

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 August 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
T Cochrane T Downing K Latchford
S Murphy

Officer: Debra Paris (Planning Committee Clerk)

3 members of the public

The Committee AGREED to bring forward planning applications EPF/1634/18 and EPF/1976/18, after Agenda item 3, Confirmation of Minutes, as members of the public were interested in these applications.

PL509 Apologies for Absence

Apologies for absence were received from Cllrs Abraham and Davies.

PL510 Declarations of Interest

The Committee declared a non-pecuniary interest in EPF/1502/18, EPF/1919/18, EPF/1931/18 and EPF/2039/18 as the architect was known to the Council.

Cllr Latchford declared a non-pecuniary interest in EPF/2008/18, 132 Church Lane, as he was acquainted with the residents of 2 Sedley Rise, the property situated behind the application site.

Cllr Angold-Stephens declared a non-pecuniary interest in EPF/1906/18, 36 Church Lane, as she was acquainted with the neighbours at no 34.

PL511 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 30 July 2018 were CONFIRMED as a correct record and signed by the Chairman.

PL512 Planning Applications

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

Application No: EPF/1634/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Soopra Ramasawmy

Planning File No: 023562

Location: 110 Pyrles Lane, Loughton, IG10 2NW

Proposal: Front and side boundary wall with piers, hardstanding, and new access to front driveway.

The Committee NOTED the contents of a letter of objection from one non-councillor resident.

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

Members deplored the retrospective nature of this application.

The Committee supported the resident's concerns and OBJECTED to this application on the grounds that no plans for this proposal had been provided. The high walls and railings were out of keeping and detrimental to the street scene. Members expressed considerable concern for the roots of the oak tree outside this property and questioned whether permission had been sought for access onto the driveway from the main thoroughfare.

Application No: EPF/1976/18

Officer: David Baker

Applicant Name: Richard Collis

Planning File No: 000449

Location: Sprays Bakery, 154 High Road, Loughton, IG10 4BE

Proposal: Erection of first floor rear extension to create one two bedroom flat, together with associated internal alterations, with access to the flat being from Smarts Lane Mews to the rear.

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

The Committee expressed concern at the lack of amenity space for this proposal and at the detrimental effect this application would have on the existing traffic and parking problems in this area.

PL513 Matters for Report

513.1 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 PL503.1

Members accepted the revised proposal for the windows on the front elevation, but requested that the windows on the side elevations also matched.

513.2 National Planning Policy Framework (NPPF) Revised

The Committee NOTED the revised NPPF which was published by the Ministry of Housing, Communities and Local Government on 24 July 2018.

Members AGREED that it could now be beneficial for the Town Council to produce a Neighbourhood Plan which reflected local planning standards.

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

The Committee NOTED the revisions to the planning delegation arrangements agreed by Epping Forest District Council on 31 July 2018.

The Committee Chairman confirmed that she had written to Nigel Richardson, Assistant Director of Development Management, Governance Directorate at EFDC, expressing concern for the new arrangements. These appeared to somewhat invalidate the Committee's current role of commenting on applications, whether or not they were supported by other parties.

PL514 Epping Forest District Council Licensing Consultation

The Committee NOTED the information received from Epping Forest District Council regarding its draft licensing policy but had NO COMMENT on the proposals.

PL515 Planning Applications

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

Application No: EPF/1502/18

Officer: Ian Ansell

Applicant Name: Mr David Smith

Planning File No: 024546

Location: 67 Newmans Lane, Loughton, IG10 1TN

Proposal: Application for variation of condition 2 'plan numbers' and 3 'external finishes' on planning application EPF/3058/17 (Two storey side extension of bedroom and ensuite to first floor and ground floor one bedroom annex for a dependant person accessed via a shared porch. Single storey rear extension and creation of porch).

The Committee had NO OBJECTION to this application.

Application No: EPF/1645/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Peter Hyett & Mrs Brid Hyett

Planning File No: 014804

Location: 249 Chester Road, Loughton, IG10 2LW

Proposal: Conversion of existing garage to living room. Infill gap between existing house and garage with single storey link.

The Committee had NO OBJECTION to this application.

