

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 29 October 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: S Murphy (in the Chair)
P Abraham T Cochrane C Davies (from Min no 560)
M Stubbings (as substitute for Cllr Latchford)

Officer: Debra Paris (Planning Committee Clerk)

2 members of the public

PL557 In the absence of the Chairman and Vice Chairman the Committee elected Cllr Murphy to chair this meeting.

PL558 Apologies for Absence

Apologies for absence were received from Cllrs Angold-Stephens, Latchford and Downing. The Planning Committee Clerk reported that Cllr Stubbings had been nominated as substitute for Cllr Latchford for this meeting.

PL559 Declarations of Interest

The Committee declared a non-pecuniary interest in the following items:

Planning application EPF/2624/18 as the applicant was known to the Committee; and Notices of Appeal EPF/1012/17, EPF/3059/17, EPF/0162/18, EPF/0160/18 and planning application EPF/2667/18 owing to comments received from the Loughton Residents Association Plans Group.

PL560 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 15 October 2018 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application EPF/2667/18 after item 4.1, Amended Plans, on the agenda as members of the public were interested in those items.

Cllr Davies joined the meeting during the next item.

PL561 Matters for Report

561.1 EPF/2040/18 – 69 Church Hill, Loughton, Essex, IG10 1QP – Proposal: Demolition of the existing bungalow and replacement with a block of 10 apartments. ** Revised plans - revised car parking and amenity space provision ** – Min no PL522.1

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

The Committee NOTED the contents of 3 letters of objection.

The Committee OBJECTED to this application, reiterating the following grounds previously stated:

The proposal for 10 apartments was considered an overdevelopment of the plot by reason of its massing and height. This would cause harm to the character and appearance of the locality and set a dangerous precedent for future developments, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1(i), which are consistent with the National Planning Policy Framework.

By reason of its siting and layout, the proposal would be detrimental to neighbouring properties, in both Church Hill and The Uplands, from overlooking, loss of light and visual impact, contrary to Local Plan and Alterations policies DBE9 (i), (ii) and (iii), which are consistent with the National Planning Policy Framework.

The Committee considered the plot could suitably accommodate two separate dwellings with adequate parking provision, but the site was inappropriate for a development of this size.

If the Planning Authority is minded to grant this application, the Committee also requested that the following conditions be imposed: to restrict demolition and building work hours to the Council's usual standard hours and to require wheel-washing equipment on-site.

Additionally, the Committee felt that the recent European Court of Justice ruling on Habitats Regulations Assessments was relevant to this application that sought to increase and enlarge what was a single family house into multiple dwellings. 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.

Members also expressed concern regarding:

- i) the possible impact of subsidence to neighbouring properties caused by the increased foundations for a proposal of this size in a location resulting in high water levels; and
- ii) the proposed revised parking provision would be to the detriment of the residents of neighbouring properties, resulting in noise and air pollution, contrary to Draft Local Policy DM21, Local Environment Impacts, Pollution and Land Contamination.

PL562 Planning Application

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

Application No: EPF/2667/18

Officer: Sukhdeep Jhooti

Applicant Name: Ms Thi Bui

Planning File No: 006869

Location: 193 High Road, Loughton, IG10 4LF

Proposal: Change of use for purposes within use class A1(shop) to use as a nail bar.

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

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal exceeded the permitted percentage of non-retail usage of primary frontage and was detrimental to the character and vitality of the High Road.

PL563 Matters for Report

563.1 Notices of Appeal

EPF/1012/17 – 12A Alderton Close, Loughton, IG10 3HQ – Proposal: Residential redevelopment to provide 4 x 3 bed houses (Appeal ref no. APP/J1535/W/18/3202935) – Min no PL268.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments which were:

The Committee, whilst taking into consideration the reduction in the number of proposed dwellings, OBJECTED to this amended application, reiterating its original comments which were:

This proposal was considered garden grabbing and therefore contrary to National Planning Policies.

Members drew the Planning Authority's attention to the reasons cited for the refusal of the previous application for this location, EPF/0421/05. These stated that "the proposed vehicle access is of inadequate width to enable vehicles to pass and it is therefore unsuitable to serve two dwellings". The new proposal for ~~five~~ 4 x 3-bedroomed dwellings would bring such an increase in vehicle movements as to constitute a danger to highway safety.

The proposal would also have a detrimental impact on the neighbouring properties in Alderton Close and The Lindens contrary to Policy DBE2 of Epping Forest District Council's adopted Local Plan & Alterations.

563.2 EPF/3059/17 – Co-Operative Group Foods, 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) (Appeal ref no. APP/J1535/W/18/3203201) – Min no PL374.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application. 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.

563.3 EPF/0162/18 – 11 Crossfields, Loughton, IG0 3PY – Proposal: Erection of new dwelling and detached garage, following demolition of existing garage. (Appeal ref no. APP/J1535/W/18/3208248) – Min no PL426.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments which were:

The Committee considered the amended plans for this application and reiterated its previous comments, which were:

The Committee OBJECTED to this application on the grounds that it was garden grabbing. It was a too cramped overdevelopment of the site, which would have a detrimental effect on the neighbours. The vehicle access arrangements were inadequate for the proposal and would be detrimental to the street scene. This was contrary to Local Plan and Alterations policies CP2(ii) and (iv), CP7, DBE1, DBE6 and DBE11(i), which are consistent with the National Planning Policy Framework.

