

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 4 July 2016 at 7.45pm at 1 Buckingham Court.**

**Present:**

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

**Officers:** Vivienne Messenger (Planning Committee Clerk)

1 member of the public

**PL30 Apologies for Absence**

Apologies for absence were received from Cllr Abraham.

**PL31 Declarations of Interest**

Cllr Angold-Stephens declared a non-pecuniary interest in EPF/1545/16 as the member of the public registered to speak was representing the Loughton Methodist Church, of which she was also a member.

Cllrs Angold-Stephens, Cochrane, Davies, Downing, Latchford and Murphy declared a non-pecuniary interest in EPF/1545/16 owing to comments received from the Loughton Residents Association Plans Group.

**PL32 Confirmation of Minutes**

The Committee dismissed a request from the applicant of EPF/1379/16 to remove the sentence below from the Minutes of the last meeting at Min no PL24: 'Furthermore, the Committee deplored the completed works to the front parking area.'

The Minutes of the meeting held on 20 June 2016 were CONFIRMED as a correct record and signed by the Chairman.

**PL33 Planning Applications**

The Committee agreed to bring forward the following item as a member of the public was interested in this application.

**Application No:** EPF/1545/16

**Officer:** James Rogers

**Applicant Name:** c/o Agent

**Planning File No:** 017721

**Location:** 256 High Road, Loughton IG10 1RB

**Proposal:** Demolition of existing building and comprehensive redevelopment, comprising (sic) 30 new residential units, including the provision of amenity areas, secure cycle parking, car parking, refuse and recycling areas, landscaping and access.

The Committee NOTED the contents of three letters of objection.

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

The Committee OBJECTED to this application on the following grounds.

1. The 30-unit residential development was considered an overdevelopment of the site.
2. The 5-storey high apartment complex would set an unwelcome precedent in this section of the High Road.
3. The height of the buildings would result in the loss of amenity to neighbouring properties from overlooking and loss of light. The loss of light would particularly impact on the Loughton Methodist Church centre and reduce the light to the solar panels installed on the Lifeworks building roof.
4. Concern was expressed for the narrow site access road and that vehicles exiting might cause those vehicles entering to reverse onto the High Road, by a busy bus stop and close to the zebra crossing outside Morrisons.
5. The provision of only 24 car parking spaces was considered insufficient for this size of scheme despite its central location.

However, if the District Council was minded to grant this application, the Committee commented that future occupants of these flats should not be eligible for residents parking schemes in the town.

**PL34 Matters for Report**

**34.1 Notice of Appeal – EPF/0697/16 – 21 Alderton Hill, Loughton IG10 3JD – Demolition of existing property and erection of a replacement dwelling – (Appeal ref no: APP/J1535/W/16/3152218) – Min no PL906.1**

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

**34.2 Essex County Council – Statement of Community Involvement – Min no PL702**

The Committee NOTED the information received that Essex County Council and Southend-on-Sea Borough Council had submitted their Joint Replacement Waste Local Plan to 2032 to the Secretary of State for independent examination on 10 June 2016.

**34.3 Training and Conferences – Min no PL16**

The Committee APPROVED the attendance of Cllr Cohen at the Essex Association of Local Councils course, Councillor Training Day 1, on 5 July 2016 in Great Dunmow to enable her to claim travel expenses.

**PL35 Planning Applications**

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

**Application No:** EPF/0070/16

**Officer:** Moses Ekole

**Applicant Name:** Mr Bill Bassi

**Planning File No:** 017578

**Location:** 14 Park Hill, Loughton IG10 4ES

**Proposal:** Two storey front, side and rear extensions. Raising of existing ridge height and enlargement of roof and creation of a gable end feature at front elevation. Construction of two front dormers and one rear dormer to facilitate a loft construction.

The Committee considered the amended plans and OBJECTED to this application. Members were concerned the proposed works would result in an overdevelopment of a small site, which would be overbearing to the neighbours and overlook the properties at the rear in Cloverleys.

