

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 12 November 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officer: Debra Paris (Planning Committee Clerk)

8 members of the public

PL569 Apologies for Absence

Apologies for absence were received from Cllr Downing.

PL570 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications EPF/2664/18 as the person speaking against this application was known to the Committee, and EPF/2745/18 as the objector was known to the Committee.

The Committee AGREED to bring forward the following Agenda items: 4.1.1 EPF/1424/18 under Matters for Report, and planning applications EPF/2016/18, EPF/2664/18 and EPF/2691/18, after Agenda item 3, Confirmation of Minutes, as members of the public were interested in these applications.

PL571 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 29 October 2018 were CONFIRMED as a correct record and signed by the Chairman.

PL572 Matters for Report

572.1 EPF/1424/18 – Land adjacent 240 The Broadway, Loughton, IG10 3TF – Proposal: Proposed four bedroom detached dwelling – Min no PL496.1

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

Members noted that very little had changed from the previous plans. The Committee OBJECTED to this application, reiterating its previous comments which were:

The Committee OBJECTED to this application which was considered an overdevelopment of the site and garden grabbing. The site was immediately adjacent to Green Belt land and had no proper access. This was therefore contrary to policies DBE4, DBE8 & DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

The Committee was aware of the recent European Court of Justice ruling on Habitats Regulations Assessments. 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.

PL573 Planning Applications

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

Application No: EPF/2016/18

Officer: Sukhdeep Jhooti

Applicant Name: Stanoak

Planning File No: 010358

Location: 38 High Beech Road, Loughton, IG10 4BL

Proposal: Alteration of existing building into two 4 bedrooms houses.

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

The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to this application, but requested a condition for soft landscaping at the front of the property in order to maintain the 'leafy' aspect of High Beech Road.

Application No: EPF/2664/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Bedford Flanagan

Planning File No: 020825

Location: 20 Wellfields, Loughton, IG10 1NX

Proposal: Proposed alterations to provide 5 bed house with first floor extension & loft extension, adding 3 new dormers and a change of use from garage to study (revised application to EPF/1717/18).

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

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that the proposal was bulky and overbearing at the upper floor levels and there was concern for overlooking of neighbours at the first floor.

Application No: EPF/2691/18

Officer: Muhammad Rahman

Applicant Name: Mr Tony Lane

Planning File No: 021991

Location: 30 The Crescent, Loughton, IG10 4PY

Proposal: First floor, front, side & rear extensions.

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

The Committee OBJECTED to this application stating that the proposal was overbearing, bulky and unsympathetic to the street scene. The roofline was excessive and out of keeping. Members felt the hipped roof should be maintained and that the proposed gable ends were unsuitable. The proposal to extend up to the building line at first floor level was unacceptable and detrimental to the amenity of neighbours. The Committee felt that the proposed increase in the footprint of this application was excessive for the plot size.

This was contrary to policies CP2(iv), CP7(ii), DBE9(i) and (ii); and DBE10(i) and (ii) of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

PL574 Matters for Report

574.1 EPF/1797/18 – 4 West View, Loughton, IG10 1TA – Proposal: Erection of part second floor to existing single storey, infill covered porch area with double floor extension, single rear extension, garage conversion new detached garage – Min no PL505.1

The Committee RATIFIED the withdrawal of its previous objection, submitted under delegated powers by Town Council Officers, following information received from Epping Forest District Council.

574.2 EPF/2551/18 – 47 Upper Park, Loughton, IG10 4EQ – Proposal: TPO/CHI/04/70 A1 T1: Pine – Fell – Min no PL544.1

The Planning Committee Clerk reported information had been received from the District Council's Tree Officer, that following inspection of the Pine tree he recommended felling owing to its growth pattern as a result of the close proximity to a Sequoia Redwood. In the circumstances, Members were asked to consider waiving its objection to the felling of the tree.

The Committee AGREED to withdraw its OBJECTION to this application.

PL575 Planning Applications

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

Application No: EPF/2523/18

Officer: Muhammad Rahman

Applicant Name: Ms Samantha Jennings

Planning File No: 015837

Location: 14 Ollards Grove, Loughton, IG10 4DW

Proposal: Single storey rear extension and rear patio area, first floor side extension (Renewal of Previous Consent EPF/2185/15).

The Committee had NO OBJECTION to this application.

Application No: EPF/2570/18

Officer: Ian Ansell

Applicant Name: Mr Inderpal Matharu

Planning File No: 001458

Location: 8-10 High Beech Road, Loughton, IG10 4BL

Proposal: A sign displaying a company name & contact details fixed to the top of the boundary fence facing the public car park adjacent to the subject property (Revised application to EPF/0301/18).

