

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 26 November 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)

Also in attendance:

Councillors: M Stubbings (for Tree Presentation only)

Robin Hellier (Tree and Landscape Officer, Epping Forest District Council)

Julie Cottrell (Technical Officer, Trees and Landscape, Epping Forest District Council)

20 members of the public

The meeting was preceded at 7.15pm by a short presentation on tree and landscaping matters, given by Mr Hellier and Ms Cottrell.

PL579 Apologies for Absence

No apologies for absence were received.

PL580 Declarations of Interest

Cllr Latchford declared a non-pecuniary interest in agenda item 4.2.3, Notice of Appeal, EPF/1315/18, as he knew the applicant.

Cllr Angold-Stephens declared a non-pecuniary interest in Planning Applications, EPF/2881/18, as she lived close by to the application site; and EPF/2965/18 as she knew the applicant.

The Committee declared a non-pecuniary interest in agenda item 4.2.1, Notice of Appeal, EPF/2885/17 and planning application EPF/2881/18 owing to comments received from the Loughton Residents Association Plans Group.

PL581 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 12 November 2018 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward the following planning applications EPF/2746/18 and EPF/2881/18 before Agenda item 4, Matters for Report, as members of the public were interested in these applications.

PL582 Planning Applications

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

Application No: EPF/2746/18

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Angela Harding

Planning File No: 030156

Location: 88 Smarts Lane, Loughton, IG10 4BS

Proposal: Proposed part single and part double front/side and rear extensions, and loft conversion with front/side and rear dormers and Juliet balconies.

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

The Committee expressed a concern regarding the impact on the street scene. In mitigation members suggested that the proposal be stepped back at the front; this would only minimally reduce the footprint but would help maintain the character of the locality.

Application No: EPF/2881/18

Officer: Marie-Claire Tovey

Applicant Name: Islandbridge Algers Ltd

Planning File No: 000337

Location: 76 Algers Road, Loughton, IG10 4NF

Proposal: Demolition of existing dwelling and replacement with a new building consisting of 7 x 1 bedroom apartments.

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 following grounds:

The application for 7 apartments to replace an existing family home was an overdevelopment of the site and would destroy the nature of the location, changing the street scene and setting a harmful precedent in the locality where there were only single dwelling houses and no flats.

The development was considered overbearing, being significantly larger in scale than the existing and neighbouring properties. It would cause overlooking and overshadowing of neighbouring properties, particularly no 74 Algers Road, which would be detrimental to the amenity of those residents.

It provided inadequate amenity space for the occupants of the proposed dwellings and in failing to provide any parking provision would exacerbate the existing parking and highway safety problems experienced in that area.

PL583 Matters for Report

583.1.1 Amended Plans

EPF/2085/18 – 33 Staples Road, Loughton, IG10 1HR – Proposal: Replace wooden windows with PVC-U sash windows – Min no PL535.1

The Committee welcomed the amended application and had NO OBJECTION to the revised proposal to fit wooden windows.

The Committee AGREED to consider the next two applications together.

583.1.2 EPF/2673/18 – 57 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/1899/17) – Min no PL565.1

583.1.3 EPF/2678/18 – 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) – Min no PL565.1

The Committee NOTED the contents of a letter of support.

Members deplored the retrospective nature of these applications.

The Committee expressed concern for highway safety. There was insufficient space off the highway on this busy road for a car to pull up safely and wait for gates to open. To address this, the gates would need to be set further back. Members also considered 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 their impact on the street scene.

583.1.4 EPF/2389/18 – 11 The Beacons, Loughton, IG10 2SQ – Proposal: Proposed new front boundary wall with timber sliding gates ** REVISED PLANS showing lower wall, railings and piers and removal of solid pedestrian gate – Min no PL544.1

The Committee welcomed the reduction in height of the wall, railings and piers, but reiterated its previous comment that iron gates, provided for vehicular access, would better complement the open aspect of the street scene with native planting behind to soften its impact.

583.1.5 EPF/2648/18 – 2 Brancaster Place, Church Hill, Loughton, IG10 1QN – Proposal: TPO/EPF/02/16 – T2 & T3 Cedar - Fell and replace, as specified – Min no PL565.1

The Committee considered the information received from the Tree and Landscaping Department regarding this application and AGREED to WITHDRAW its objection.

