

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16 July 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officers: Brent Smith (Assistant Town Clerk)

12 members of the public

PL487 Apologies for Absence

Apologies for absence were received from Cllrs Abraham and Angold-Stephens. The Assistant Town Clerk reported that Cllrs Cohen and Stubbings had been nominated as their respective substitutes for this meeting.

PL488 Declarations of Interest

No Declarations of Interest were declared.

PL489 Confirmation of Minutes

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

PL490 Matters for Report

The Committee NOTED the information provided by the Assistant Town Clerk, highlighting the recent European Court of Justice ruling on Habitats Regulation Assessments. This had resulted in a number of local planning authorities suspending development management decisions and their local plans. This was likely to affect all new and additional residential and employment proposals within Epping Forest District because of the impact of increased air pollution on the Epping Forest SAC (special area of consideration).

The Committee AGREED to bring forward planning applications EPF/1584/18, EPF/1721/18 and EPF/1691/18 along with the Licencing Applications, as members of the public were interested in these items.

PL491 Planning Applications

491.1 The following planning application was CONSIDERED and the plans inspected.

Application No: EPF/1584/18

Officer: Jonathan Doe

Applicant Name: Mr Paul Prior

Planning File No: 018463

Location: 2 Danbury Road, Loughton, IG10 3AP

Proposal: Conversion of terraced house to 3no. flats.

The Committee NOTED the contents of three letters of objection.

Two members of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application. The scheme was considered an overdevelopment of the plot; it was out of keeping with the rest of the properties in this block – the purpose-built maisonettes, and therefore detrimental to the street scene. Members were concerned by the extent of the intensification of use of the garden, which would have a injurious effect on neighbouring properties, and the lack of private amenity space retained.

There were additional concerns for the loss of amenity to the adjacent houses from overlooking, especially to no 12 Cheltenham Gardens at the rear of the site, along with the inadequate provision for bins and refuse storage.

Furthermore, the Committee felt the proposal failed to provide adequate car parking provision, which would have a detrimental impact on other highway users and local residents, and to highway safety.

Additionally, the Committee felt that the recent European Court of Justice ruling on Habitats Regulations Assessments was relevant to this application that seeks to increase and enlarge what was a single family house into multiple dwellings. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.

Application No: EPF/1721/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Hedgecock

Planning File No: 023856

Location: 6 Shelley Grove, Loughton, IG10 1BY

Proposal: Two storey side and single storey rear extension, loft conversion with rear dormer, front entrance gates.

A representative from the Architects for this application addressed the meeting.

The Committee had NO OBJECTION to this application.

Application No: EPF/1691/18

Officer: Jonathan Doe

Applicant Name: Mr Cem Yaman

Planning File No: 006876

Location: 30 Barrington Green, Loughton, IG10 2BA

Proposal: Change of use of Units 2, 3 and 4 previously granted A3 under EPF/2163/13 to include A3/A5 (takeaway) element. Outside seating area of 8 tables for 32 covers. Installation of extractor ventilation system connected to external acoustic aluminium weather louvres to the rear at ground floor level.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The impact of the heat, noise and smell from the extractor ventilation system was considered to be detrimental to the amenity of neighbours above the property.

Furthermore, as the Landmark block is primarily residential, the Committee objected to the change of use from A3 to A5 to include a takeaway element and outside seating as the resulting increase in noise and the numbers of customers would cause considerable disturbance to the neighbours above.

PL492 Licensing Applications

492.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Zara Bar & Grill, 32 Barrington Green, Loughton, IG10 2BA

The Committee OBJECTED to this application given the primarily residential nature of this location, for the prevention of public nuisance.

However, the Committee would wave their objection if alcohol was sold only for consumption on the premises and to be served with meals at tables inside the premises.

492.2 Notice of application for a new premises licence under the Licensing Act 2003 in respect of The Hub, 32 Barrington Green, Loughton, IG10 2BA

The Committee OBJECTED to this application given the primarily residential nature of this location, set below the Landmark apartment block and neighbouring other family dwellings, for the prevention of public nuisance.

Members considered that the noise and public nuisance generated by a pub/bar situated in the Landmark block would be wholly detrimental to the amenity of the families in the flats above and nearby residential properties.

