

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 17 September 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing S Murphy

Officer: Brent Smith (Assistant Town Clerk)

4 members of the public

PL529 Apologies for Absence

Apologies for absence were received from Cllr Latchford.

PL530 Declarations of interest

The Committee declared a non-pecuniary interest in EPF/2247/18 owing to comments received from the Loughton Residents Association.

Cllr Cochrane declared a non-pecuniary interest in EPF/2083/18, as she was acquainted with the architect.

The Committee AGREED to bring forward planning application EPF/2135/18, after Agenda item 3, Confirmation of Minutes, as a member of the public was interested in this item.

It was further AGREED to consider applications for the same sites together, namely:

- i. EPF/2247/18 and EPF/2254/18;
- ii. EPF/2328/18 and EPF/2344/18.

PL531 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 3 September 2018 were CONFIRMED as a correct record and signed by the Chairman.

PL532 Planning Applications

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

Application No: EPF/2135/18

Officer: David Baker

Applicant Name: Mr David Kavanagh

Planning File No: 023040

Location: 2 Connaught Avenue, Loughton, IG10 4DP

Proposal: Application for Variation of Condition 11 "retain external existing doors & windows" on planning application EPF/3078/17 (for conversion and extension of existing house to five flats) - the variation being the installation of new timber windows and doors in the development.

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

The Committee had NO OBJECTION to this application.

PL533 Matters for Report

533.1 Amended Plans

EPF/1785/18 – 142 Borders Lane, Loughton, Essex, IG10 3SB – Proposal: Vehicle access and hardstanding – Min no PL515.1

The Committee had NO OBJECTION to this application but expressed concern at the excessive width of the driveway given that it might set a precedent for other properties on this street.

Members also regretted the loss of shrubs and plants in the verge.

533.2 Local Plan

The Committee NOTED the information received from the Local Councils' Liaison Committee meeting held on 10 September 2018 regarding the Judicial Review brought by C K Properties (Theydon Bois) Ltd.

533.3 Planning Process Review 2017/18 – Delegation: Objections and Committee Systems – Min no PL513.3

The Committee NOTED the comments made by Simon Hill, Assistant Director (Governance) at Epping Forest District Council at the Local Councils' Liaison Committee meeting held on 10 September 2018.

PL534 Training and Conferences

The Committee APPROVED the attendance of Cllr Cohen at a social media course run by the Essex Association of Local Councils in Great Dunmow on 30 October 2018 for the purposes of paying travel expenses.

PL535 Planning Applications

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

Application No: EPF/2083/18

Officer: Muhammad Rahman

Applicant Name: Mr Kevin Watts

Planning File No: 013871

Location: 70 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Roof alterations, loft conversions with rear dormer including Juliet balcony & 3 'velux' roof windows to front roof slope.

The Committee had NO OBJECTION to this application but expressed concerns that it would be overbearing on the neighbours opposite and out of keeping with the street scene.

Application No: EPF/2085/18

Officer: Jonathan Doe

Applicant Name: Mrs Gillian Osmond

Planning File No: 030088

Location: 33 Staples Road, Loughton, IG10 1HR

Proposal: Replace wooden windows with PVC-U sash windows.

The Committee OBJECTED to this application on the grounds that the design of windows was out of keeping with the street scene in this Conservation Area, particularly given the style of adjacent properties. Members suggested that timber sash windows painted white would be more appropriate.

Application No: EPF/2143/18

Officer: David Baker

Applicant Name: Mr James Docker

Planning File No: 024385

Location: 54 Ollards Grove, Loughton, IG10 4DW

Proposal: Application for variation of condition 3 "plan numbers" on planning application EPF/1870/17 (which gave approval for the erection of a replacement dwelling) – the revision being an amendment to the front parking area to provide a disabled parking bay and associated ramp and steps.

The Committee had NO OBJECTION to this application.

