

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 30 July 2018 at 7.45pm at Loughton Library & Town Hall.**

**Present:**

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

**Also present:** S Pewsey

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

1 member of the public

**PL499 Apologies for Absence**

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

**PL500 Declarations of Interest**

The Committee declared a non-pecuniary interest in EPF/1822/18 owing to comments received from the Loughton Residents Association Plans Group; and EPF/1898/18 as the architect was known to the Council.

**PL501 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 16 July 2018, amended from those circulated at:

Min no PL 489 – Confirmation of Minutes: the date of the previous meeting has been amended to read: “2 July 2018”;

Min No PL492.1 – 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 address has been amended to read: “30 Barrington Green, Loughton, IG10 2BA”;

Min No PL492.4 – 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 comment has been amended to read:

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

However, the Committee would waive its objection if alcohol was sold only for consumption on the premises to be served with meals at tables inside the premises and provided the music was restricted to background music.”

Min No 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 first paragraph of the Committee's comments has been deleted;

were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application EPF/1485/18, as a member of the public was interested in this application.

#### **PL502 Planning Applications**

The following planning application was CONSIDERED and the plans inspected.

**Application No:** EPF/1485/18

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Martin Summers

**Planning File No:** 030027

**Location:** 13 Cedar Drive, Loughton, IG10 2PA

**Proposal:** Two storey side and rear extensions.

The Committee had NO OBJECTION to this application.

#### **PL503 Matters for Report**

##### **503.1 Amended Plans**

**EPF/1258/18 – 119 High Road, Loughton, IG10 4LT – 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 \*\* REVISED DESCRIPTION AND PLANS \*\* – Min no PL483.1**

The Committee OBJECTED to this application, reiterating its previous comment that the windows were totally out of keeping with the street scene.

Members were, however, pleased to see that the roofline had been changed and that the mature trees had been retained.

##### **503.2 Licensing Applications**

The Committee NOTED the information received from the Licensing Compliance Officer regarding commenting on licensing applications.

##### **503.3 Amended Plans**

**EPF/1758/18 – Unit 10, Epping Forest Shopping Park, Langston Road, Loughton, IG10 3FT – Advertisement consent for proposed fascia sign \*\* REVISED PROPOSAL – to include additional signage\*\* – Min no PL496.1**

The Committee had NO OBJECTION to this revised application.

#### **PL504 Election of a Vice-Chairman**

Following the resignation of Cllr Davies from this position, the Chairman Cllr Angold-Stephens expressed her thanks commenting that Cllr Davies had been Vice-Chairman throughout her tenure as Chairman of this Committee and showed great commitment to the role, being very supportive throughout. Members joined the Chairman in her tribute.

Cllr Latchford was nominated and seconded and, there being no other nominations, was appointed Vice Chairman of the Planning and Licensing Committee.

**PL505 Planning Applications**

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

**Application No:** EPF/1156/18

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Daniel Rich

**Planning File No:** 024844

**Location:** 4 Ashley Grove, Staples Road, Loughton, IG10 1HS

**Proposal:** Single storey front extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1370/18

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Vivek Sharma

**Planning File No:** 030034

**Location:** 182 The Broadway, Loughton, IG10 3SS

**Proposal:** Single storey side front and rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1674/18

**Officer:** David Baker

**Applicant Name:** Mrs Audrey Gee

**Planning File No:** 017839

**Location:** 8 West View, Loughton, IG10 1TA

**Proposal:** First floor side extension.

The Committee expressed concern for the neighbours at no 7 as the proposal was considered intrusive upon their amenity.