538.2.1 Notices of Appeal

EPF/2885/18 – 39 Traps Hill, Loughton, IG10 1SZ – Proposal: Demolition of existing house and replace with 2 new houses (Appeal ref no. APP/J1535/W/18/3208263) – Min no PL436.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments which were:

The Committee NOTED the contents of a letter of objection.

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

Members considered the revised plans but felt they did not address the issues regarding this application. The Committee reiterated its previous comments, which were:

The Committee OBJECTED to this application on the grounds that it was too bulky and overbearing and would be out of keeping with the street scene. The proposal, which was considered excessive in depth, would cause loss of amenity to the neighbour at no 41 by overshadowing and cause a considerable reduction in outlook from rooms in the rear of no 41. This was contrary to policies CP7 and DBE9 of Epping Forest District Council's adopted Local Plan and Alterations.

Members drew the Planning Authority's attention to the Tree and Landscaping Department's report; and also the reasons cited for the refusal of a previous application for this location, EPF/1838/11, which remained highly relevant to this proposal.

583.2.2 EPF/3512/17 – Land to the rear of 33-37 Hillyfields, Loughton, IG10 2PT – Proposal: Construction of new access with 7 no. three bed houses and 2 no. two bed houses and associated parking (Appeal ref no. APP/J1535/W/18/3208280) – Min no PL393.1

The Committee reiterated its previous comments which were:

The contents of a letter of objection were NOTED.

The Committee had NO OBJECTION to this application.

583.2.3 EPF/1315/18 – 35 Forest Road, Loughton, IG10 1EE – Proposal: Single storey front, side and rear extension. Two storey side extension (Appeal ref no. APP/J1535/W/18/3212858) – Min no PL468.1

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

583.3 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/04/18: St Thomas More Church, 106 Willingale Road, Loughton IG10 3DA

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

PL584 Estimates and Budgets 2019/20

The Estimates for 2019/20 as presented in the Agenda were AGREED.

PL585 Planning Applications

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

Application No: EPF/2803/18

Officer: Corey Isolda

Applicant Name: Mr Paul Pledger

Planning File No: 023469

Location: Oakwood Hill Depot, 180 Oakwood Hill, Loughton, IG10 3FQ

Proposal: Erection of the a new storage facility and external alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/2834/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Robert Begg

Planning File No: 004058

Location: 6 Willingale Close, Loughton, IG10 2BY

Proposal: Remove garage and replace with a summer house.

The Committee OBJECTED to this application on the grounds that it was clearly a separate dwelling, not a summer house. As such, a separate application should be submitted for what the applicant is proposing to build.

Application No: EPF/2836/18
Officer: Sukhdeep Jhooti
Applicant Name: Miss N Shoshan
Planning File No: 030146
Location: 25 Fallow fields, Loughton, IG10 4QP
Proposal: Loft conversion with rear dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/2869/18
Officer: Muhammad Rahman
Applicant Name: Mr Ian Thomas
Planning File No: 000566
Location: 257 High Road, Loughton, IG10 1AD
Proposal: 2x new internally illuminated fascia sign and 1x new internally illuminated projecting sign.

Members deplored the retrospective nature of this proposal.

The Committee had NO OBJECTION to this application.

Application No: EPF/2874/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr & Mrs Houlding
Planning File No: 009243
Location: Robin Hill House, Debden Road, Loughton, IG10 2NY
Proposal: Re-modelling of the existing dwelling to serve the needs of its family in residence.

The Committee had NO OBJECTION to this application. If the Planning Authority was minded to grant this proposal, the Committee requested that the following conditions be imposed:

- to restrict demolition and building work hours to the Council's usual standard hours;
- to require wheel-washing equipment; and
- parking provision to be made on-site during construction due to the narrowness of both the road and the entrance to the site.

Application No: EPF/2910/18
Officer: Robin Hellier
Applicant Name: Mrs Libby Rose
Planning File No: 021613
Location: 7 Cleves Close, Loughton, IG10 3NN
Proposal: TPO/EPF/02/93 (Ref T19 & T18)
T1: Maple & T2: Oak - Reduce by 2.5/3.0 metres to old pruning points.