Application No: EPF/2183/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Dean Malone

Planning File No: 026615

Location: 110 Southern Drive, Loughton, IG10 3BY

Proposal: Two storey side and rear extension and single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2195/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Hallett

Planning File No: 009722

Location: Blackbirds, 39 Church Lane, Loughton, IG10 1PD

Proposal: Loft conversion with extended hip roof line and twin rear dormers. Side extension above existing garage. Partial extension of garage to the side (single storey).

The Committee had NO OBJECTION to this application.

The Committee considered the next two applications together.

Application No: EPF/2247/18

Officer: Corey Isolda

Applicant Name: Mr & Mrs Goldstein

Planning File No: 005670

Location: Woodberrie, Kings Hill, Loughton, IG10 1JE

Proposal: Proposed demolition of existing house and the erection of a replacement dwelling, garage, swimming pool with outbuildings, parking, landscaping and all associated development.

Application No: EPF/2254/18

Officer: Corey Isolda

Applicant Name: Mr & Mrs Goldstein

Planning File No: 005670

Location: Woodberrie, Kings Hill, Loughton, IG10 1JE

Proposal: Conservation Area Consent for proposed demolition of existing house and the erection of a replacement dwelling, garage, swimming pool with outbuildings, parking, landscaping and all associated development.

The Committee OBJECTED to these applications on the following grounds:

- i. Woodberrie has been previously designated as a Locally Listed Building (built in the characteristic Arts and Crafts style of local architect Herbert

- Tooley), The complete demolition of the property cannot maintain the authenticity of the building in this conservation area.
- ii. Members supported the comments of the landscaping officers regarding the adverse effect these proposals will have on many of the trees on this site.
 - iii. The site is difficult to access and the amount of materials to be brought in and taken away will be significantly more than under the 2016 proposal. This will adversely affect the neighbours and users of the surrounding roads.
 - iv. The application documentation, much of which related to an earlier application, EPF/3407/16, lacked clarity.

Application No: EPF/2250/18
Officer: Corey Isolda
Applicant Name: Millbrook
Planning File No: 011569
Location: 22 Stony Path, Loughton, IG10 1SJ

The Committee had NO OBJECTION to this application.

Application No: EPF/2257/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Elliot Hurst
Planning File No: 013240
Location: HealthPlus Clinic, 1A Southview Road, Loughton, IG10 3LG
Proposal: Change of use of existing health clinic (class D1) to dwelling (class C3).

The Committee had NO OBJECTION to this application.

Application No: EPF/2301/18
Officer: Jonathan Doe
Applicant Name: Mr I Umarji
Planning File No: 002975
Location: 1 Ollards Grove, Loughton, IG10 4DJ
Proposal: Variation of condition 2 `the development hereby permitted will be completed strictly in accordance with the approved drawings for EPF/3425/17. (Rear extension and addition of roof storey to the property to obtain four additional self-contained flats.) No proposed change of existing use).

The Committee had NO OBJECTION to this application but expressed concerns regarding the reduced size of the rooms necessary to accommodate the extra bedrooms and the potential effect on the health and wellbeing of those residents.

Application No: EPF/2303/18
Officer: Jonathan Doe
Applicant Name: Mr & Mrs Reon Hunt
Planning File No: 030086
Location: 44 Roding Road, Loughton, IG10 3ED
Proposal: Existing loft room dormer extension. 1st floor bathroom extension

The Committee had NO OBJECTION to this application.

Application No: EPF/2308/18

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Gendler

Planning File No: 018051

Location: 53 Harwater Drive, Loughton, IG10 1LP

Proposal: Single storey rear extension alterations to the existing rear extension & the provision of a pitched roof over both.

The Committee had NO OBJECTION to this application.

The Committee considered the next two applications together

Application No: EPF/2328/18

Officer: Sukhdeep Jhooti

Applicant Name: Miss Hanka Chojnacka

Planning File No: 030087

Location: Units 3-4, Boots, 3 Epping Forest Shopping Park, Langston Road Loughton, IG10 3UE

Proposal: 1 no welcome vinyl to window, 1 no pharmacy cross vinyl to window, 1 Boots logo vinyl above doors. 1 no Flex Face boxed sign internally illuminated to front elevation, also 1 no Flex Face boxed Sign internally illuminated to the back elevation. DDA spots to glazing and doors.

