2SF

Proposal: Two storey rear 'L' shaped extension and single storey full length side extension.

The Committee had NO OBJECTION to this application but expressed concern at the lack of detailed information particularly that it was not clear how close to the boundary this extension would finish.

Application No: EPF/1230/18

Officer: David Baker

Applicant Name: Mr Doug Bacon

Planning File No: 029967

Location: Units 26 & 27 Oakwood Hill Industrial Estate, (GC Johnston Ltd) Loughton, IG10 3TZ

Proposal: Change of use from Office and Warehouse (B1/B8 use) to Assembly and Leisure (D2 use) to provide a permanent sports facility in gymnastics, tumbling, dance and cheerleading training for children and young people in the local area including the use of 4 car parking spaces within the site. (in connection with the existing Casablanca gymnastics use at the nearby unit of 40b).

The Committee NOTED the contents of a letter of support for this application.

The Committee had NO OBJECTION to this application as Members were keen to encourage any proposal that promoted activity and exercise opportunities for children within the town.

PL458 Chigwell Neighbourhood Plan – Regulation 16 publication period

The Committee NOTED the information received from Epping Forest District Council and AGREED to defer making representations on this until the next Planning meeting on 18 June 2018.

PL459 Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – Proposed base station upgrade at Borders Lane, Loughton, IG10 3QT (ref: CTIL_1500058 22)

The Committee had NO OBJECTION to this proposal and complimented the siting of the mast hidden amongst the trees.

PL460 Training and Conferences

The Committee APPROVED the attendance of Cllr Jogia at the forthcoming EALC training sessions in Great Dunmow for the purposes of paying travel expenses:

<i>Councillor Training day 1</i>	<i>6 June 2018, 10 - 3.30</i>
<i>Code of Conduct</i>	<i>12 June 2018, 10 - 1</i>
<i>Councillor Training day 2</i>	<i>13 June 2018, 10 – 3.30</i>

PL461 Planning Applications

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

Application No: EPF/0288/18

Officer: Corey Isolda

Applicant Name: Mr Paul Lake

Planning File No: 011569

Location: 22 Stony Path, Loughton, IG10 1SJ

Proposal: Demolition and rebuild garage with front extension, first floor side extension, and new dormer to rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/0983/18

Officer: David Baker

Applicant Name: Mr Paul Garrigan

Planning File No: 008961

Location: Loughton Telephone Exchange, 17-19 Priory Road, Loughton IG10 1AF

Proposal: Installation of ventilation louvres and cowls to existing window openings.

The Committee had NO OBJECTION to this application.

Application No: EPF/0984/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Tony Clark

Planning File No: 024016

Location: Barncroft Rd, Loughton, IG10 3EY

Proposal: Change of use of land to private garden in connection with dwellings approved under planning permission EPF/3063/15

The Committee had NO OBJECTION to this application, but expressed concern that the open aspect of this green space had been fenced off and converted from public open space to private use. The negative impact this development has on the street scene and on the amenity of the neighbouring properties was also of concern.

Application No: EPF/1003/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Charlie Saggars

Planning File No: 014592

Location: 76 Alderton Hall Lane, Loughton, IG10 3HE

Proposal: Single storey front and rear extensions

The Committee had NO OBJECTION to this application.

Application No: EPF/1070/18
Officer: Ian Ansell
Applicant Name: Mr Jamie Dalton
Planning File No: 011442
Location: 188 High Road, Loughton, IG10 1DN
Proposal: Illuminated and non-illuminated signage applied to the existing overhanging canopy.

The Committee had NO OBJECTION to this application but requested that the lighting should have as low an illuminance level as possible.

Application No: EPF/1132/18
Officer: Muhammad Rahman
Applicant Name: Mrs Sue Field
Planning File No: 019430
Location: 56 Oakwood Hill, Loughton, IG10 3EW
Proposal: Construction of single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1141/18
Officer: Jonathan Doe
Applicant Name: Mr Yvonne Matzk
Planning File No: 021989
Location: 85 Staples Road, Loughton, IG10 1HR
Proposal: Increase of roof height to accommodate loft conversion with Juliet balcony, side dormers and first floor rear extension and roof extension.

The Committee OBJECTED to this application on the grounds that it was out of keeping with the street scene, particularly given the style of properties in this road which bordered the conservation area. The proposal would also impact on the symmetry of the neighbouring properties.

Application No: EPF/1168/18
Officer: Robin Hellier
Applicant Name: Crawford
Planning File No: 010735
Location: 8 Ripley View, Loughton, IG10 2PB
Proposal: TPO/EPF/29/08.
T9 & T12: 2 x Horse Chestnut, T10: 1 x Zelkova - Crown Lift to 5m from the ground. T11: 1 x Zelkova - Crown Lift to 5m from the ground, removing limbs under 65mm in diameter.

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/1170/18
Officer: Muhammad Rahman
Applicant Name: Mrs Sandra Walker

Planning File No: 017484

Location: 1 St Johns Road, Loughton, IG10 1RZ

Proposal: Improvements to the existing first floor terrace and reforming the existing ground floor garden room and store.

The Committee had NO OBJECTION to this application.

