

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 1 October 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

**Also Present**

**Councillor:** D Wixley

**Officer:** Debra Paris (Planning Committee Clerk)

**PL539 Apologies for Absence**

No apologies for absence were received.

**PL540 Declarations of Interest**

Cllr Wixley declared a non-pecuniary and non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. He stated that any views he gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

All members declared a non-prejudicial interest in the following items:

item 5 on the agenda, Essex County Council Planning Application CC/EPF/31/18, as the Town Council, owned part of the affected land at Hillyfields Open Space; and

item 8, Licensing Application for Gem of Essex, owing to comments received from the Loughton Residents Association Plans Group.

**PL541 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 17 September 2018 amended from those circulated, to read at Min no PL530 Declarations of Interest "Cllr Cochrane declared a non-pecuniary interest in EPF/2083/18, as she was acquainted with the architect", were CONFIRMED as a correct record and signed by the Chairman.

**PL542 Matters for Report**

**542.1 Amended Plans**

**EPF/2183/18 – 110 Southern Drive, Loughton, IG10 3BY – Proposal: Two storey side and rear extension, rear dormer and single storey rear extension.\*\* Amended description and plans \*\* – Min no PL535.1**

The Committee had NO OBJECTION to this application.

**542.2 Epping Forest District Council – Parking Restriction Proposals**

The Committee NOTED that this consultation closed on 24 September 2018 and ratified the response made by the Town Clerk, after collating members' views, under delegated powers as follows:

**1. Nursery Road, Connaught Avenue and Shaftesbury, Loughton**

The Town Council expresses general SUPPORT for this scheme particularly those in Connaught Avenue and Shaftesbury. However, the ward member is disappointed that earlier requests to NEPP for double yellow lines on both the wooded and green sides of lower Nursery Road down to Smarts Lane to prevent dangerous parking along this stretch of road appear not to have been included. This would help prevent commuter parking displaced from Connaught Avenue.

Additionally, the Nursery Road scheme excludes any CPZ measures in the remaining parts of this road, or any of the roads leading off despite, we understand, the submission of a local petition supporting such measures. Displacement parking has already occurred in other areas of the town and more careful consideration at this stage should negate the need for any further review.

**2. Spareleaze Hill, Loughton**

The Town Council OBJECTS to this proposal. This is one of the widest residential roads in Loughton which provides sufficient off-street parking for its residents despite commuter parking. Most properties have adequate space for at least 3 - 4 vehicles within their curtilages.

Whilst recognising that some form of restriction may be required in the lower section near the junction with Brook Road, any further restriction of parking in this road using yellow lines will displace vehicles on to far more unsuitable local roads that are narrower with little off-street parking for their residents.

The Town Council does not support the actions of residents attempting to restrict parking on the highway directly outside their property unless this was for an emergency situation.

The Council supports the introduction of controlled parking in the numerous estate roads that only have limited room for residents to park their cars nearby, but clearly this does not apply to Spareleaze. Given the pressure on budgets creating a parked car free zone in this particular road should not be a priority and could lead to another potential problem; increased traffic speed on this wide road.

**3. Whitehills Road, Loughton**

The Town Council SUPPORTS this proposal but requests rigorous enforcement of such parking restrictions to ensure that they are effective.

**PL543 Essex County Council Planning Application CC/EPF/31/18 – Hillyfields Open Space adjacent to Pyrles Lane, Loughton – Proposed excavation and**

**engineering works to form an earth embankment bund to capture, store and regulate the downstream flow of surface water**

The Committee had NO OBJECTION to this application.

**PL544 Planning Applications**

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

**Application No:** EPF/2324/18

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Neil Papley

**Planning File No:** 001860

**Location:** 38 Chigwell Lane, Loughton, IG10 3NY

**Proposal:** 1.3 x 3.1 metre illuminated fascia sign.

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

**Application No:** EPF/2389/18

**Officer:** David Baker

**Applicant Name:** Mr Darran MacNaughton

**Planning File No:** 026055

**Location:** 11 The Beacons, Loughton, IG10 2SQ

**Proposal:** Proposed new front boundary wall with timber sliding gates.

The Committee OBJECTED to this application on the grounds that it would be detrimental to the open aspect of the street scene. Members felt the wall was too high and too prominent in this location and that it would obscure the view around the corner for drivers.

The Committee suggested that the proposal would better compliment the environs if the wall remained at its current height, and was brick built, with iron gates and railings, that were no higher than 1500mm, with native planting behind to soften its impact on the street scene.

**Application No:** EPF/2401/18

**Officer:** Robin Hellier

**Applicant Name:** Mr Wickham

**Planning File No:** 019473

**Location:** High Elms, 1 Nafferton Rise, Loughton, IG10 1UB

**Proposal:** TPO/EPF/16/87

T5 - Yew - Crown lift 4-5m, reduce spread by up to 2m.

