

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 September 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: K Latchford (in the Chair)
P Abraham T Cochrane T Downing
S Murphy

Officer: Debra Paris (Planning Committee Clerk)

4 members of the public

The Committee AGREED to bring forward planning applications EPF/2040/18 and EPF/2080/18 after Agenda item 3, Confirmation of Minutes, as members of the public were interested in these applications.

PL519 Apologies for Absence

Apologies for absence were received from Cllrs Angold-Stephens and Davies.

PL520 Declarations of Interest

No declarations of interest were received.

PL521 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 20 August 2018 were CONFIRMED as a correct record and signed by the Chairman.

PL522 Planning Applications

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

Application No: EPF/2040/18

Officer: Sukhvinder Dhadwar

Applicant Name: Reformer Ltd

Planning File No: 029822

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: Demolition of the existing bungalow and replacement with a block of 10 apartments.

The Committee NOTED the contents of two letters of objection from non-councillor residents.

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

Members NOTED the proposed amendments to this application regarding the reduction in the number of apartments to 10 and the removal of the proposed underground parking.

The Committee reiterated its previous comments made for EPF/0041/18, with the exception of the paragraphs concerning the potential for drainage problems and the request for the tree report, which were:

The Committee OBJECTED to this application on the following grounds:

The proposal for 11 apartments was considered an overdevelopment of the plot by reason of its massing and height. This would cause harm to the character and appearance of the locality and set a dangerous precedent for future developments, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1(i), which are consistent with the National Planning Policy Framework.

By reason of its siting and layout, the proposal would be detrimental to neighbouring properties, in both Church Hill and The Uplands, from overlooking, loss of light and visual impact, contrary to Local Plan and Alterations policies DBE9 (i), (ii) and (iii), which are consistent with the National Planning Policy Framework.

Members also expressed concern for possible drainage problems in this area in digging out the proposed basement car park.

A tree report from the Tree and Landscaping Department was requested for this proposal.

The Committee considered the plot could suitably accommodate two separate dwellings with adequate parking provision, but the site was inappropriate for a development of this size.

If the Planning Authority is minded to grant this application, the Committee also requested that the following conditions be imposed: to restrict demolition and building work hours to the Council's usual standard hours and to require wheel-washing equipment on-site.

Members further drew the Planning Authority's attention to the Senior Housing Development Officer's recommendation that "the application be refused on the basis that the proposal does not include a sufficient amount of affordable housing".

Additionally, the Committee felt that the recent European Court of Justice ruling on Habitats Regulations Assessments was relevant to this application that sought 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/2080/18

Officer: David Baker

Applicant Name: Deborah Hodges

Planning File No: 030069

Location: 30 Baldwins Hill, Loughton, IG10 1SD

Proposal: Two storey side and rear extensions plus alterations to front facade.

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

The Committee had NO OBJECTION to this application, but drew the Planning Officer's attention to the Land Drainage Officer's Report.

PL523 Matters for Report

523.1 Notice of Appeal:

EPF/0616/18 – 60 Tycehurst Hill, Loughton, IG10 1DA – Single storey rear conservatory (Appeal ref no. APP/J1535/D/18/3205855) – Min no PL429.1

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

PL524 Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – Proposed base station upgrade at Epping Forest College, Borders Lane, Loughton, IG10 3SA (ref: CTIL_136611TEF39818VF97007)

The Committee commented that they were quite happy with the proposals submitted.

PL525 Planning Applications

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

Application No: EPF/1599/18

Officer: David Baker

Applicant Name: Dr Natasha Umrani

Planning File No: 004203

Location: Greenleaves, 4 Warren Hill, Loughton, IG10 4RL

Proposal: Erection of single storey rear extension, front porch, change of roof profile and erection of two rear dormers.

The Committee had NO OBJECTION to this application.

Application No: EPF/2022/18

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Juliusz and Anna Zajda

Planning File No: 024238

Location: 32 Valley Hill, Loughton, IG10 3AQ

Proposal: Proposed outbuilding in the rear gardens to serve as garden storage, hobby workshop and utility room.

The Committee expressed CONCERN for the amenity of neighbours at no 20 Kenilworth Gardens and that there was no room for maintenance to the outbuilding.

Members requested a condition, should the application be approved, that the outbuilding remained ancillary to the main dwelling and not be used as separate accommodation.

Application No: EPF/2051/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Hawes

Planning File No: 014485

Location: 26 Ollards Grove, Loughton, IG10 4DW

Proposal: Loft conversion with the formation of 2 x hip to gable enlargements and rear dormer with Juliet balconies.

The Committee had NO OBJECTION to this application.

