

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 9 January 2017 at 7.45pm at 1 Buckingham Court.

Present:

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

Officer: Vivienne Messenger, Planning Committee Clerk

18 members of the public

PL143 Apologies for Absence

Apologies for absence were received from Cllr Davies.

PL144 Declarations of Interest

Cllr Cochrane declared a pecuniary interest in applications EPF/3074/16 and EPF/3299/16 as she knew the applicants very well.

Cllr Angold-Stephens declared a non-pecuniary interest in item 4.1.2, EPF/2832/16 as she attended the same aerobics class as the next door neighbour, and EPF/3298/16 as she was acquainted with a neighbour.

Cllr Abraham declared a non-pecuniary interest in EPF/3160/16 as he was acquainted with a neighbour, who was a fellow ward Town councillor.

Cllrs Abraham, Angold-Stephens, Cochrane, Downing, Latchford and Murphy declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

Item 4.1.2, EPF/2832/16 (amended application)
EPF/2923/16
EPF/3189/16
EPF/3244/16

PL145 Confirmation of Minutes

The Minutes of the meeting held on 12 December 2016 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward the following items as members of the public were interested in these applications.

PL146 Matters for Report

146.1 Amended plans – EPF/2832/16 – 18 Albion Park, Loughton IG10 4RB – Demolition of existing dwelling and erection of a detached single dwelling with associated car parking – Min no PL136

The Committee NOTED the contents of four letters of objection.

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

The Committee supported the concerns raised by members of the public that the amended plans were not accurate, especially as the plans stated, 'scale from this drawing at your own risk'.

However, if the District Council was minded to grant this application, members asked that there should be a landscaping scheme for the proposed development, subject to the advice of the District Arboricultural Officer, since the front boundary hedge had already been removed.

PL147 Planning applications

Application No: EPF/3160/16

Officer: David Baker

Applicant Name: Mr Nicholas North

Planning File No: 003341 010061

Location: 46-48 Station Road, Loughton IG10 4NX

Proposal: Demolition of no. 46-48 Station Road and construction of a new 3 storey block of 9 no. self-contained flats with altered vehicular access, provision of 2 car spaces at the front and 9 car spaces to the rear, and external works.

The Committee NOTED the contents of two letters of objection.

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

The Committee OBJECTED to this application. The 9-apartment complex was considered too bulky and an overdevelopment of the plot. There was concern that the scheme was too high and cause loss of amenity to neighbours from overlooking. Members were not happy that the proposed parking was essentially in the back garden and would cause substantial loss of amenity to the neighbours from the associated noise of vehicles accessing the flats.

Members also voiced concern on how the development would impose on no 44 Station Road, as the site boundary went right down the middle of a shared driveway that allowed this neighbour to access their rear garage.

PL148 Matters for Report

148.1 Amended plans – EPF/2737/16 – 184-186 High Road, Loughton IG10 1DW – Roof extension to provide three additional apartments – Min no PL119

The Committee supported the proposed stepping back of the top floor but maintained its previous OBJECTION to this application because of the detrimental impact on the streetscene and the lack of amenity and parking space provided for the additional units. Members also noted that the Transport Scheme referred to parking restricted zones in Clifton Road and Forest Road which was inaccurate.

If, however, the District Council was minded to approve this development then the Committee asked for a condition to be applied to ensure that the future occupants of these flats would not be eligible for residents parking schemes in the town.

148.2 Section 106 Agreements – Min no PL837.4

The Committee NOTED the list of items identified by other committees as deserving of a Section 106 or Community Infrastructure Levy contribution should the opportunity arise during 2017/18, which were as follows:

Environment and Heritage:

- i. Public toilets
- ii. Town and other signs
- iii. Bus shelters
- iv. Replacement of non-conforming street lights

Recreation:

- i. Skate Park facility
- ii. Play areas (new works/upgrading)
- iii. Major improvements to the Roding Valley Recreation Ground changing rooms and car park area
- iv. Outdoor gym facilities

Resources and General Services:

- i. Noticeboards

148.3 Chigwell Neighbourhood Plan – Min no PL138

The Committee thanked Chigwell Parish Council for the opportunity to respond to its draft neighbourhood plan and commended it on the work done.