The Committee OBJECTED to the internally illuminated sign proposed for the back elevation as it was contrary to the guidelines for these units that there should be no illumination at the rear, visible from the M11 motorway. Members also objected to the pharmacy cross as it had been agreed with Epping Forest District Council that there would be no pharmacy in the Langston Road shopping centre in order to protect the same business already provided in the Broadway.

Application No: EPF/2344/18

Officer: Sukhdeep Jhooti

Applicant Name: Miss Hanka Chojnacka

Planning File No: 030087

Location: Unit 3-4, 3 Epping Forest Shopping Centre, Langston Road, Loughton, IG10 3UE

Proposal: Installing external 20 no condensers and cages to the back of Boots shop.

The Committee had NO OBJECTION to the installation of external condensers and cages.

Application No: EPF/2331/18

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Alison Thomas

Planning File No: 007979

Location: 127 Colson Road, Loughton, IG10 3RA

Proposal: Two storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2368/18

Officer: Robin Hellier

Applicant Name: Mr Andrew Hodson

Planning File No: 015828

Location: 28 Stony Path, Loughton, IG10 1SJ

Proposal: TPO/EPF/04/79 (Ref T22)

T1 Oak - Reduce dying stem by 3.5m & reduce other stem by up to 2m & 20% crown thin.

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/2371/18

Officer: Robin Hellier

Applicant Name: Mr Martin Cooper

Planning File No: 008268

Location: Loughton Lodge, Steeds Way, Loughton, IG10 1HX

Proposal: TPO/EPF/11/90

T1 Scots Pine, T2 Cedar, T3 Sycamore, T4 Cypress, G1 26 x Cypress - Crown reduce and selective branch reductions, 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.

Application No: EPF/2391/18

Officer: Muhammad Rahman

Applicant Name: Ms F Faux

Planning File No: 020641

Location: Blue Cedars, 17 Broadstrood, Loughton, IG10 2SB

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application but expressed concern at the security risk arising from the construction of a flat roof.

Application No: EPF/2392/18

Officer: Muhammad Rahman

Applicant Name: Mr Jonathan Medcraft

Planning File No: 029915

Location: 57 Southview Road, Loughton, IG10 3LQ

Proposal: Two storey side and rear extension.

The Committee had NO OBJECTION to this application.

535.2 Determinations and Works to Trees in Conservation Areas – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2354/18

Officer: Julie Cottrell

Applicant Name: Mrs J Leake
Planning File No: 017361
Location: Woodbury House, Woodbury Hill, Loughton, IG10 1JB
Proposal: York Hill Conservation Area
9 x Lawson Cypress - Remove & replace with evergreen hedging to achieve a height of 3 m.

Application No: EPF/2367/18
Officer: Robin Hellier
Applicant Name: Mr Martin Cooper
Planning File No: 008268
Location: Loughton Lodge, Steeds Way, Loughton, IG10 1HX
Proposal: York Hill Conservation Area.
Acacia 1, Acacia 2, Magnolia, Oak 1, Oak 2 & 2 x Alders - Crown reduce and selective branch reductions as specified.

535.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2253/18
Officer: David Baker
Applicant Name: Mr Norman Segal
Planning File No: 024057
Location: 3 Seymour Close, Loughton, IG10 3NW
Proposal: Certificate of Lawful Development for proposed side extension to existing house to form a utility room.

Application No: EPF/2275/18
Officer: Jonathan Doe
Applicant Name: Alan Barter
Planning File No: 014338
Location: 130 Church Hill, Loughton, IG10 1LH
Proposal: Certificate of lawful development for single storey rear extension.

535.4 Others – provided for information only: EPF/1191/18, EPF/2334/18, EPF/2339/18, EPF/2358/18, EPF/2427/18, EPF/2440/18

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

PL536 Decisions

536.1 Decisions by Epping Forest District Council

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

PL537 Licensing Applications

No licensing applications had come to the attention of officers.

PL538 Enforcement and Compliance

No reports had been received.

Signed:
Date: 1 October 2018