Application No: EPF/1720/18

Officer: David Baker

Applicant Name: Mr & Mrs C Jacobs

Planning File No: 000041

Location: 2 Champions, Loughton, IG10 2SG

Proposal: Removal of conservatory, erection of single storey rear extension, conversion of garage to utility/gym, new garage extension to front, and alterations to rear including provision of rear patio.

The Committee had NO OBJECTION to this application.

Application No: EPF/1722/18

Officer: Corey Isolda

Applicant Name: Mr & Mrs R Montague

Planning File No: 008140

Location: 139 High Road, Loughton, IG10 4LT

Proposal: Proposed one bedroom garden flat located at rear of existing ground floor commercial unit.

The Committee OBJECTED to this application which appeared contrary to the Local Plan Policy TC3(ii) which stated that residential accommodation would be permitted in appropriate locations but not at ground floor level.

Application No: EPF/1785/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr William Cragie
Planning File No: 030047
Location: 142 Borders Lane, Loughton, IG10 3SB
Proposal: Vehicle access and hardstanding.

The Committee was unable to comment on this application as no proper plans had been submitted.

Application No: EPF/1844/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Lee Robinson
Planning File No: 023848
Location: 42 Sedley Rise, Loughton, IG10 1LT
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1906/18
Officer: Sukhdeep Jhooti
Applicant Name: Mrs Robina Chohan
Planning File No: 016311
Location: 36 Church Lane, Loughton, IG10 1PD
Proposal: Proposed new front boundary wall and gates.

The Committee had NO OBJECTION to this application.

Application No: EPF/1911/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr John Paddington
Planning File No: 030042
Location: 57 Southern Drive, Loughton, IG10 3BX
Proposal: Retrospective application for a loft conversion with a rear dormer, ridge to be raised 350mm.

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 proportion and grossly overbearing on the neighbours. This was contrary to policies DBE9 and DBE10 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/1912/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Keith Russell
Planning File No: 030039
Location: 6 The Beacons, Loughton, IG10 2SQ
Proposal: Single storey rear extension and first floor side extension. Patio raised 400m above ground level.

The Committee had NO OBJECTION to this application.

Application No: EPF/1916/18
Officer: Corey Isolda
Applicant Name: Mr & Mrs J & I Smith

Planning File No: 030040

Location: Kings Cottage, Kings Hill, Loughton, IG10 1HY

Proposal: Proposed external alterations to extensions.

The Committee had NO OBJECTION to this application, but drew the Local Planning Authority's attention to the comments of the Conservation Officer that:

The quality of the cosmetic refurbishments to the rear of the property could potentially be controlled by conditions – for example such that the timber used is natural (rather than engineered), e.g. in 5” min width indigenous timber (larch, chestnut etc.), and that the new proposed windows are in a suitable material – steel, hardwood, as would be suited to a building extension of this period. The quality of the render used could also be secured by requiring a through-coloured silicone system, rather than painted sand-cement render.

The Committee AGREED to consider the next two applications together.

Application No: EPF/1919/18

Officer: Corey Isolda

Applicant Name: Ms D Wood

Planning File No: 010015

Location: 107 York Hill, Loughton, IG10 1RX

Proposal: - To create single storey rear and side extension to provide utility and WC. - New patio area to rear with retaining walls supporting the high-level garden, with new steps to the higher level. - minor internal alterations - New internal opening - Internal kitchen wall to be removed.

Application No: EPF/1931/18

Officer: Corey Isolda

Applicant Name: Ms D Wood

Planning File No: 010015

Location: 107 York Hill, Loughton, IG10 1RX

Proposal: Grade II listed building consent to create single storey rear and side extension to provide utility and WC. - New patio area to rear with retaining walls supporting the high-level garden, with new steps to the higher level. - Minor internal alterations - New internal opening - Internal kitchen wall to be removed.

The Committee had NO OBJECTION to these applications.

Application No: EPF/1938/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mrs Sandra Walker

Planning File No: 017484

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

Proposal: Improvements to the existing first floor terrace and neighbour privacy.

The Committee had NO OBJECTION to this application.

Application No: EPF/1950/18

Officer: Corey Isolda

Applicant Name: Mr & Mrs Goldstein

Planning File No: 005670

Location: Woodberrie, Kings Hill Loughton Essex IG10 1JE *[amended as advised]*

Proposal: Proposed swimming pool and associated development including plant room, shower/toilet/changing room, hard surfaced areas and landscaping.