PL149 Planning Applications

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

Application No: EPF/2694/16

Officer: Moses Ekole

Applicant Name: Mr Fergus Quinn-Smith

Planning File No: 015314

Location: 3 The Beacons, Loughton IG10 2SQ

Proposal: First floor and roof extension with side and rear dormer windows. Two storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2923/16

Officer: David Baker

Applicant Name: Mrs Victoria Fuller

Planning File No: 022094

Location: 6 Chigwell Lane, Loughton IG10 3RW

Proposal: Erection of single storey side extension and garage (as an amendment to previously approved EPF/0324/15 with the side extension being brought forward to line of existing front porch, and with a 0.5m increase in the width of garage).

The Committee NOTED the contents of letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2946/16

Officer: Moses Ekole

Applicant Name: Mr Robert Ceconi

Planning File No: 018377

Location: 19 Kenilworth Gardens, Loughton IG10 3AG

Proposal: Proposed 3 bedroomed end of terrace house built on side garden.

The Committee OBJECTED to this application on the following grounds:

1. The scheme was considered a garden grabbing proposal contrary to National Planning Policies that would result in an overdevelopment of the plot.
2. There would be a loss of amenity from overlooking to the neighbour at the side in Catherine Close.
3. Members voiced concern for the trees on the site and whether any would be retained.

Furthermore, the Committee supported the objection and comments made by the District Arboricultural Officer.

Application No: EPF/3002/16

Officer: Ian Ansell

Applicant Name: Mr Patrick Phillips

Planning File No: 024948

Location: 86 Colson Road, Loughton IG10 3RJ

Proposal: Two storey side extension with pitched roof for residential use.

The Committee had NO OBJECTION to this application.

Application No: EPF/3018/16

Officer: Alastair Prince

Applicant Name: Mr Sigitas Baltrusaitis

Planning File No: 024926

Location: 47 Grosvenor Drive, Loughton IG10 2JX

Proposal: Erection of double storey side and single storey rear extension and rear dormer extension with a single skylight to the front roof slope.

The Committee was concerned by the provision of front and rear doors for the double storey side extension that suggested this could become an independent property.

Therefore, if the District Council was minded to grant this application, the Committee requested a condition to ensure the ancillary use of the extension with the main dwelling only.

Application No: EPF/3037/16

Officer: Alastair Prince

Applicant Name: Mr Edgars Siukans

Planning File No: 024963

Location: 35 Barrington Road, Loughton IG10 2AX

Proposal: Rear detached garage and store.

The Committee OBJECTED to this application on the following grounds:

1. The plans were considered misleading as there were too many doors and windows in the design for a rear detached garage.
2. The plans also referred to a 'kitchen/diner' and showed a 'front garden'.
3. As the 'garage' fronted onto Vere Road, this led members to believe the intention of the application was not for a garage, which the applicant had applied for, but for residential purposes to build a second house.

However, if the District Council was minded to grant this application, the Committee requested a condition to ensure ancillary use of the garage/store with the main house only.

Application No: EPF/3053/16
Officer: Moses Ekole
Applicant Name: Mr Lee Purdy
Planning File No: 024950
Location: 12 Church Lane, Loughton IG10 1PF
Proposal: Double side and rear extension and loft extension.

The Committee had NO OBJECTION to this application.

Cllr Cochrane left the meeting.

Application No: EPF/3074/16
Officer: David Baker
Applicant Name: Mrs Sarah Denis
Planning File No: 005935
Location: 1 Forest Road, Loughton IG10 1DR
Proposal: Alteration to front elevation - insertion of window into section of brick wall.

The Committee had NO OBJECTION to this application.

Cllr Cochrane rejoined the meeting.

Application No: EPF/3076/16
Officer: Ian Ansell
Applicant Name: Mr Richard Southgate
Planning File No: 024934
Location: 56 Deepdene Path, Loughton IG10 3PS
Proposal: Proposed two storey side extension as well as a single storey front extension.

The Committee expressed concern for the single storey side addition that extended to the site boundary, and was considered an overdevelopment of the site. However, members had NO OBJECTION to the two storey section of the side extension.

Application No: EPF/3092/16
Officer: David Baker
Applicant Name: Mr & Mrs Beard
Planning File No: 024936
Location: 20 Roding Gardens, Loughton IG10 3NH
Proposal: Erection of two storey rear extension, loft conversion, and a garage conversion incorporating replacing the existing garage doors with a proposed front bay window.

The Committee OBJECTED to this application owing to the loft conversion, which was considered overbearing and would overshadow no 18 Roding Gardens. Moreover, members were concerned by the lack of private amenity space retained after the erection of the proposed two storey rear extension.