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/2433/18

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr G Atkins

**Planning File No:** 017007

**Location:** 67 The Lindens, Loughton, IG10 3HT

**Proposal:** First floor extension over garage with 2x roof lights and external faux timbering to match existing (Amendment to EPF/2141/17).

The Committee had NO OBJECTION to this application.

The Committee considered the next two applications together

**Application No:** EPF/2459/18

**Officer:** Robin Hellier

**Applicant Name:** Mr David Foskett

**Planning File No:** 026711

**Location:** 47 Upper Park, Loughton, IG10 4EQ

**Proposal:** TPO/CHI/04/70 A1

Sequoia (Adj to T1 Pine), T2: Aspen, T3: Sequoia, T4: Lime, T5 & T6: Horse Chestnuts - Height & lateral crown 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/2551/18

**Officer:** Robin Hellier

**Applicant Name:** Mr David Foskett

**Planning File No:** 026711

**Location:** 47 Upper Park, Loughton, IG10 4EQ

**Proposal:** TPO/CHI/04/70 A1

T1: Pine - 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.

Furthermore, members agreed with the Arboricultural Report that remaining trees should have a TPO placed on them.

**Application No:** EPF/2467/18

**Officer:** Robin Hellier

**Applicant Name:** Mr Barry Marks

**Planning File No:** 005839

**Location:** 7 Ripley View, Loughton, IG10 2PB

**Proposal:** TPO/EPF/29/08

T2: Ash, T3: Buckeye, T4: Ash, T5: Norway Maple, T6: Horse Chestnut, T7: Cedar - Crown 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/2491/18  
**Officer:** Robin Hellier  
**Applicant Name:** Mrs Suzanne Cadisch  
**Planning File No:** 009002  
**Location:** 16 The Uplands, Loughton, IG10 1NH  
**Proposal:** TPO/EPF/20/94  
T1: Monteray Cypress - 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.

**Application No:** EPF/2495/18  
**Officer:** Corey Isolda  
**Applicant Name:** Mr David Eden  
**Planning File No:** 029804  
**Location:** 1 Stony Path, Loughton, IG10 1SJ  
**Proposal:** Two storey side and rear extension.

The Committee OBJECTED to this application, stating that it was out of keeping for the Conservation Area, and requested a current tree report be provided, as advised by the Tree and Landscaping Department.

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

The Committee NOTED the following applications:

**Application No:** EPF/2325/18  
**Officer:** Jonathan Doe  
**Applicant Name:** Mrs Mariyana Prokopieva  
**Planning File No:** 029957  
**Location:** 9 Rochford Green, Loughton, IG10 2BT  
**Proposal:** Certificate of Lawful Development for demolition of existing conservatory and the construction of a single storey rear extension.

**Application No:** EPF/2403/18  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mr Robert Wiggs  
**Planning File No:** 030096  
**Location:** 51 Spring Grove, Loughton, IG10 4QD  
**Proposal:** Certificate of Lawful Development for proposed single storey side extension & two dormers on the rear roof slope, one with Juliet balcony.

**Application No:** EPF/2477/18  
**Officer:** Sukhdeep Jhooti  
**Applicant Name:** Mr Singh  
**Planning File No:** 017351

**Location:** Foxwood, Nursery Road, Loughton, IG10 4DZ

**Proposal:** Certificate of Lawful Development for a proposed outbuilding.

**Application No:** EPF/2295/18

**Officer:** Muhammad Rahman

**Applicant Name:** Mr D. Davis

**Planning File No:** 030098

**Location:** 4 Bryony Close, Loughton, IG10 3PG

**Proposal:** Certificate of Lawful Development for replacement of existing windows & doors to the front & rear elevations. Single glazed windows & doors to be replaced with double glazed UPVC windows & composite doors.

- 544.3 Others – provided for information only:** EPF/2442/18 and EPF/2532/18  
The Committee NOTED the information received from Epping Forest District Council.

**PL545 Decisions**

**545.1 Decisions by Epping Forest District Council**

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

**545.2 Decisions by Essex County Council**

The granting of application no CC/EPF/48/17/1/1 by Essex County Council was NOTED.

**PL546 Licensing Applications**

**546.1 Notice of application for a new Premises Licence under the Licensing Act 2003 in respect of Gem of Essex, Connaught House, 112-120 High Road, Loughton, IG10 4HJ.**

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this proposed licensing application on the grounds of the prevention of crime and disorder and the prevention of public nuisance, confirming that the neighbouring property had residential accommodation above and the occupants would be adversely affected by the late operation of this licence.

If Epping Forest District Council, Licensing Unit, is minded to grant this licence the Committee requested that the hours for the sale of alcohol and for recorded music be reduced, to cease at 22:30 hours, and that no off sales be permitted.

**PL547 Enforcement and Compliance**

No reports had been received.

**Signed:** .....

**Date:** 15 October 2018