With regard to the supply of alcohol, and to prevent public nuisance, members would wave their objection on the condition that alcohol could only be served with a meal to be drunk at tables inside the premises. Also music, should only be permitted at low volume as background music.

492.3 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Palm Bay Caribbean, 25 The Broadway, Loughton, IG10 3SP

The Committee OBJECTED to this application given the residential nature of this location, for the prevention of public nuisance.

Members considered that a live music licence from 7pm to 11pm would be detrimental to the lives of the families in the flats above and nearby residential properties, but had NO OBJECTION to background music.

With regard to the supply of alcohol, to prevent public nuisance members requested a condition that this should only be served with meals to be drunk at tables inside the premises.

492.4 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Wing Shack, 240 High Road, Loughton, IG10 3SP

The Committee had NO OBJECTION to this application for a music licence provided it was restricted to background music.

With regard to the supply of alcohol, members requested a condition that this should only be served with meals to be drunk at tables inside the premises to prevent public nuisance.

PL493 Matters for Report

Notice of Appeal - EPF/0679/18 – 1 Ripley View, Loughton, IG10 2PB – Extension of the existing garage to provide space for family gym and home office (Appeal ref no: APP/J1535/W/18/3203303) – Min no PL429.1

The Committee had NO OBJECTION to this appeal, but requested a condition that the outbuilding remain ancillary to the main dwelling and not be used as separate accommodation.

PL494 Planning Application: EPF/1413/18 – Land north of Dowding Way Waltham Abbey Essex EN9 3YX – Hybrid: Full planning application for erection of 1 no. warehouse with ancillary accommodation (Class B8), including access and servicing arrangements, car parking and landscaping, roof-mounted photovoltaic array and associated works including new vehicular access to A121 (phase 1), gatehouse and sprinkler tanks; outline planning application for up to 22,733 square metres (GIA) of employment floorspace (Classes B1(c), B2 and B8) with all matters reserved (phase 2)

The Committee expressed concern regarding the impact of this proposal on Loughton and, in particular, the A121 road with the resulting increase in commercial traffic on this main road serving the town.

This additional traffic would result in an increase in pollutants on local roads through some of the best parts of Epping Forest, an SSSI and European Special Area of Conservation, particularly NO_x and particulates, to the detriment of natural habitats.

It will lead to further danger to deer and other wildlife crossing the A121, A104, and B172 in Loughton.

Additionally, the Committee felt that the recent European Court of Justice ruling on Habitats Regulations Assessments was relevant in this application. As it appears that all additional residential and commercial developments in Loughton and Waltham Abbey would have a detrimental effect on air quality and result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.

PL495 Essex County Council planning application CC/EPF/22/18 – Oak View School, Whitehills Road, Loughton, IG10 1TS – Proposed single storey extension to provide new toilet facilities.

The Committee had NO OBJECTION to this application.

PL496 Planning Applications

496.1 The following planning application was CONSIDERED and the plans inspected.

Application No: EPF/1242/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mr I Umarji

Planning File No: 010806/ 011304

Location: 143-149 High Road and 2 Old Station Road, Loughton, IG10 4LY

Proposal: Change of use of second floor to provide 2X2 bedroom flats and 3X1 bedroom flats and revision to ground and first floor to accommodate staircase.

The Committee OBJECTED to this application on the grounds that it was overbearing and wholly out of keeping with the historic design and character of this striking Loughton landmark building, a fine example of the art deco period. Consequently, it would have a negative impact on the street scene. The very limited amenity space would adversely affect residents and the complete lack of parking provision would place further strain on local parking problems.

The Committee was aware of the recent European Court of Justice ruling on Habitats Regulations Assessments. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.

Application No: EPF/1424/18

Officer: Corey Isolda

Applicant Name: Mr Daniel Aldorino

Planning File No: 011617

Location: Land adjacent 240 The Broadway, Loughton, IG10 3TF

Proposal: Proposed four bedroom detached dwelling.

The Committee OBJECTED to this application which was considered an overdevelopment of the site and garden grabbing. The site was immediately adjacent to Green Belt land and had no proper access. This was therefore contrary to policies DBE4, DBE8 & DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

The Committee was aware of the recent European Court of Justice ruling on Habitats Regulations Assessments. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.