**Application No:** EPF/1677/18

**Officer:** Muhammad Rahman

**Applicant Name:** Mr & Mrs Sandrock

**Planning File No:** 030033

**Location:** 15 The Lindens, Loughton, IG10 3HS

**Proposal:** Single storey rear extension and garage conversion.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1681/18

**Officer:** David Baker

**Applicant Name:** Mr Ellis Armstrong

**Planning File No:** 026800

**Location:** 82A Tycehurst Hill, Loughton, IG10 1DA

**Proposal:** Application for variation of condition 2 'plan numbers' on planning application EPF/2336/17 - for demolition of existing house and erection of a one and two storey house of contemporary design - the main change being to the design and size of the roof over the ground floor rear terrace.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1709/18

**Officer:** Muhammad Rahman

**Applicant Name:** Ms Sarah Gibbon

**Planning File No:** 030021  
**Location:** 117 Queens Road, Loughton, IG10 1RR  
**Proposal:** Rear single storey extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1781/18  
**Officer:** Robin Hellier  
**Applicant Name:** Ms Kim Wiper  
**Planning File No:** 009704  
**Location:** Plume of Feathers, 123 Church Hill, Loughton, IG10 1QR  
**Proposal:** TPO/EPF/13/94  
T1 & T2 Oaks - Crown lift by removing the lowest 6 branches.  
T5 & T6 Ash - Fell.  
T7 Ash - Reduce lateral extension growth by up to 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/1797/18  
**Officer:** Corey Isolda  
**Applicant Name:** Mr James Cunningham  
**Planning File No:** 024681  
**Location:** 4 West View, Loughton, IG10 1TA  
**Proposal:** Erection of part second floor to existing single storey, infill covered porch area with double floor extension, single rear extension, garage conversion new detached garage.

The Committee OBJECTED to this application, drawing the Planning Officer's attention to the report of the Tree and Landscaping Officer.

**Application No:** EPF/1822/18  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr John G Pike  
**Planning File No:** 013134  
**Location:** 31 Traps Hill, Loughton, IG10 1SZ  
**Proposal:** Application for a new planning permission to replace an extant planning permission (EPF/1912/15) for demolition and removal of existing dwelling house and erection of replacement.

The Committee NOTED the contents of a letter of concern.

The Committee OBJECTED to this application, drawing the Planning Officer's attention to the report of the Tree and Landscaping Officer.

**Application No:** EPF/1830/18  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr Lalit Choda  
**Planning File No:** 012320

**Location:** 18 Sparelease Hill, Loughton, IG10 1BT

**Proposal:** Ground and lower ground floor rear extension, set approximately half a storey down from existing lower ground floor level.

The Committee expressed concern for overlooking of the neighbouring house in Shelley Grove caused by this proposal.

**Application No:** EPF/1882/18

**Officer:** Corey Isolda

**Applicant Name:** Mr Sean Riddington

**Planning File No:** 023476

**Location:** Harts Cottage, Debden Road, Loughton, IG10 2NY

**Proposal:** Variation of condition 8 'plan numbers' on planning application EPF/3204/16 (Partial demolition of the existing cottage at the southern elevation and erection of two storey gable extensions and new facade. Single storey extension to the western side of existing cottage. Replacement block with a link following demolition of existing garage and workshop to the west site. Single storey replacement block with a link following demolition of existing stable building to the south of the site).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1886/18

**Officer:** Robin Hellier

**Applicant Name:** Together [sic] Property Management Ltd

**Planning File No:** 019286

**Location:** Hetton House, Station Road, Loughton, IG10 4NP

**Proposal:** TPO/EPF/07/79

T1 Lime (Ref T31) - Reduce selected laterals by 1.5m, as specified. 15% Crown thin, Crown lift to 4m.

T2 Horse Chestnut (Ref T32) - Selective lateral reduction by up to 2m, as specified. 15% Crown thin.

TPO/EPF/14/93 T3 Lime (Ref T1), T4 (Ref T2) & T5 (Ref T3) 2 x Horse Chestnuts - Crown lift to 4m from the ground.

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/1892/18

**Officer:** Robin Hellier

**Applicant Name:** Mr Andrew Owen

**Planning File No:** 009967

**Location:** The Former Golden Lion, Borders Lane, Loughton, IG10 1TE

**Proposal:** TPO/EPF/11/98 G1. 2 x Oaks (T2 & T3 in attached report).

Crown lift secondary branches to 4m. T2 Oak - Reduce back on building side, as specified. Management plan permission to repeat this work, back to newly pruned points, for 5 years.

