

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 15 January 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 K Latchford S Murphy

Officer: Debra Paris (Planning Committee Clerk)

7 members of the public

PL368 Apologies for Absence

No apologies for absence were received.

PL369 Declarations of Interest

The Committee declared a non-pecuniary interest in EPF/1677/17, EPF/3059/17 and EPF/3210/17 owing to comments received from the Loughton Residents Association Plans Group; and EPF/3185/17 as the architect was known to the Council.

Cllr Murphy declared a non-pecuniary interest in EPF/3240/17 as she was a neighbour and knew the applicant. She stated she would leave the meeting for this item.

Cllr Cochrane declared a non-pecuniary interest in EPF/3276/17.

Cllr Downing declared a non-pecuniary interest in EPF/3286/17 as he knew the applicant.

Cllr Angold-Stephens declared a non-pecuniary interest in EPF/3210/17 as she was a member of Loughton Methodist Church.

PL370 Confirmation of Minutes

The Minutes of the meeting held on 18 December 2017 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward application EPF/3410/17 after Agenda item 4.1.1, Matters for Report, as members of the public were interested in this item.

PL371 Matters for Report

371.1 Amended Plans

EPF/2312/17 - 11 Woodland Road, Loughton, IG10 1HQ – Part single storey and part two storey side and rear extensions – Min no PL307.1

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

Members welcomed the alterations made to this proposal.

The Committee had NO OBJECTION to this application.

PL372 Planning Applications

The following planning application was CONSIDERED and the plans inspected.

372.1 Application No: EPF/3140/17

Officer: Corey Isolda

Applicant Name: Ms Karen Pace

Planning File No: 029804

Location: 1 Stony Path, Loughton, IG10 1SJ

Proposal: Proposed two storey rear and side extensions including rear terrace.

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

The Committee had NO OBJECTION to this application, but expressed concern about the impact upon the neighbour at no 9 Stoney Path, as this proposal would cause loss of light. The Committee also requested the following condition that the lower ground floor extension remain ancillary to the main dwelling and not be used as a separate accommodation.

PL373 Matters for Report

373.1 Notice of Appeal

EPF/1677/17 – 56 Tycehurst Hill, Loughton, IG10 1DA – Demolition of existing dwelling and development of 6 flats within the footprint and volume of the approved new house reference EPF/1008/16 (Appeal ref no: APP/J1535/W/17/3186535) – Min no PL287.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application on the following grounds:

The proposal was out of character with this road and area, which was characterised by single occupation houses and would create an undesirable precedent. The site was positioned on a dangerous bend and in a dominating position on a hill. The development was considered overbearing and an overdevelopment of the site. It was reasonable to expect that the proposed accommodation would attract families, which, in turn, would add to the already considerable amount of parking in this area.

The Committee also expressed concern at the lack of landscaping proposed. This is contrary to policies CP2(iv), CP7 and DBE9(i) and (ii) of Epping Forest District Council's adopted Local Plan & Alterations, which were consistent with the National Planning Policy Framework.

373.2 EPF/2953/17 – Variation of Conditions 2 'plan numbers' and 3 'external finishes' of EPF/2198/15 (Proposed new dwelling on the site of previous tennis court).

The Committee had NO OBJECTION to this application.

373.3 Loughton Building Design Award

The Planning Committee Clerk reminded members that nominations for this award must be submitted by 31 January 2018.

PL374 Planning Applications

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

Application No: EPF/3059/17

Officer: Jonathan Doe

Applicant Name: Co-Operative Group Foods

Planning File No: 006876

Location: Sir Winston Churchill Now Landmark House, The Broadway, Loughton, IG10 3SP

Proposal: Variation of condition 10 'Hours of Use' on planning application EPF/2163/13 to be altered to 'The commercial uses hereby permitted shall not be open to customers / members outside the hours of 0730 to 2300 on Monday to Thursday, 0730 to 0000 (midnight) on Fridays and Saturdays and 0900 to 2300 on Sundays apart from the permitted Class A1 unit which shall not be open to customers / members outside the hours of 0700 to 2300 on Monday to Thursday, 0700 to 0000 (midnight) on Fridays and Saturdays and 0700 to 2300 on Sundays.(Demolition of Public House and garages and replacement with construction of a mixed use development, comprising retail and food and drink units (within classes A1, A3 and A4) at ground floor level and 64 residential units at upper floor levels (first to sixth floors), together with 64 car parking spaces, service yard, access and car parking)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Members felt the existing opening time of 7:30 was early enough. Extending the opening time to 7:00 would be detrimental to the amenity of residents occupying the dwellings above this retail outlet. Similar retail units in the locality that opened from 7:00 did not have residential properties attached to their sites.

