

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 2 July 2018 at 7.45pm at Loughton Library & Town Hall.**

**Present:**

**Councillors:** J Angold-Stephens (in the Chair)  
P Abraham T Cochrane T Downing  
K Latchford A Omer (as substitute for Cllr Murphy)

**Officers:** Debra Paris (Planning Committee Clerk)

8 members of the public

The meeting was preceded by a short presentation from Elysian Residences, regarding their amended proposals for a later living community at 13-15a Alderton Hill, Loughton, IG10 3JD.

The Committee AGREED to bring forward planning application EPF/1429/18 after Matters for Report, item 4.1.1, EPF/0825/18, on the agenda, as members of the public were interested in these items.

**PL476 Apologies for Absence**

Apologies for absence were received from Cllrs Davies and Murphy. The Planning Committee Clerk reported that Cllr Omer had been nominated as substitute for Cllr Murphy for this meeting.

**PL477 Declarations of Interest**

The Committee declared a non-pecuniary interest in item 8 on the agenda: Notice of application to vary a premises licence in respect of BP Chigwell SF Connect, owing to comments received from the Loughton Residents Association Plans Group.

**PL478 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 18 June 2018 were CONFIRMED as a correct record and signed by the Chairman.

**PL479 Matters for Report**

**479.1 Amended Plans**

**EPF/0825/18 – 5 Hampton Mead, Loughton, IG10 1TX – Two storey side/rear extension – Min no PL437.1**

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

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as it considered this amended proposal, with the change of fenestration, would cause overlooking and loss of privacy to the neighbour at 41 Newmans Lane. The application was therefore deemed contrary to Policies DBE 9 and DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations.

**PL480 Planning Applications**

**480.1** The following planning application was CONSIDERED and the plans inspected.

**Application No:** EPF/1429/18

**Officer:** Ian Ansell

**Applicant Name:** Mr Luke Martin

**Planning File No:** 009772

**Location:** 22 Spring Grove, Loughton, IG10 4QD

**Proposal:** Demolition of existing single storey extension and lean-to and replacement with single storey extension.

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

The Committee had NO OBJECTION to this application.

**PL481 Matters for Report**

**481.1 Amended Plans**

**EPF/1170/18 – 1 St Johns Road, Loughton, IG10 1RZ – Reforming the existing ground floor garden room and store – Min no PL461.1**

The Committee had NO OBJECTION to this application.

**481.2 Notice of Appeal**

**EPF/2499/17 – 13-15A Alderton Hill, Loughton, IG10 3JD – Demolition of houses at 13, 15 and 15a Alderton Hill, and the erection of linked blocks of elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64 car spaces in undercroft parking at the rear and south side of the block, and associated ground works (Appeal ref no: APP/J1535/W/18/3203410) – Min no PL314.1**

The Committee reiterated its previous comments which were:

*The Committee agreed with the principle of what the developers were trying to achieve but OBJECTED to this application on the following grounds:*

*The proposed development was considered too bulky and an overdevelopment for the plot size;*

*It would be too dominant on the street scene, as the proposed apartment block would be six storeys high and would be out of character with the houses in the street;*

*It would be detrimental to the amenities of the neighbours; and*

*Members expressed concern at the traffic congestion already existing around this site and the lack of any pavement facilitating pedestrians.*

**PL482 Essex Highways - Proposed 'No Entry to Southbound Traffic' on Lower Road, Loughton**

The Committee noted the comments made by the Environment and Heritage Committee at its meeting on 20 June 2018 and supported this proposal which had received a positive response from local residents.

**PL483 Planning Applications**

**483.1** The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/1258/18

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Spencer, Goldstein

**Planning File No:** 005731

**Location:** 119 High Road, Loughton, IG10 4LT

**Proposal:** Extension to side and rear over two storeys and rooms in the roof including two dormer windows, to provide 89 sqm of additional commercial space and one additional parking bay.

The Committee NOTED the contents of a letter of support.

The Committee OBJECTED to this application as it stands on the grounds that the proposed fenestration and roof mid-section between the two gables was out of keeping with the street scene. This was contrary to policies CP2(iv), CP7(ii) and DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations

Members would waive their objection if the fenestration and the roofline between the gables facing the High Road was modified to ensure the design complemented the existing street scene.

The Committee also wished to see as many as possible of the mature trees retained on the site to maintain the setting and character of the local environment.

**Application No:** EPF/1322/18

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr van Zyl

**Planning File No:** 018358

**Location:** 61 Hillcroft, Loughton, IG10 2PS

**Proposal:** Construction of a single storey rear extension and conversion of the existing integral garage to provide additional living accommodation to the existing house.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1325/18

**Officer:** David Baker

**Applicant Name:** Mr Tudor Bioadjiev

**Planning File No:** 008163

**Location:** 37 Hanson Drive, Loughton, IG10 2EF

**Proposal:** Double storey side extension. Single storey rear extension.

The Committee OBJECTED to this application on the grounds that it was overbearing on the neighbours, the proposal was too large for the site and created a terracing effect on the street scene. This was contrary to policies CP2(iv), CP7(ii) DBE9 and DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations.

