

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 18 June 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officers: Brent Smith (Assistant Town Clerk)
Debra Paris (Planning Committee Clerk)

2 members of the public

PL465 Apologies for Absence

Apologies for absence were received from Cllrs Angold-Stephens, Downing and Latchford. The Planning Committee Clerk reported that Cllrs Cohen and Jogia had been nominated as the respective substitutes for Cllrs Angold-Stephens and Downing for this meeting.

PL466 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications EPF/1314/18, EPF/1315/18 and EPF/1366/18 together with item 6 on the agenda: Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – Proposed base station upgrade at Sterling House, Langston Road, Loughton, IG10 3TS, owing to comments received from the Loughton Residents Association Plans Group.

PL467 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 4 June 2018 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning applications EPF/1314/18, EPF/1315/18 and EPF/1366/18, along with agenda item 9 – Licensing Application, as members of the public were interested in these items. It further AGREED to consider EPF/1314/18 and EPF/1315/18 together as they were for the same site.

PL468 Planning Applications

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

Application No: EPF/1314/18

Officer: Jonathan Doe

Applicant Name: Mr Mitchell Webb

Planning File No: 018736

Location: 35 Forest Road, Loughton, IG10 1EE

Proposal: Single storey front, side and rear extension. Two-storey side extension.

Application No: EPF/1315/18

Officer: Jonathan Doe

Applicant Name: Mr Mitchell Webb
Planning File No: 018736
Location: 35 Forest Road, Loughton, IG10 1EE
Proposal: Single storey front, side & rear extension. Two storey side extension

The Committee NOTED the contents of two letters of objection.

A member of the public with an interest in these applications addressed the meeting.

The Committee OBJECTED to these applications reiterating the comments made for the previous applications, EPF/0896/14, EPF/0211/15, EPF/3323/16 and EPF/2120/17 which were:

The Committee OBJECTED to this application as the scheme was considered an overdevelopment of the plot that would destroy the symmetry of the cottages and character of the street scene. The development would create a loss of amenity to the neighbours from the overlooking of no 33 Forest Road and the adjacent cottages in Chapel Terrace. The Committee was particularly concerned that the loss of hardstanding would exacerbate the difficult parking situation that existed in this heavily congested road.

Additionally, Members also expressed concern at the loss of daylight to the neighbour at no 33 caused by the proposal. Concern was also expressed that it may not be possible to match the building materials resulting in an adverse effect on the street scene.

These proposals were considered contrary to policies CP2(iv), CP7(ii); DBE9 and DBE10 of Epping Forest District Council's adopted Local Plan & Alterations.

Application No: EPF/1366/18
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 planning application and the following licensing application addressed the meeting.

The Committee OBJECTED to this application, reiterating its previous OBJECTION in respect of application, EPF/0413/18:

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 commented that the proposed fencing and planting of bamboo would not negate the noise pollution and would be obtrusive and out of character; depending on the cultivar, the bamboo planting could be invasive.

Furthermore, the existing premises with its current level of clientele numbers were already causing a noise nuisance to the neighbours and together with the extraction fan disturbing nearby residents.

PL469 Licensing Applications

469.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of Molens, 209 D/E High Road, Loughton, IG10 1BB

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to the proposed variation on condition that the rear doors of the conservatory remain closed and shall be for use in an emergency only, for the prevention of public nuisance. The Committee commented that the reduced licensing hours merely reflected the opening times of the premises.

PL470 Matters for Report

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

Noting that a meeting would be held on Wednesday, 20 June 2018 at the Civic Offices to determine this application, Cllr Davies AGREED to speak at this meeting if she was available.

PL471 Chigwell Neighbourhood Plan – Regulation 16 publication period

The Committee NOTED the information received from Epping Forest District Council but had no representations to make.

PL472 Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – Proposed base station upgrade at Sterling House, Langston Road, Loughton, IG10 3TS (NGR: 544485, 196080)

The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this proposal.

PL473 Planning Applications

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

Application No: EPF/1323/18

Officer: Sukhdeep Jhooti

Applicant Name: Graham Butler

Planning File No: 010883

Location: 16 Shelley Grove, Loughton, IG10 1BY

Proposal: Erection of fence and electronic bifold gates with separate pedestrian access gate across driveway entrance.

The Committee had NO OBJECTION to this application, but expressed a preference that the gates were similar in size to the recently approved application for no 15 (with a maximum height of 1600). Members requested the planting of mixed native species along the fence line to soften the impact of the metal railings on the street scene.

Application No: EPF/1367/18

Officer: Robin Hellier

Applicant Name: Just Ask

Planning File No: 029977

Location: Street Record, Oak Tree Close, Loughton, IG10 2RE

Proposal: TPO/EPF/29/93.

T1 Oak - Reduce 2 x large structural branches with pruning wounds by 1.5 - 2m.

T2 Oak - Remove partially failed branch & branch with large bark wound.

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/1371/18

Officer: Robin Hellier

Applicant Name: Mr Matthew Hagger

Planning File No: 009759

Location: 6 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/31/82

T1 Cedar - Crown reduce, 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/1373/18

Officer: David Baker

Applicant Name: Mr James Docker

Planning File No: 024385

Location: 54 Ollards Grove, Loughton, IG10 4DW

Proposal: Application for variation of condition 3 'plan numbers' on planning approval EPF/1870/17 - for a replacement dwelling - comprising a revised design for the rear facing stairwell window, changes to rear basement elevation and light well, and omission of chimney stack.

The Committee had NO OBJECTION to this application.

473.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/1335/18

Officer: Muhammad Rahman

Applicant Name: Mr Ziaul Hua

Planning File No: 029881

Location: 74 Church Lane, Loughton, IG10 1NT

Proposal: Certificate of lawful development for single storey side extension.

473.3 Others – provided for information only: EPF/1253/18 and EPF/1467/18

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

PL474 Decisions

474.1 Decisions by Epping Forest District Council

No decision notices have been received.

PL475 Enforcement and Compliance

No reports had been received.

Signed:

Date: 2 July 2018