Application No: EPF/3185/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Louka

Planning File No: 012287

Location: 6 Champions, Loughton, IG10 2SG

Proposal: Two storey rear extension and front canopy.

The Committee had NO OBJECTION to this application.

Application No: EPF/3210/17

Officer: James Rogers

Applicant Name: Loughton High Road (256) Limited

Planning File No: 017721

Location: Former Delivery Office, 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 NOTED the contents of two letters of objection.

The Committee registered a CONCERN for this application. Members felt that the proposed 5 storey development was too high and would cause significant harm to the character and appearance of the locality. Moreover, the proposal would be likely to set a precedent in favour of similarly harmful

development elsewhere in the locality that would exacerbate the harm caused to its character and appearance.

Application No: EPF/3233/17
Officer: Corey Isolda
Applicant Name: Mr Guy Murphy
Planning File No: 014333
Location: 101 Forest Road, Loughton, IG10 1EF
Proposal: New window inserted in side elevation at ground floor level - Amendment to EPF/0044/17.

The Committee had NO OBJECTION to this application.

Application No: EPF/3234/17
Officer: Sukhvinder Dhadwar
Applicant Name: Mr Andrew Goldstein
Planning File No: 008083
Location: 5 Shelley Grove, Loughton, IG10 1BY
Proposal: Detached single storey outbuilding for a games room and gym.

The Committee expressed a CONCERN that this application would be too imposing on the neighbour at no 6. If the applicant was willing to swing the outbuilding through 90° so that it faced his property and was positioned on the back boundary, members would be happy for the proposal to go ahead.

The Committee requested a condition, if the application was approved, that the building only be used as ancillary to the main dwelling and not as separate accommodation.

Application No: EPF/3235/17
Officer: David Baker
Applicant Name: Ms Samantha Jennings
Planning File No: 005617
Location: 1 Woodbury Hill, Loughton, IG10 1JB
Proposal: Retrospective application for retention of cement based composition wood grained cladding installed to replace tiles on rear, side and front elevations. (Amendment to EPF/2744/16).

The Committee had NO OBJECTION to this application, but deplored the retrospective application.

Cllr Murphy left the meeting.

Application No: EPF/3240/17
Officer: Corey Isolda
Applicant Name: Mr David Jarvis
Planning File No: 010436
Location: 3 Highview Close, Loughton, IG10 4EG
Proposal: Proposed two storey front and side extension.

The Committee had NO OBJECTION to this application.

Cllr Murphy rejoined the meeting.

Application No: EPF/3242/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr James Berlin
Planning File No: 007035
Location: 2 High Silver, Loughton, IG10 4EL
Proposal: Conversion of existing garage into a habitable room, first floor rear extension.

The Committee had NO OBJECTION to the conversion of the existing garage into a habitable room.

However, the Committee OBJECTED to the proposal for the rear extension, as they felt this was out of character with the rest of the property, which was contrary to policy DBE10(ii) of the Adopted Local Plan and Alterations, which is consistent with the National Planning Policy Framework.

Application No: EPF/3246/17
Officer: Robin Hellier
Applicant Name: Mrs Julie Rolls
Planning File No: 029784
Location: 5 Woodcote Mews, Loughton, IG10 4QS
Proposal: TPO/EPF/04/98 T1-T6 Black Poplars (TPO Ref T113-T118) - Fell.

The Committee was content for the removal of the two dead trees, T1 and T2 in this application. Members requested that they be replaced with trees of a similar native species.

In respect of trees T3-T6 in this application: 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.

Application No: EPF/3262/17
Officer: David Baker
Applicant Name: Mr & Mrs S Dale
Planning File No: 008811
Location: 33 Church Hill, Loughton, IG10 1QP
Proposal: Ground floor front extensions, two Juliet balconies and changes to roof line.

The Committee NOTED the contents of a letter of objection.

The Committee expressed a CONCERN for this proposal based on the following reasons:

- i) the two Juliet balconies at the front of the property were out of keeping with the street scene;
- ii) the extension was detrimental to the amenity of the neighbour at no 35, caused by overlooking.

Application No: EPF/3274/17
Officer: Jonathan Doe
Applicant Name: Mr & Mrs Taylor
Planning File No: 018628
Location: 62 Goldingham Avenue, Loughton, IG10 2JE

Proposal: Single storey front extension and single storey rear extension

The Committee had NO OBJECTION to this application.