**Application No:** EPF/1418/18

**Officer:** Muhammad Rahman

**Applicant Name:** Mrs Emma Glen  
**Planning File No:** 017046  
**Location:** 4 Hillcrest Road, Loughton, IG10 4QQ  
**Proposal:** Single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1431/18  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mrs Laura O'Grady  
**Planning File No:** 024190  
**Location:** 15 Cleland Path, Loughton, IG10 2JZ  
**Proposal:** Single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1435/18  
**Officer:** David Baker  
**Applicant Name:** Mr & Mrs S Pask  
**Planning File No:** 014963  
**Location:** 46 Church Hill, Loughton, IG10 1LA  
**Proposal:** Renewal of planning consent EPF/0504/13 Conversion of loft into bedroom accommodation. Rear ground floor extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1476/18  
**Officer:** David Baker  
**Applicant Name:** Mrs Van Vliet  
**Planning File No:** 014575  
**Location:** 4 Hanson Close, Loughton, IG10 2EE  
**Proposal:** Single storey front extension

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1496/18  
**Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Mr Martin Anderson  
**Planning File No:** 002484  
**Location:** Loughton Swimming Pool, Traps Hill, Loughton, IG10 1SZ  
**Proposal:** Application for variation of condition 2 'plan numbers' on planning application EPF/2338/17 (Demolition of octagon room and replacement with new fitness suite including mezzanine level and mainly glazed frontage).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1508/18  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr Declan O'Driscoll  
**Planning File No:** 016397  
**Location:** 16 Eleven Acre Rise, Loughton, IG10 1AN  
**Proposal:** Demolish existing house. Replace with 2 detached houses.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1538/18

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Matthew Brown

**Planning File No:** 015950

**Location:** 55 River Way, Loughton, IG10 3LJ

**Proposal:** First floor side extension over kitchen and shower room. Loft conversion with rear dormer and Juliet balcony. Creation of study at ground floor.

The Committee OBJECTED to this revised application reiterating its previous comments for EPF/1407/17, which were:

*The Committee OBJECTED to this application which was considered detrimental to the amenities of the neighbour at 57 River Way. The impact of the first floor extension was exacerbated by the slope of the road.*

**Application No:** EPF/1587/18

**Officer:** Corey Isolda

**Applicant Name:** Mrs B Cannell

**Planning File No:** 006381

**Location:** Woodside, Nursery Road, Loughton, IG10 4EF

**Proposal:** Conversion of an integral garage to provide habitable space.

The Committee had NO OBJECTION to this application but asked for a condition to ensure the use of the conversion remained ancillary to the main dwelling.

**Application No:** EPF/1588/18

**Officer:** David Baker

**Applicant Name:** Mr Paul Taylor

**Planning File No:** 022020

**Location:** 9 Whitehills Road, Loughton, IG10 1TS

**Proposal:** Erection of a single storey rear extension and enlargement of the existing front porch

The Committee had NO OBJECTION to this application.

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

**Application No:** EPF/1451/18

**Officer:** Robin Hellier

**Applicant Name:** Freebairn

**Planning File No:** 018326

**Location:** 6 Baldwins Hill, Loughton, IG10 1SD

**Proposal:** Baldwins Hill Conservation Area.

T1 - Olive, reduce height by approx. 1m, spread by up to 0.5m and reshape.

T2 - Acer Crimson King - reduce height by approx. 3m, spread by 1-2m.

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

**483.3 Deemed Permission – provided for information only:**

The Committee NOTED the following applications:

**Application No:** EPF/1266/18  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mr Jeffery Gardner  
**Planning File No:** 029981  
**Location:** 20 Kingsley Road, Loughton, IG10 3TY  
**Proposal:** Certificate of Lawful Development - single storey rear extension.

**Application No:** EPF/1519/18  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mrs Pocock  
**Planning File No:** 029976  
**Location:** 62 Roundmead Avenue, Loughton, IG10 1PZ  
**Proposal:** Certificate of lawful application for proposed loft extension with rear dormer and rooflight windows to the front.

**483.4 Others – provided for information only:** EPF/1495/18, EPF/1646/18 and EPF/1733/18  
The Committee NOTED the information received from Epping Forest District Council.

**PL484 Decisions**

**484.1 Decisions by Epping Forest District Council**

The Planning Decisions for 1 – 31 May 2018 from Epping Forest District Council were NOTED.

**PL485 Licensing Applications**

**485.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of BP Chigwell SF Connect, Chigwell Lane Service Station, The Broadway, Loughton, IG10 3ST**

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this licensing application.

**PL486 Enforcement and Compliance**

No reports had been received.

**Signed:** .....  
**Date:** 16 July 2018