The Committee was unable to comment on this application, until "the appropriate tree related information had been provided" as requested in the Tree & Landscaping Officer's report.

Application No: EPF/1955/18

Officer: Muhammad Rahman

Applicant Name: Mrs Ellena Hadley

Planning File No: 000785

Location: 94 Goldings Road, Loughton, IG10 2QN

Proposal: Erection of single storey conservatory at the rear of the property.

The Committee had NO OBJECTION to this application.

Application No: EPF/1959/18

Officer: Robin Hellier

Applicant Name: Mr David Johnson

Planning File No: 010023,

Location: 24 Lytton Close, Loughton, IG10 3TT

Proposal: TPO/EPF/16/84

T10 Cherry - Crown lift to 5m.

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/1964/18

Officer: David Baker

Applicant Name: Mr Irfan Tas

Planning File No: 006346

Location: Vivaldi, 236 High Road, Loughton, IG10 1RB

Proposal: Continued use as a cafe/restaurant (A3) with rear extraction system (following a two year 'permitted development' change of use from A1 shop - which commenced in April 2017).

The Committee had NO OBJECTION to this application.

Application No: EPF/1970/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Jonathan Fineberg

Planning File No: 005747

Location: 26 Stanmore Way, Loughton, IG10 2SA

Proposal: First floor front and rear extensions and alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/1971/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Colin Pomfrett
Planning File No: 030046
Location: 83 Smarts Lane, Loughton, IG10 4BP
Proposal: First floor rear extension.

The Committee expressed concern at the loss of light for the neighbours at no 85 caused by this proposal.

Application No: EPF/1991/18
Officer: David Baker
Applicant Name: Mr Wheeler
Planning File No: 002422
Location: Mental After Care Assoc Limber, 49 Church Lane, Loughton, IG10 1PD
Proposal: Change of use from care home (C2) to single residential dwelling and part two storey, part single storey side extension. (This application is the same as that approved under EPF/1212/15 but amended to include a basement wine cellar under part of the proposed side extension).

The Committee had NO OBJECTION to this application.

Application No: EPF/2008/18
Officer: Jonathan Doe
Applicant Name: Alan Barter
Planning File No: 022085
Location: 132 Church Hill, Loughton, IG10 1LH
Proposal: Demolition of single storey annex and the construction of a two storey dwelling house.

The Committee noted the contents of a letter of objection from one non-councillor resident.

The Committee supported the resident's concerns and OBJECTED to this application on the grounds that it was an overdevelopment of the site, garden grabbing and the removal of the trees to the rear of the property, which had provided screening, now caused overlooking to the neighbours at 2 Sedley Rise.

The proposal was therefore contrary to Local Plan and Alterations policies CP2 (iv), CP7, DBE1(i) and DBE2 which were consistent with the National Planning Policy Framework.

Application No: EPF/2024/18
Officer: Corey Isolda
Applicant Name: Mr Neil Double
Planning File No: 014064
Location: 73A Queens Road, Loughton, IG10 1RR
Proposal: Conversion of existing integral garage, internal ground floor reconfigurations, front fenestration changes, single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2039/18

Officer: Muhammad Rahman

Applicant Name: Miss Lucy Hayes

Planning File No: 002418

Location: 51 Church Lane, Loughton, IG10 1NW

Proposal: Two storey rear extension. Two storey side extension with new garage extended to the front. Conversion of garage.

The Committee were unable to comment on this application following the report from the Trees and Landscaping Department, which stated:

“The tree report that has been submitted relates to the previous application (EPF/2964/17 – not EPF/0617/18 as stated in the accompanying letter). Additionally, it makes specific reference to a foundation drawing by Marks Heeley (drawing number H12700/01) – this was not included in the submission, however, given that the garage is to be altered from this, that drawing is not now relevant. As this proposal will impact further on trees, revised tree reports and a revised foundation proposals drawing should be provided to support this application.”

Application No: EPF/2042/18

Officer: Muhammad Rahman

Applicant Name: Mr & Miss Hind

Planning File No: 030050

Location: 52 Mannock Drive, Loughton, IG10 2JD

Proposal: Erection of conservatory.

The Committee had NO OBJECTION to this application.