Application No: EPF/3095/16
Officer: David Baker
Applicant Name: Mr & Mrs Pearson

Planning File No: 024941

Location: 2 Kenilworth Gardens, Loughton IG10 3AG

Proposal: Proposed first floor side extension with dormer window.

The Committee had NO OBJECTION to this application.

Application No: EPF/3097/16

Officer: David Baker

Applicant Name: Mr Hinson

Planning File No: 020289

Location: 50 Greensted Road, Loughton IG10 3DL

Proposal: First floor side and rear extension.

The Committee expressed concern the proposal might cause a terracing effect, and also asked for a condition to ensure ancillary use of the extension with the main dwelling only.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.45pm.

Application No: EPF/3108/16

Officer: David Baker

Applicant Name: Mr & Mrs T Tsui

Planning File No: 024939

Location: 4 Willingale Terrace, Willingale Road, Loughton IG10 2DD

Proposal: Two storey rear extension, together with garage conversion and porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/3115/16

Officer: David Baker

Applicant Name: Mr A Sheikh

Planning File No: 012190

Location: 60 The Crescent, Loughton IG10 4PU

Proposal: Erection of first floor rear extension, ground floor rear extension at the side, first floor side extension, and rear dormer window as part of loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/3116/16

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Matt and Natalie Kilgariff

Planning File No: 024945

Location: 27 Meadow Road, Loughton IG10 4HY

Proposal: Proposed single storey rear/side extension with internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/3118/16

Officer: Jonathan Doe

Applicant Name: Mr Yusuf Kose

Planning File No: 024949

Location: 29 Honeycroft, Loughton IG10 3PR

Proposal: Porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/3136/16

Officer: Jonathan Doe

Applicant Name: Mr Marc Linch

Planning File No: 002490

Location: The Broadway Post Office, 12-14 The Broadway, Loughton IG10 3SU

Proposal: Change of Use from use for purposes within Use Class A1 as a Post Office to use for purposes within Use Class A3 as a restaurant.

The Committee had NO OBJECTION to this application.

Application No: EPF/3146/16

Officer: Ian Ansell

Applicant Name: Mr Michael Symonds

Planning File No: 006088

Location: 12 Sparelease Hill, Loughton IG10 1BT

Proposal: Convert existing garage into a habitable room (granny annexe).

The Committee had NO OBJECTION to this application. However, members asked for a condition to ensure that use of the converted granny annexe remained ancillary to the main dwelling only.

Application No: EPF/3189/16

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Farooq Raja

Planning File No: 011866

Location: 55 Alderton Hill, Loughton IG10 3JD

Proposal: Demolition of single storey garages and gym and construction of new two storey side extension with roof rooms. Modified since the previous submission. Modified front drive and landscaping including new tree planting.

The Committee noted the contents of two letters – one of support, the other of concern.

The Committee had NO OBJECTION to this application.

Application No: EPF/3203/16

Officer: Jonathan Doe

Applicant Name: Mr R Spencer

Planning File No: 015323

Location: 21 Alderton Hill, Loughton IG10 3JD

Proposal: Variation of condition 2 'plan numbers' on planning application EPF/2682/15 (The demolition of the existing property and erection of a replacement dwelling at 21 Alderton Hill, Loughton, Essex IG10 3JD in accordance with the terms of the application, Ref EPF/2682/15, dated 23 October 2015 subject to the conditions set out in Schedule A).

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10pm.

Application No: EPF/3204/16

Officer: Moses Ekole

Applicant Name: Mr Dean Gregory

Planning File No: 023476

Location: Harts Cottage, Debden Road, Loughton IG10 2NY

Proposal: Demolition of stables, garage and outbuildings. Partial demolition of cottage. Erection of two storey gable extensions and new facade to south of cottage. Single storey extension to west of cottage. New linked single and 1.5-storey extensions on site of existing outbuildings.

The Committee had NO OBJECTION to this application.

Application No: EPF/3244/16

Officer: Marie-Claire Tovey

Applicant Name: Mr A Walker

Planning File No: 004954

Location: Unit 15, Oakwood Hill Industrial Estate, Oakwood Hill, Loughton IG10 3TZ

Proposal: Change of use of business container units from business use (Use Class B1a) to mixed uses comprising retail (A1); office (A2); food and drink (A3); takeaway (A5); and sui generis uses including tattooist and nail bar.

The Committee noted the contents of a letter of concern.

The Committee had NO OBJECTION to this application.