Application No: EPF/3276/17

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Angie Auscough

Planning File No: 020734

Location: 20 Roundmead Avenue, Loughton, IG10 1QB

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3278/17

Officer: Robin Hellier

Applicant Name: Parker & Parkin (Agents)

Planning File No: 015853

Location: Richmond Court, High Road, Loughton, IG10 4QZ

Proposal: TPO\EPF\24\88 A1 Tree Works to T1 - T16 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/3286/17

Officer: David Baker

Applicant Name: Mr David Soper

Planning File No: 003945

Location: 3A York Hill, Loughton, IG10 1RL

Proposal: Change of use from residential flat (at first floor) to professional office use A2

Cllr Downing, having previously declared a non-pecuniary interest in this application, stated that in the circumstances he would not participate in the consideration of this proposal.

The Committee had NO OBJECTION to this application.

Application No: EPF/3295/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr C Downer

Planning File No: 029797

Location: 129 Colebrook Lane, Loughton, IG10 2HP

Proposal: Retrospective planning for single storey rear extension

The Committee NOTED the contents of a letter of objection.

The Committee deplored this retrospective application.

The Committee OBJECTED to this application on the grounds that it was too close to the neighbour's property at no 131. However, it would waive its objection if the extension was brought in-line with the side front wall.

Application No: EPF/3314/17
Officer: Sukhdeep Jhooti
Applicant Name: Charlotte Burns
Planning File No: 029791
Location: 13 Pyrles Green, Loughton, IG10 2NP
Proposal: Single storey front and rear extensions.

The Committee OBJECTED to the proposal for the rear extension in this application, as it was considered too overbearing on the neighbour due to the closeness to their property. The Committee confirmed it would waive its objection if the rear extension was moved to the middle of the property, away from the boundary of the neighbour at no 14.

Application No: EPF/3322/17
Officer: Corey Isolda
Applicant Name: David Hollingworth
Planning File No: 008118
Location: Barn Beech Farm, High Road, Loughton, IG10 4JJ
Proposal: Replacement of existing single storey front porch with a double height porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/3376/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr Saffet Okdeniz
Planning File No: 001369
Location: 168A High Road, Loughton, IG10 1DN
Proposal: Relocation of existing extract plant from low level to high level roof, addition of new high level ductwork to flank elevation over alley. Addition of access ladders to rear elevation to allow periodic servicing of roof plant.

The Committee OBJECTED to this application on the grounds that the impact on the residents of the top flat would be unbearable, which was contrary to policy DBE9(iv) of the Adopted Local Plan and Alterations, which is consistent with the National Planning Policy Framework.

Application No: EPF/3398/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr & Mrs Jon Robbins
Planning File No: 001468
Location: 57 Tycehurst Hill, Loughton, IG10 1BZ
Proposal: Rear ground floor single storey extension with side/rear three storey extension. As built material amendments to previous planning approval ref. EPF/2475/15. Extent of side extension reduced and opaque glazed fixed shut windows added to first floor side elevation en-suite bathrooms.

The Committee had NO OBJECTION to this application.

Application No: EPF/3445/17
Officer: Sukhdeep Jhooti
Applicant Name: Mrs Angela Worth
Planning File No: 017649

Location: 22 River Way, Loughton, IG10 3LH

Proposal: Certificate of lawful development for loft conversion.

The Planning Clerk reported that this application had been incorrectly listed and should have been included under “Deemed Permission – provided for information only”.

This application was NOTED by the Committee.

Application No: EPF/3463/17

Officer: Corey Isolda

Applicant Name: Mr James Lakey

Planning File No: 007537

Location: 11 Stonards Hill, Loughton, IG10 3EH

Proposal: Two storey part single storey rear extension. Detached outbuilding.

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

Application No: EPF/3473/17

Officer: Robin Hellier

Applicant Name: Mrs Karen Anello

Planning File No: 002734

Location: The Oaks, Whitakers Way, Loughton, IG10 1SQ

Proposal: TPO/EPF/04/79 T15 & T16. T1 Oak (T15) - Lateral reduction to provide 2.5 metres clearance from adjacent property. Clear stem to crown break. T2 Oak (T16) – Lateral reduction of limb over road by 3-4 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.

374.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/3388/17

Officer: David Baker

Applicant Name: Mr Ben Hawes

Planning File No: 029798

Location: 43 Sandford Avenue, Loughton, IG10 2AJ

Proposal: Certificate of lawful development for proposed loft conversion with rear dormer and three roof lights to front elevation.

374.3 Others – provided for information only: EPF/3224/17 and EPF/3319/17

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

PL375 Decisions

375.1 Decisions by Epping Forest District Council

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

PL376 Licensing Applications

No licensing applications had come to the attention of officers.

PL377 Enforcement and Compliance

No reports had been received.

Signed:

Date: 29 January 2018