Application No: EPF/1596/18

Officer: Sukhdeep Jhooti

Applicant Name: Alwin and Sarah Tamosius

Planning File No: 029903

Location: 55 The Uplands, Loughton, IG10 1NQ

Proposal: Two-storey side extension, single-storey rear extension, rebuilding of existing garage and new porch.

The Committee had NO OBJECTION to this application but expressed concern that the size of the extension might have a detrimental impact on the existing garden and consequently a negative impact on the street scene. The Committee would therefore like the green aspect/hedge to be retained.

Application No: EPF/1606/18
Officer: Corey Isolda
Applicant Name: Sainsbury's Supermarkets Ltd
Planning File No: 003282
Location: J Sainsbury Plc, Old Station Road, Loughton, IG10 4PE
Proposal: Illuminated and non-illuminated signage.

The Committee had NO OBJECTION to this application but asked for light pollution to be kept to a minimum; if the illuminated signage could have as low an illuminance level as possible and be switched off at night.

The Committee AGREED to consider the next two applications together.

Application No: EPF/1623/18
Officer: Sukhdeep Jhooti
Applicant Name: Demi Power Ltd.
Planning File No: 009758
Location: KFC, 241 High Road, Loughton, IG10 1AD
Proposal: New shopfront and entrance door, new brick tiles to stall riser, general decorations.

Application No: EPF/1625/18
Officer: Sukhdeep Jhooti
Applicant Name: Demi Power Ltd.
Planning File No: 009758
Location: KFC, 241 High Road, Loughton, IG10 1AD
Proposal: Advertisement consent for new fascia with trough light above, new internally illuminated KFC letter, projecting sign and Colonel Box Sign.

The Committee had NO OBJECTION to these two applications but asked for the light pollution from the signage to be kept to a minimum with as low as level illumination as possible and be switched off at night.

Application No: EPF/1635/18
Officer: Jonathan Doe
Applicant Name: Askin Ozerin
Planning File No: 005735
Location: 36 Stanmore Way, Loughton, IG10 2SA
Proposal: Demolition of existing single storey rear extension, new two storey rear extension, first floor front extension, roof changes and conversion of outbuilding to ancillary annexe.

The Committee 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/1639/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr J Beales
Planning File No: 010543
Location: 71 Church Lane, Loughton, IG10 1NP
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1662/18

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Sandhu

Planning File No: 029994

Location: The Hawthorns, 67 Church Lane, Loughton, IG10 1NP

Proposal: Proposed first floor conservatory on existing rear balcony and side, first floor bay extension to existing bathroom.

The Committee had NO OBJECTION to this application.

Application No: EPF/1683/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Steve Goldman

Planning File No: 015054

Location: Somerset Lodge, 31 Church Lane, Loughton, IG10 1PD

Proposal: Garage conversion and first floor front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1686/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Raj Sharma

Planning File No: 030014

Location: 8 Millsmead Way, Loughton, IG10 1LR

Proposal: Single storey rear extension with rooflight windows.

The Committee had NO OBJECTION to this application.

Application No: EPF/1699/18

Officer: Jonathan Doe

Applicant Name: Mr Alan Barter

Planning File No: 014338

Location: 130 Church Hill, Loughton IG10 1LH

Proposal: Prior approval for proposed change of use property from B1a office use to residential use.

The Committee had NO OBJECTION to this application.

Application No: EPF/1717/18

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Shahnilah Razaq

Planning File No: 020825

Location: 20 Wellfields, Loughton, IG10 1NX

Proposal: Part two storey, part single storey rear extension, new dormers to front and garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/1756/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Ziaul Huq

Planning File No: 029881

Location: 74 Church Lane, Loughton, IG10 1NT

Proposal: Double storey side extension (Existing garage to be partially retained) – Amended application to EPF/0525/18

The Committee had NO OBJECTION to this application but expressed regret at the loss of symmetry of the building and the detrimental effect on the street scene.

Application No: EPF/1758/18

Officer: Sukhdeep Jhooti

Applicant Name: T.J. Morris Ltd

Planning File No: 01228

Location: Unit 10, Epping Forest Shopping Park, Langston Road, Loughton IG10 3FT

Proposal: Advertisement consent for proposed fascia sign.