**Application No:** EPF/0542/16

**Officer:** Moses Ekole

**Applicant Name:** Mr Bob Bilsland

**Planning File No:** 024741

**Location:** 10 Swan Lane, Great Woodcote Park, Loughton IG10 4QW

**Proposal:** First floor side extension with 2 no. dormer windows to the front, 1 no. dormer window and balcony to the rear. New balcony to front.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1262/16

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr & Mrs Molloy

**Planning File No:** 024734

**Location:** 55 Meadow Road, Loughton IG10 4HY

**Proposal:** Single-storey side and rear extension, with raised rear patio/decking area.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1410/16

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr & Mrs Aquilina

**Planning File No:** 014525

**Location:** 71 Spring Grove, Loughton IG10 4QE

**Proposal:** Double storey side extension, rear double storey extension and loft conversion.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1466/16

**Officer:** David Baker

**Applicant Name:** Dr Saleem Sheikh

**Planning File No:** 024072

**Location:** 57 Church Lane, Loughton IG10 1NW

**Proposal:** Single storey front/side and rear extensions. First floor side and rear extension. 2 no rear dormer windows.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1506/16

**Officer:** Ian Ansell

**Applicant Name:** Mr Alex Cassidy

**Planning File No:** 022982

**Location:** 7 Fairmeads, Loughton IG10 2NE

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

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1523/16CA

**Officer:** Jonathan Doe

**Applicant Name:** Mr Benjamin Shankland

**Planning File No:** 005123

**Location:** 49 York Hill, Loughton IG10 1HZ

**Proposal:** Replacement of garage at front of existing building with improved entrance.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1528/16

**Officer:** Jonathan Doe

**Applicant Name:** Mrs D Campbell

**Planning File No:** 024744

**Location:** 73 Meadow Road, Loughton IG10 4HY

**Proposal:** Single storey rear extension and first floor side extension over existing utility room.

The Committee was concerned for the loss of light to the neighbouring property at no 71 Meadow Road.

**Application No:** EPF/1592/16

**Officer:** Jonathan Doe

**Applicant Name:** Mrs Debbie Stubbs

**Planning File No:** 005003

**Location:** 72 High Beech Road, Loughton IG10 4BL

**Proposal:** New build 1800mm close boarded timber fence situated on Forest View Road.

The Committee had NO OBJECTION to this application.

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

**Application No:** EPF/1483/16

**Officer:** Robin Hellier

**Applicant Name:** Mr Douglas Pratt

**Planning File No:**

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

**Proposal:** York Hill Conservation Area - T1 & T2: Ash. T3: Lime, T4: Sycamore - Crown reductions as specified and deadwooding.

The Committee NOTED this application.

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

**Application No:** EPF/1455/16

**Officer:** Moses Ekole

**Applicant Name:** Mr & Mrs T Hiles

**Planning File No:** 024732

**Location:** 104 Southern Drive, Loughton IG10 3BX

**Proposal:** Certificate of Lawful Development for roof extension including 1 no. rear dormer window to facilitate a loft conversion.

The Committee NOTED this application.

**Application No:** EPF/1487/16

**Officer:** Jonathan Doe

**Applicant Name:** Mr Cesar Pena Raga

**Planning File No:** 024691

**Location:** 26 Chandler Road, Loughton IG10 2LQ

**Proposal:** Certificate of Lawful Development for a proposed single storey ground floor extension, full width rear dormer window and porch.

The Committee NOTED this application.

**Application No:** EPF/1564/16

**Officer:** Jonathan Doe

**Applicant Name:** Mr A Cresswell

**Planning File No:** 018154 & 011929

**Location:** 2A Summerfield Road, Loughton IG10 4QD

**Proposal:** Certificate of Lawful Development for a proposed front brick wall, gate and railings.

The Committee NOTED this application.

**35.4 Others – provided for information only – EPF/1439/16, EPF/1444/16, EPF/1456/16, EPF/1547/16, EPF/1554/16, EPF/1607/16, EPF/1609/16, EPF/1647/16 and EPF/1716/16**

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

**PL36 Decisions**

**36.1 Decisions by Epping Forest District Council**

The Planning Decisions for April and May 2016 from Epping Forest District Council were NOTED.

**PL37 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL38 Enforcement and Compliance**

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 20 – 28 June 2016.

**Signed:**.....

**Date:** 18 July 2016