Members OBJECTED to the proposal for repeat pruning for the next 5 years as it could be detrimental to the health of the tree.

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/1898/18  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mr & Mrs Daniel and Toni Spurling  
**Planning File No:** 014382  
**Location:** 1 Eleven Acre Rise, Loughton, IG10 1AN  
**Proposal:** To create a new boundary wall and railing with an automatic iron sliding gate.

The Committee had NO OBJECTION to this application, but requested a condition for the additional planting of native species to soften the impact on the street scene of the front boundary treatment.

**Application No:** EPF/1902/18  
**Officer:** Sukhdeep Jhooti  
**Applicant Name:** Mr & Mrs T Hiles  
**Planning File No:** 024732  
**Location:** 104 Southern Drive, Loughton, IG10 3BX  
**Proposal:** Retrospective application for rear dormer above ridge height.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this proposal on the grounds that the roof height of the rear dormers was above the ridge height and it was out of symmetry on this row of houses. This was contrary to policy DBE10 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

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

The Committee NOTED the following applications:

**Application No:** EPF/1493/18  
**Officer:** David Baker  
**Applicant Name:** Mr Mark Stanton  
**Planning File No:** 022666  
**Location:** 16 The Drive, Loughton, IG10 1HB  
**Proposal:** Certificate of lawful development for proposed minor alterations and rear extension.

**Application No:** EPF/1668/18  
**Officer:** Muhammad Rahman  
**Applicant Name:** Alan Barter  
**Planning File No:** 022085  
**Location:** 132 Church Hill, Loughton, IG10 1LH

**Proposal:** Certificate of lawful Development for proposed single storey rear extension.

**Application No:** EPF/1705/18

**Officer:** Muhammad Rahman

**Applicant Name:** Mr & Mrs Warren

**Planning File No:** 021048

**Location:** 36 Hilltop, Loughton, IG10 1PX

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

**Application No:** EPF/1820/18

**Officer:** Muhammad Rahman

**Applicant Name:** Mrs Pakying Loshi

**Planning File No:** 007186

**Location:** 3 Hillyfields, Loughton, IG10 2JT

**Proposal:** Certificate of lawful development for a proposed garage conversion and loft conversion with rear dormer window.

**Application No:** EPF/1850/18

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Adam Stiff

**Planning File No:** 009007

**Location:** 1 Grosvenor Path, Loughton, IG10 2LF

**Proposal:** Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.

- 505.3 Others – provided for information only:** EPF/1640/18 and EPF/1936/18  
The Committee NOTED the information received from Epping Forest District Council for these applications.

**Application No:** EPF/1723/18

**Officer:** Corey Isolda

**Applicant Name:** Millie Properties Ltd

**Planning File No:** 016133

**Location:** 49 Baldwins Hill, Loughton, IG10 1SF

**Proposal:** Prior notification of proposed demolition of wooden outbuilding to rear.

The Committee expressed a strong OBJECTION to this proposal to demolish Jacob Epstein's studio outbuilding at 49 Baldwins Hill owing to its historical importance. Members referred the Planning Officer to the Conservation Officer in this regard.

## **PL506 Decisions**

### **506.1 Decisions by Epping Forest District Council**

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

## **PL507 Licensing Applications**

### **507.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Home Bargains, Unit 9, Epping Forest Shopping Park, Langston Road, Loughton, IG10 3UE**

The Committee had NO OBJECTION to this application, but queried the Sunday trading hours of these premises.

**507.2 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of The Green Owl Canteen Ltd, 12-14 The Broadway, Loughton, IG10 3ST**

The Committee OBJECTED to this variation on the grounds of the prevention of public nuisance.

Members were willing to waive the objection if a condition was imposed that alcohol would only be served at tables with meals up to 22:00 for the outside seating area.

**507.3 Street Trading Consent – Fred's Seafood Stall, Gunmakers Arms, 133 Chester Road, Loughton, Essex IG10 2LJ**

The Committee had NO OBJECTION to this application.

**PL508 Enforcement and Compliance**

No reports had been received.

Signed: .....

Date: 20 August 2018