The Committee had NO OBJECTION to this application as long as the same standard illumination guidelines for the neighbouring units were followed and there was no illumination at the rear, visible from the M11 motorway.

Application No: EPF/1730/18

Officer: Robin Hellier

Applicant Name: Mrs P Coggle

Planning File No: 021226

Location: 7 Fairmeadside, Loughton, IG10 4RH

Proposal: TPO/EPF/09/77 G6 T1 silver birch-crown reduce height by 4m + lateral branches by 1.5- 2m.

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/1755/18

Officer: Robin Hellier

Applicant Name: Mrs Rosalie Evans

Planning File No: 019469

Location: 1 Brancaster Place, Church Hill, Loughton, IG10 1QN

Proposal: T1.TPO/EPF/03/94 T1 - Horse Chestnut - Fell.

T2. TPO/EPF/12/15 T1 - Ash - 25% Crown reduction, 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.

Members requested that if the tree was removed, it should be replaced with one of a similar native species.

Application No: EPF/1783/18

Officer: Robin Hellier

Applicant Name: Ms Fiona Critchley

Planning File No: 008186

Location: 20 Alderton Hill, Loughton, IG10 3JB

Proposal: TPO/EPF/13/94 (T4) 1 x Oak - Fell and replace, 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.

Members requested that if the tree was removed, it should be replaced with one of a similar native species.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.40pm.

Application No: EPF/1827/18

Officer: Corey Isolda

Applicant Name: Essex County Council - Head of Planning Service

Planning File No: 005966

Location: Oak View School, Whitehills Road, Loughton, IG10 1TS

Proposal: County Council application for a proposed single storey extension to provide new toilet facilities CC/EPF/22/18

The Committee had NO OBJECTION to this application.

496.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1609/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Keeley

Planning File No: 012931

Location: 28 Hanson Drive, Loughton, IG10 2EB

Proposal: Certificate of Lawful Development for proposed rear dormer and rooflights.

Application No: EPF/1621/18

Officer: David Baker

Applicant Name: Mr H Hristov

Planning File No: 029938

Location: 54 Barrington Green, Loughton, IG10 2BA

Proposal: Certificate of Lawful Development for proposed ground for rear extension

Application No: EPF/1628/18

Officer: Muhammad Rahman

Applicant Name: Mr Michael Green

Planning File No: 029991

Location: 26 Hazelwood, Loughton, IG10 4ET

Proposal: Certificate of Lawful Development for conversion of rear section of garage to ancillary accommodation to main dwelling.

Application No: EPF/1660/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Daniel Edwards
Planning File No: 003577
Location: Woodcroft School, Whitakers Way, Loughton, IG10 1SQ
Proposal: Certificate of Lawful Development for proposed single storey extension to south east elevation.

Application No: EPF/1684/18
Officer: Muhammad Rahman
Applicant Name: Mrs Emma Watson
Planning File No: 029998
Location: 6- Longfield Cottages, Englands Lane, Loughton, IG10 2QU
Proposal: Certificate of Lawful Development for proposed single storey rear extension

Application No: EPF/1689/18
Officer: Muhammad Rahman
Applicant Name: Mr Evaldas Sarusevas
Planning File No: 030007
Location: 72 Whitehills Road, Loughton, IG10 1TU
Proposal: Certificate of Lawful Development for proposed loft conversion with front rooflight windows and rear dormer with Juliet balcony to rear.

Application No: EPF/1738/18
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Phillips
Planning File No: 013458
Location: 8 Danbury Road, Loughton, IG10 3AP
Proposal: Certificate of lawful development for a proposed rear dormer in connection with a loft conversion.

496.3 Others – provided for information only: EPF/0664/18, EPF/1595/18, EPF/1630/18, EPF/1659/18, EPF/1842/18, EPF/1866/18.
The Committee NOTED the information received from Epping Forest District Council.

PL497 Decisions

497.1 Decisions by Epping Forest District Council

No Planning Decisions had been received from Epping Forest District Council.

497.2 Decisions by Essex County Council

The granting of application no CC/EPF/48/17/4/1 by Essex County Council was NOTED.

PL498 Enforcement and Compliance

The Committee NOTED the details of a current enforcement case.

Signed:
Date: 30 July 2018