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/2913/18
Officer: Marie-Claire Tovey
Applicant Name: Mr Robert Wiggs
Planning File No: 030096
Location: 51 Spring Grove, Loughton, IG10 4QD
Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2929/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Jon Wheeler
Planning File No: 030135
Location: 1 Sutton Close, Loughton, IG10 3DP
Proposal: Two storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2950/18
Officer: Robin Hellier
Applicant Name: Mr Raz Emirali
Planning File No: 000351
Location: 27 Bryony Close, Loughton, IG10 3PG
Proposal: TPO/EPF/27/93
T1: 1 x Lime - Crown thin density by 20% and reduce overhang to clear No 27, 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/2959/18
Officer: Robin Hellier
Applicant Name: Mr John Hogan
Planning File No: 003371
Location: 30 Stanmore Way, Loughton, IG10 2SA
Proposal: TPO/EPF/28/13
T1 - T8 Poplars - Reduce to 2 - 2.5m in height and poison to prevent regrowth.

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/2965/18

Officer: Marie-Claire Tovey

Applicant Name: Elizabeth Vale

Planning File No: 030155

Location: 5 Whitehills Road, Loughton, IG10 1TS

Proposal: The erection and assembly of a factory manufactured, detached, single storey, timber frame garden annexe.

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

Application No: EPF/2981/18

Officer: Muhammad Rahman

Applicant Name: Mr James Gilzean

Planning File No: 015722

Location: 16 Ollards Grove, Loughton, IG10 4DW

Proposal: Proposed ground floor side and rear extension, with a pitched roof to the side and flat roof to the rear. Proposed loft conversion with the addition of a zinc dormer with Juliet balcony and glazed sliding doors. Proposed brick and railing wall to the front elevation.

The Committee had NO OBJECTION to this application, but drew the Planning Officer's attention to the swimming pool shown on the drawings which was not mentioned in the proposal.

Application No: EPF/2987/18

Officer: Robin Hellier

Applicant Name: Mr Matthew Hagger

Planning File No: 009759

Location: 6 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/15/12 (Ref: T53)

T1: Lime - Reduce height and spread, 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.

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

Application No: EPF/2839/18

Officer: Julie Cottrell

Applicant Name: Mr Arthur Catterall
Planning File No: 004797
Location: 61 York Hill, Loughton, IG10 1HZ
Proposal: York Hill Conservation Area
1 x Robinia - 50% Crown reduction.

Application No: EPF/2927/18
Officer: Julie Cottrell
Applicant Name: Mr Peter Robinson
Planning File No: 022713
Location: Deerhurst, 50 Baldwins Hill, Loughton, IG10 1SF
Proposal: Baldwins Hill Conservation area.
T2 & T5: Apple & T3 Magnolia-crown reduce by up to 1 metre.

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

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.40pm.

585.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2844/18
Officer: Jonathan Doe
Applicant Name: Mr Cem Yaman
Planning File No: 006876
Location: Landmark House, 30 Barrington Green, Loughton, IG10 2BA
Proposal: Certificate of lawful use for existing A3 use - installation of extraction equipment to allow A3/A5 use to ground floor unit.

The Committee expressed CONCERN regarding this application. The impact of the heat, noise and smell from the extractor ventilation system was considered to be detrimental to the amenity of neighbours living above the property.

Application No: EPF/2898/18
Officer: Muhammad Rahman
Applicant Name: Mr Mehmet Tek
Planning File No: 016315
Location: 98 Colson Road, Loughton, IG10 3RJ
Proposal: Application for a Lawful Development Certificate for a proposed outbuilding at rear of garden.

585.4 Others – provided for information only: EPF/2974/18, EPF/2978/18 and EPF/2979/18

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

PL586 Decisions

586.1 Decisions by Epping Forest District Council

No decision notices have been received from Epping Forest District Council.

PL587 Licensing Applications

No licensing applications had come to the attention of officers.

PL588 Enforcement and Compliance
No reports had been received.

Signed:
Date: 10 December 2018