Members NOTED that the removal of the garage in this revision further exacerbated the inadequate parking provision.

563.4 EPF/0160/18 – 113 Church Hill, Loughton, IG0 1QR – Proposal: Residential development of 10 apartments with associated parking and external amenity space. (Appeal ref no. APP/J1535/W/18/3207801) – Min no PL429.1

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application on the following grounds:

The proposal was an overdevelopment and three storeys were considered too high. The number of proposed dwellings was excessive for this site and the parking provision was inadequate.

Members commented it was of poor design and out of keeping with properties in this area, having a detrimental effect on the street scene. Contrary to policies CP2(iv), CP7 and DBE1 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

563.5 EPF/0640/18 – Sterling House, Langston Road, Loughton, IG10 3TS Proposal: Prior approval for proposed change of use from offices (Class B1(a)) to 129 residential units (Class C3) – (Appeal ref no. APP/J1535/W/18/3206890) – Min no PL418.4

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

PL564 Training and Conferences

The Committee APPROVED the attendance of Cllr Jogia at the forthcoming EALC training sessions in Great Dunmow for the purposes of paying travel expenses:

Councillor Advanced Training day 1 Tuesday 27 November 2018, 10 - 3.30

Councillor Advanced Training day 2 Tuesday 11 December 2018, 10 – 3.30

Training fees were £85 per day.

PL565 Planning Applications

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

Application No: EPF/2624/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Creevy

Planning File No: 003084

Location: 12 Albion Park, Loughton, IG10 4RB

Proposal: Two storey rear extension and front canopy.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was excessive in size and scale and was detrimental to the amenity of neighbours at no 14 causing overlooking and loss of daylight.

This was contrary to policies DBE9 and DBE10 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/2637/18

Officer: Jonathan Doe

Applicant Name: Mr Victor Khatri

Planning File No: 029914

Location: 5 Hampton Mead, Loughton, IG10 1TX

Proposal: Two-storey side/rear extension (revised application to EPF/0825/18).

The Committee had NO OBJECTION to this application.

Application No: EPF/2643/18

Officer: Corey Isolda

Applicant Name: Mr Steven Awosunle

Planning File No: 016325

Location: 99 Forest Road, Loughton, IG10 1EF

Proposal: Single storey rear extension & first floor rear dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/2648/18

Officer: Robin Hellier

Applicant Name: Mr Alan Wells

Planning File No: 019827

Location: 2 Brancaster Place, Church Hill, Loughton, IG10 1QN

Proposal: TPO/EPF/02/16

T2 & T3 Cedar - Fell and replace, 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.

Application No: EPF/2658/18

Officer: Robin Hellier

Applicant Name: Mrs Yvonne Brand

Planning File No: 003306

Location: Homecherry House, 86 High Road, Loughton, IG10 4QU
Proposal: TPO/EPF/09/82
T1 & T4 Ash, T5 Sycamore - Crown reduce, lift & thin, as specified.
T2 & T3 Lime - Re-pollard.

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/2668/18
Officer: David Baker
Applicant Name: Mr & Mrs Michael & Clare Oliver
Planning File No: 008783
Location: 67 Parkmead, Loughton, IG10 3JW
Proposal: New outbuilding in the rear garden to be used as play area/gym with separate store.

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

The Committee AGREED to consider the next two applications together.

Application No: EPF/2673/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Pav Singh
Planning File No: 023931
Location: 57 Wellfields, Loughton, IG10 1PA
Proposal: Provision of new front enclosure using 2 metre high brick walls & metal railings with a sliding gate. (Amendment to EPF/1899/17).

Application No: EPF/2678/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Pav Singh
Planning File No: 024181
Location: 59 Wellfields, Loughton, IG10 1PA
Proposal: Provision of new front enclosure using 2 metre high brick walls and metal railings with a sliding gate (amendment to EPF/1891/17).

Members deplored the retrospective nature of these applications.

The Committee OBJECTED to these proposals on the grounds that there was insufficient space off the highway on this busy road for a car to pull up safely and wait for gates to open. Members suggested that the gates should be set further back. The piers and railings were too high and out of keeping with the green aspect of the street scene which was detrimental to neighbouring properties.

Should the District Council be minded to grant the application, the Committee requested native planting behind the railings to soften its impact on the street scene.

Application No: EPF/2675/18
Officer: Corey Isolda
Applicant Name: Mr Paul Davies-James
Planning File No: 030124
Location: 157 Smarts Lane, Loughton, IG10 4BP
Proposal: Single storey rear infill extension.

The Committee had NO OBJECTION to this application.

565.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/2634/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr & Mrs Alderslade
Planning File No: 018287
Location: 41 Sparelease Hill, Loughton, IG10 1BS
Proposal: Certificate of Lawful Development for Proposed single storey outbuilding with a swimming pool.

565.3 Others – provided for information only: EPF/2610/18, EPF/2695/18 and EPF/2786/18

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

PL566 Decisions

566.1 Decisions by Epping Forest District Council

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

PL567 Licensing Applications

No licensing applications had come to the attention of officers.

PL568 Enforcement and Compliance

No reports had been received.

Signed:
Date: 12 November 2018