Application No: EPF/2115/18

Officer: David Baker

Applicant Name: C/O Agent

Planning File No: 005114 / 004329 / 01

Location: 13 - 15a Alderton Hill, Loughton, IG10 3JD

Proposal: 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. *** (Amendments to the previous proposal include changes to the front façade facing Alderton Hill, a reduction in the level of massing to the north of the site, a reduction in the number of units proposed by 15% from 106 to 89, and creation of a new zebra crossing along Alderton Hill. ***

The Committee noted the contents of six letters of objection.

The Committee acknowledged the amendments to this proposal, but reiterated its comments to the previous application, EPF/2499/17, with exception to the referral to the number of storeys, but concern for the massing, 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.

Furthermore, Members stated that, there was insufficient parking provision for the residents of the apartments along with the extra demand from staff and visitors, exacerbating the existing parking problems in nearby roads. The Committee stated that it would not be possible to enforce the proposed restrictions on visitors and care assistants.

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 were single family houses 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/2126/18
Officer: Muhammad Rahman
Applicant Name: Mr Mark Schofield
Planning File No: 023349
Location: 3 St Marys Close, Loughton, IG10 1BA
Proposal: Rear ground floor extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2132/18
Officer: David Baker
Applicant Name: Mr & Mrs Augustine and Adejoke Asemota
Planning File No: 004366
Location: 2 Deepdene Road, Loughton, IG10 3PU
Proposal: Single storey rear extension, front extension & garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/2142/18
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Victoria Portnoy
Planning File No: 006868
Location: 4 Clays Lane, Loughton, IG10 2RZ
Proposal: Proposed replacement rear addition.

The Committee had NO OBJECTION to this application.

Application No: EPF/2205/18
Officer: James Rogers
Applicant Name: Loughton High Road (256) Limited
Planning File No: 017721
Location: 256 High Road, Loughton, IG10 1RB
Proposal: Demolition of existing buildings and construction of 29 retirement apartments in a single building of 3, 4 and 5 storeys in height, alongside associated access, amenity space, landscaping and parking.

The Committee expressed CONCERN at the lack of parking provision and the lack of amenity space for this proposal.

Application No: EPF/2211/18
Officer: Muhammad Rahman
Applicant Name: Mr Brad Greenberg
Planning File No: 011525
Location: 17 Hilltop Close, Loughton, IG10 1PY
Proposal: Single storey front and rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/2217/18
Officer: Robin Hellier
Applicant Name: Mrs Angela Willcock
Planning File No: 000531
Location: 262 High Road, Loughton, IG10 1RB
Proposal: TPO/EPF/06/79 (Ref: T6)
T1 = 1 x Lime Tree - Crown reduce by 2.0 Metres.

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/2219/18

Officer: Muhammad Rahman

Applicant Name: Mr Nanthan Mohanadas

Planning File No: 030065

Location: 5 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: Extension of existing dormer to side and additional window to front.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/2224/18

Officer: Robin Hellier

Applicant Name: Mr Ray Gaffney

Planning File No: 009045

Location: 3 Birch House, Potters Close, Loughton, IG10 1JQ

Proposal: TPO/CH1/02/68AI

TI yew - crown reduce, as specified.

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

Application No: EPF/2239/18

Officer: Robin Hellier

Applicant Name: Mrs Sond

Planning File No: 002767

Location: 48 Baldwins Hill, Loughton, IG10 1SF

Proposal: T1: Cedar, T4: Horse Chestnut & T6 Blue Atlas Cedar - crown lift, as specified.

T5: Lawson Cypress - fell.

T7: Holly & T9 Lawson Cypress - reduce back, as specified.

T3 Various incl Thuja, T8 Cotoneaster - face back, as specified.

Members NOTED that no arboricultural report had been submitted regarding T5: Lawson Cypress – fell, therefore 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.

525.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2121/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Lester

Planning File No: 000176

Location: 6 Newnham Close, Loughton, IG10 4JG

Proposal: Certificate of Lawful Development for proposed garage conversion and porch.

Application No: EPF/2131/18

Officer: David Baker

Applicant Name: Mr & Mrs Augustine and Adejoke Asemota

Planning File No: 004366

Location: 2 Deepdene Road, Loughton, IG10 3PU

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

525.4 Others – provided for information only: EPF/2226/18

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

PL526 Decisions

526.1 Decisions by Epping Forest District Council

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

526.2 Decisions by Essex County Council

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

PL527 Licensing Applications

No licensing applications had come to the attention of officers.

PL528 Enforcement and Compliance

No reports had been received.

Signed:

Date: 17 September 2018