Application No: EPF/1175/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Wiley

Planning File No: 006121

Location: 26 Newnham Close, Loughton, IG10 4JG

Proposal: Proposed ground floor rear extension, first floor side extension and loft conversion with dormer and Juliet balcony to rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/1216/18

Officer: Corey Isolda

Applicant Name: Ms Karen Pace

Planning File No: 029804

Location: 1 Stony Path, Loughton, IG10 1SJ

Proposal: Proposed rear / side extensions.

The Committee NOTED that this application had been withdrawn by the applicant.

Application No: EPF/1224/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Charlie Curtis

Planning File No: 029959

Location: 86 Englands Lane, Loughton, IG10 2QQ

Proposal: Demolition of existing conservatory and erection of single storey rear and side extension to facilitate use of garage as parking space and larger living space.

The Committee had NO OBJECTION to this application.

Application No: EPF/1234/18

Officer: Sukhdeep Jhooti

Applicant Name: Ms Elizabeth Marsh

Planning File No: 017993

Location: 6 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Amendments to Planning Approval EPF/1975/17 (Part 1st floor rear extension and loft conversion with rear dormers): Addition of 2 pitched roof dormers and roof light to front roof slope.

The Committee had NO OBJECTION to this application.

Application No: EPF/1247/18

Officer: Robin Hellier

Applicant Name: Hylands

Planning File No: 002923

Location: Lancaster Drive, Loughton

Proposal: TPO/EPF/02/93 A1.

0B55 & 0B56: 5 x Mixed Species - Prune to curb boundary, reducing by up to 1.5m. 0B57 1 x Oak - Crown reduce by up to 1m, Crown lift to 3m from ground. 0B59 Holly - Prune to curb boundary, reducing by up to 1m and to a height of 5m.

Members' attention was drawn to the full details of the proposal listed on the application form and tree plan which included the felling of 5 dead trees.

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.

Members requested that any felled trees be replaced with ones of a similar native species.

Application No: EPF/1273/18
Officer: Robin Hellier
Applicant Name: Mr Stuart Passmore
Planning File No: 013212
Location: 9 Tycehurst Hill, Loughton, IG10 1BX
Proposal: TPO/CHI/02/70 A2
T1 Oak - Crown Lift and Crown Thin, 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/1286/18
Officer: Muhammad Rahman
Applicant Name: Mr Dan Robotham
Planning File No: 026410
Location: 5 Parkmead, Loughton, IG10 3JW
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1289/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr C Downer
Planning File No: 029797
Location: 129 Colebrook Lane, Loughton, IG10 2HP
Proposal: Erection of single storey rear extension (Amended application to EPF/3295/17)

The Committee had NO OBJECTION to this application.

Application No: EPF/1293/18
Officer: Sukhdeep Jhooti
Applicant Name: Epping Forest District Council - Mrs Amanda Hoadley

Planning File No: 029973

Location: Pay and Display car park, Vere Road, Loughton

Proposal: Demolish existing Council owned brick wall and part of the grassed area to create parking spaces in this car park.

The Committee had NO OBJECTION to this application, but requested a condition was imposed to provide “one hour’s free parking, no return within one hour”, to support local traders on The Broadway. Members further requested planting of native species to the boundary to soften the impact of vehicles on a previously screened area and to give a green aspect to the site and surrounding grassed area.

Application No: EPF/1316/18

Officer: Muhammad Rahman

Applicant Name: Mr Keith Ingleton

Planning File No: 017803

Location: 5 Coteford Close, Loughton, IG10 2NT

Proposal: First floor side and rear extension.

The Committee had NO OBJECTION to this application.

461.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/1189/18

Officer: Muhammad Rahman

Applicant Name: Mr Steve Humphries

Planning File No: 029954

Location: 1- Hill Top Place, Hill Top Close, Loughton, IG10 1PW

Proposal: Certificate of Lawful Development for proposed single storey extension.

461.3 Others – provided for information only: EPF/1171/18, EPF/1183/18
EPF/1195/18 and EPF/1405/18

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

PL462 Decisions

462.1 Decisions by Epping Forest District Council

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

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.45pm.

PL463 Licensing Applications

463.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of Tom, Dick & Harry’s, 153 High Road, Loughton, IG10 4LF

The Committee NOTED the contents of six letters of objection.

The Committee OBJECTED to the application to extend the existing licensing hours for the sale of alcohol and recorded music and to extend the opening hours as the impact could contravene all four licensing objectives:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

Members wanted to see the conditions of their existing licence in operation for a reasonable period of time before considering any extension of hours. This is due to the previous history of crime and disorder and public nuisance at these premises, which are situated very close to and within easy earshot of residential areas.

The Committee AGREED that the outside area could be included in the licensed area providing all outside tables and chairs be rendered unusable by 21:00 each day to prevent public nuisance and NOTED the 3 other additional steps proposed by the applicant to promote the four licensing objectives were strictly adhered to. Namely:

- 1) Save for the area hatched black, the supply of alcohol shall be by waiter or waitress service only to persons seated;
- 2) The premises licence holder shall ensure that any patrons in the external seating area do so in an orderly manner so as to ensure that there is no public nuisance; and
- 3) There shall be no regulated entertainment or speakers in the external seating area.

PL464 Enforcement and Compliance

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

Signed:
Date: 18 June 2018