Application No: EPF/3245/16

Officer: Alastair Prince

Applicant Name: Mr & Mrs C Jacobs

Planning File No: 000041

Location: 2 Campions, Loughton IG10 2SG

Proposal: Single / 2nd storey rear extension and alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/3262/16

Officer: Robin Hellier

Applicant Name: Mr Ali Kazmi

Planning File No: 002423

Location: 14 Clays Lane, Loughton IG10 2RZ

Proposal: TPO/EPF/42/91. T12 Copper Beech - 2m crown reduction.

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/3266/16

Officer: Jonathan Doe

Applicant Name: Mr Karpal Ubhoo

Planning File No: 024958

Location: 54 Roding Road, Loughton IG10 3EF

Proposal: Single storey rear extension with mono pitched roof and roof lights.

The Committee had NO OBJECTION to this application.

Application No: EPF/3285/16
Officer: Alastair Prince
Applicant Name: Mr & Mrs Simon Marks
Planning File No: 018864
Location: 44 Sedley Rise, Loughton IG10 1LT
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3298/16
Officer: Jennifer Cordell
Applicant Name: Ms Elizabeth Rochford
Planning File No: 024966
Location: 16 Cedar Drive, Loughton IG10 2PA
Proposal: Two storey side extension.

The Committee had NO OBJECTION to this application.

Cllr Cochrane left the meeting.

Application No: EPF/3299/16
Officer: Moses Ekole
Applicant Name: Mr Darren Aspen
Planning File No: 022444
Location: 30 Englands Lane, Loughton IG10 2QQ
Proposal: First floor front / infill extension.

The Committee had NO OBJECTION to this application.

Cllr Cochrane rejoined the meeting.

Application No: EPF/3318/16
Officer: Ian Ansell
Applicant Name: Islandbridge Properties Ltd
Planning File No: 011442
Location: 188-194 High Road, Loughton IG10 1DN
Proposal: Application for variation of condition 13 'plan numbers' on planning application EPF/1245/16 (Change of use of the upper floors of 180-194 High Road Loughton from office (Use Class B1(a)) to residential (Use Class C3), including an extension of the building at the rear and a setback storey on the roof to provide a total of 14 no. 2 bed residential units with an extended commercial floorspace at ground level), as amended by application EPF/2883/16 (non-material amendment): bring forward fourth floor to 3m from front and variation of approved drawing numbers.

The Committee had NO OBJECTION to this application.

149.2 Deemed Permission – provided for information only:

Application No: EPF/3042/16
Officer: Alastair Prince
Applicant Name: Mr & Mrs Burt
Planning File No: 024796

Location: 21 Westall Road, Loughton IG10 2AF

Proposal: Certificate of Lawful Development for proposed single storey rear extension and loft conversion.

The Committee NOTED this application.

Application No: EPF/3098/16

Officer: Alastair Prince

Applicant Name: Mr G Atkins

Planning File No: 017007

Location: 67 The Lindens, Loughton IG10 3HT

Proposal: Certificate of Lawful Development for proposed single storey side and rear extension.

The Committee NOTED this application.

Application No: EPF/3154/16

Officer: Alastair Prince

Applicant Name: Miss Louise Daniels

Planning File No: 024955

Location: 19 Honeycroft, Loughton IG10 3PR

Proposal: Certificate of Lawful Development for proposed single storey rear extension.

The Committee NOTED this application.

Application No: EPF/3191/16

Officer: Alastair Prince

Applicant Name: Mr Ally Larman

Planning File No: 017539

Location: 2 Newnham Close, Loughton IG10 4JG

Proposal: Certificate of Lawful Development for proposed loft extension.

The Committee NOTED this application.

149.3 Others – provided for information only – EPF/3135/16, EPF/3161/16 and EPF/3307/16

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

PL150 Decisions

150.1 Decisions by Epping Forest District Council

No planning decisions had been received from Epping Forest District Council.

150.2 Decisions by Essex County Council

The Planning Decision from Essex County Council was NOTED below:

Granted:

CC/EPF/51/16 – Roding Valley High School, Alderton Hill, Loughton IG10 3JA – Proposed construction of a new two storey detached educational block (c.918sq.m) to accommodate six classrooms, a library and ancillary facilities on the site of the existing school at Roding Valley High School, Alderton Hill, Loughton, IG10 3JA

PL151 Licensing Applications

No licensing applications had come to the attention of officers.

PL152 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 28 November – 31 December 2016.

Signed:.....

Date: 23 January 2017