Application No: EPF/2054/18

Officer: Robin Hellier

Applicant Name: Miss Lisa Farr

Planning File No: 030061

Location: 1B Connaught Avenue, Loughton, IG10 4DP

Proposal: TPO/EPF/23/15

T1 Lime - Fell.

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.

However, if minded to grant this application, the Committee requested a condition requiring a suitable replacement species of native tree to be planted.

Application No: EPF/2065/18

Officer: Muhammad Rahman

Applicant Name: Mr John Simm

Planning File No: 010114

Location: 23 Meadow Road, Loughton, IG10 4HY

Proposal: Single storey rear extension and partial rear extension at first floor.

The Committee expressed concern that this proposal would be overbearing on the neighbours at no 21.

Application No: EPF/2072/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Zafar Iqbal
Planning File No: 014069
Location: 23 Alderton Hill, Loughton, IG10 3JD
Proposal: First floor front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2077/18
Officer: Muhammad Rahman
Applicant Name: Mr Paolo Ingraio
Planning File No: 010477
Location: Great Elm, 43 Traps Hill, Loughton, IG10 1TB
Proposal: A proposed two storey side and rear extension, roof remodel, and a lower ground level extension.

The Committee expressed concern that the proposed design of the front entrance would be out of keeping with the street scene.

Application No: EPF/2106/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Tony Clarke
Planning File No: 024016
Location: Land at Barncroft Road, Loughton,
Proposal: Erection of a 1 unit, 2 storey dwelling house with Garden, off street Parking and Waste bin area.

The Committee had NO OBJECTION to this application.

Application No: EPF/2111/18
Officer: Corey Isolda
Applicant Name: Mr Nick Kelly & Natalya Humphreys
Planning File No: 004049
Location: Pine Trees, Nursery Road, Loughton, IG10 4EF
Proposal: Two storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2139/18
Officer: Robin Hellier
Applicant Name: Mr Alan Wells
Planning File No: 019827
Location: 2 Brancaster Place, Church Hill, Loughton, IG10 1QN
Proposal: TPO/EPF/02/16
T2 & T3, 2 x 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.

515.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1953/18

Officer: Muhammad Rahman

Applicant Name: Ms Marie Hoban

Planning File No: 030045

Location: 68 Deepdene Road, Loughton, IG10 3PP

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

Application No: EPF/2006/18

Officer: Muhammad Rahman

Applicant Name: Mr Nick Winger

Planning File No: 030051

Location: 11 Mowbrey Gardens, Loughton, IG10 2EU

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

Application No: EPF/2067/18

Officer: Muhammad Rahman

Applicant Name: Mr Mark Smith

Planning File No: 030059

Location: 23 The Greens Close, Loughton, IG10 1QE

Proposal: Certificate of lawful development for a proposed hip to gable roof extension, rear dormer with Juliet balcony and front roof lights in connection with a loft conversion.

Application No: EPF/2069/18

Officer: Muhammad Rahman

Applicant Name: Scott Battram

Planning File No: 030060

Location: 21 The Greens Close, Loughton, IG10 1QE

Proposal: Certificate of lawful development for a proposed hip to gable roof extension, rear dormer window with Juliet balcony and roof light to front elevation in connection with a loft conversion.

Application No: EPF/2082/18

Officer: Muhammad Rahman

Applicant Name: Mrs Helen Saunders Munn

Planning File No: 000204

Location: 44 Mowbrey Gardens, Loughton, IG10 2EU

Proposal: Certificate of Lawful Development for proposed garage conversion.

Application No: EPF/2098/18

Officer: Muhammad Rahman

Applicant Name: Mr T De Beer

Planning File No: 012405

Location: 5 Sutton Close, Loughton, IG10 3DP

Proposal: Certificate of Lawful Development for proposed extensions.

515.3 Others – provided for information only: EPF/1940/18, EPF/1960/18, EPF/1995/18, EPF/2001/18, EPF/2031/18 and EPF/2105/18
The Committee NOTED the information received from Epping Forest District Council for these applications.

PL516 Decisions

516.1 Decisions by Epping Forest District Council

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

PL517 Licensing Applications

No licensing applications had come to the attention of officers.

PL518 Enforcement and Compliance

No reports had been received.

Signed:
Date: 3 September 2018