The Committee had NO OBJECTION to this application.

Application No: EPF/2703/18

Officer: Muhammad Rahman

Applicant Name: Mr John Joannu

Planning File No: 007099

Location: 35 Hilltop, Loughton, IG10 1PX

Proposal: Loft conversion, featuring hip to gable end roof, full width dormer assembly, roof windows and Juliet balcony.

The Committee had NO OBJECTION to this application. Members noted, however, that this was the same proposal as application EPF/2702/18, listed under Deemed Permission.

Application No: EPF/2724/18

Officer: Corey Isolda

Applicant Name: Soni Enterprises Ltd

Planning File No: 008205

Location: 15 The Broadway, Loughton, IG10 3SP

Proposal: Proposed replacement aluminium and glazed shopfront with retractable canopy.

The Committee had NO OBJECTION to this application.

Application No: EPF/2727/18

Officer: Jonathan Doe

Applicant Name: Mt James Ward

Planning File No: 030134

Location: 4 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: First floor roof extension with box dormer assembly to the side of the sloping roof. Roof windows to main slope.

The Committee had NO OBJECTION to this application.

Application No: EPF/2745/18

Officer: Muhammad Rahman

Applicant Name: Mrs L Irow

Planning File No: 008223

Location: 22 Forest Road, Loughton, IG10 1DX

Proposal: Change of use of ground floor from A1 Use (shops) to A3 Use - restaurants and cafes (Renewal of EPF/2800/15).

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2763/18

Officer: Muhammad Rahman

Applicant Name: Mr Mario Robledo Ubago

Planning File No: 026235

Location: 196 Roding Road, Loughton, IG10 3BS

Proposal: Two-storey side & single storey rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/2783/18

Officer: Muhammad Rahman

Applicant Name: Ms Michelle Shaw

Planning File No: 030142

Location: 32 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Single storey side & rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2795/18

Officer: Muhammad Rahman

Applicant Name: Mrs Gill Richardson
Planning File No: 019992
Location: 29 Pyrles Lane, Loughton, IG10 2NW
Proposal: Proposed rear single storey extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2800/18
Officer: Robin Hellier
Applicant Name: Mr Peter Doe
Planning File No: 016375
Location: 32 Spring Grove, Loughton, IG10 4QD
Proposal: TPO/EPF/10/92
T1 Willow - Reduce top to previous pruning points.
Crown balance by reducing selected peripheral branches by up to 4m.
30% 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/2832/18
Officer: Robin Hellier
Applicant Name: Mrs Angela Harper
Planning File No: 009930
Location: 6 Cheltenham Gardens, Loughton, IG10 3AW
Proposal: TPO/EPF/20/88 T1
T1 Oak - Reduce branches overhanging 67, 69 & 71 Neville Way and 8 Cheltenham Gardens, as specified.
Crown lift to 5m.
Crown thin by 20%.

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.

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

Application No: EPF/2787/18
Officer: Julie Cottrell
Applicant Name: Mrs Vanessa Neal
Planning File No: 023547
Location: 5 Kings Green, Loughton, IG10 1RJ
Proposal: York Hill Conservation Area.
T1 Hornbeam- crown reduce to previous pruning points.

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

575.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2702/18

Officer: Marie-Claire Tovey

Applicant Name: Mr John Joannu

Planning File No: 007099

Location: 35 Hilltop, Loughton, IG10 1PX

Proposal: Certificate of Lawful Development for proposed loft conversion, featuring hip to gable end roof, full width dormer assembly, roof windows and Juliet balcony.

Application No: EPF/2791/18

Officer: Muhammad Rahman

Applicant Name: Ms Michelle Shaw

Planning File No: 030144

Location: 32 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Certificate of Lawful Development for proposed hip to gable conversion with hip gable end window & two roof lights to front elevation.

Application No: EPF/2823/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Mike Tovey

Planning File No: 030126

Location: 18 Newnham Close, Loughton, IG10 4JG

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion.

575.4 Others – provided for information only: EPF/2623/18, EPF/2742/18, EPF/2743/18, EPF/2815/18, EPF/2825/18, EPF/2827/18 and EPF/2868/18

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

PL576 Decisions

576.1 Decisions by Epping Forest District Council

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

576.2 Decisions by Essex County Council

The granting of application no CC/EPF/31/18 by Essex County Council was NOTED.

PL577 Licensing Applications

No licensing applications had come to the attention of officers.

PL578 Enforcement and Compliance

No reports had been received.

Signed:

Date: 26 November 2018