

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 23 January 2017 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** J Angold-Stephens (in the Chair)  
P Abraham T Cochrane C Davies  
K Latchford S Murphy  
B Cohen (as substitute for T Downing)

**Officer:** Vivienne Messenger, Planning Committee Clerk

6 members of the public

The Committee AGREED to bring forward application nos EPF/3261/16, 18 Hill Top, EPF/3316/16, Molen's Café, 209 D/E High Road, and EPF/3323/16, 35 Forest Road, to follow agenda item 3, as members of the public had registered to speak.

**PL153 Apologies for Absence**

Apologies for absence were received from Cllr Downing. The Planning Committee Clerk reported that Cllr Cohen had been nominated as his substitute for this meeting.

**PL154 Declarations of Interest**

Cllr Latchford declared a non-pecuniary interest in application EPF/3323/16 as he was acquainted with the applicant's father but as this was significant, would leave the meeting during the discussion.

Cllr Cohen declared a non-pecuniary interest in EPF/3316/16 as she knew a member of the public present at the meeting for this item.

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

EPF/3316/16

EPF/3323/16

Item 5.3, 'Others' application EPF/3409/16

**PL155 Confirmation of Minutes**

The Minutes of the meeting held on 9 January 2017 were CONFIRMED as a correct record and signed by the Chairman.

**PL156 Planning Applications**

**Application No:** EPF/3261/16

**Officer:** Jonathan Doe

**Applicant Name:** Mrs Claire Howling

**Planning File No:** 021327

**Location:** 18 Hill Top, Loughton IG10 1PX

**Proposal:** First floor rear extension with hip end roof. Single storey rear extension. Single storey side extension.

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to this application owing to the close proximity of the proposed works to the site boundary with no 16 Hill Top, which would cause loss of amenity and light, and have a detrimental impact on the streetscene.

Members supported the concern of these neighbours that the resultant closeness of the side extension to a side flue serving their gas boiler might breach safety guidelines.

**Application No:** EPF/3316/16

**Officer:** Jonathan Doe

**Applicant Name:** Mr Nurtac Timur

**Planning File No:** 008800

**Location:** Molen's Café, 209 D/E High Road, Loughton IG10 1BB

**Proposal:** Erection of rear conservatory with retractable roof and bi-folding doors to two sides.

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to this application on the following grounds:

This further intensification of the use of the site would have an adverse impact on the neighbouring properties, and those closely located at the rear in Priory Road through overlooking and loss of amenity, especially from noise nuisance and food smells.

Cllr Latchford left the meeting.

**Application No:** EPF/3323/16

**Officer:** Jonathan Doe

**Applicant Name:** Mr Mitchell Webb

**Planning File No:** 018736

**Location:** 35 Forest Road, Loughton IG10 1EE

**Proposal:** Two storey side extension. Part single storey rear extension. Loft conversion with rear dormer.

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 considered this new proposal but restated the comments made for the previous applications, EPF/0896/14 and EPF/0211/15, which were:

*The Committee OBJECTED to this application as the scheme was considered an overdevelopment of the plot that would destroy the symmetry of the cottages and character of the streetscene. The development would create a loss of amenity to the neighbours from the overlooking of no 33 Forest Road and the adjacent cottages in Chapel Terrace. The Committee was particularly concerned that the loss of hardstanding would exacerbate the difficult parking situation that existed in this heavily congested road.*

Cllr Latchford rejoined the meeting.

**PL157 Matters for Report**

**157.1 Notice of Appeal – EPF/2134/16 – 6A High Road, Loughton IG10 4QZ – Raising of roof to provide additional residential accommodation with front balcony (revised scheme to refused application EPF/0849/16) (Appeal ref no: APP/J1535/D/16/3165668) – Min no PL82**

The Committee NOTED the information received from Epping Forest District Council that, as the appeal was proceeding under the Householder Appeals Service, there was no opportunity to submit further comments.

**PL158 Planning Applications**

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

**Application No:** EPF/3107/16

**Officer:** Moses Ekole

**Applicant Name:** Mr & Mrs Mirza

**Planning File No:** 002095

**Location:** 41 Alderton Hill, Loughton IG10 3JD

**Proposal:** Material amendment to approved application EPF/3031/15, comprising: new roof dormers and gables to the front, new bay windows; other minor amendments to windows and doors; amendments to external finishes; removal of the existing turret at the rear; new chimney; locating the garage on the existing side of the house.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3172/16

**Officer:** Alastair Prince

**Applicant Name:** Mr Lee Naughton

**Planning File No:** 013947

**Location:** 96 Colebrook Lane, Loughton IG10 2HN

**Proposal:** Single storey rear extension with a lantern roof light and a single storey side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3173/16

**Officer:** David Baker

**Applicant Name:** Mr Neil Driver

**Planning File No:** 011219

**Location:** 1 Albion Park, Loughton IG10 4RB

**Proposal:** Erection of part one and part two storey side extension to form annexe to existing house.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. There was concern as the proposal was in fact for two separate, self-contained flats, which were clearly indicated on the plans. This intensification of use would also create more parking problems and exacerbate existing street congestion.

However, if the District Council was minded to grant permission, the Committee requested a condition to ensure ancillary use of the side extension with the main dwelling.

**Application No:** EPF/3205/16

**Officer:** Ian Ansell

**Applicant Name:** Dr Vivek Metha

**Planning File No:** 004405

**Location:** 20 Hillcrest Road, Loughton IG10 4QQ

**Proposal:** Removal of second floor rear dormer window and formation of recessed balcony.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3230/16

**Officer:** Robin Hellier

**Applicant Name:** Mr Mark Schofield

**Planning File No:** 023349

**Location:** 3 St Marys Close, Loughton IG10 1BA

**Proposal:** TPO/EPF/09/99.

T1 Oak - Crown reduce by approx 8m (1/3) and remove 2 x lower limbs.

T2 Plane - Crown reduce by approx 4m (1/3).

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/3294/16

**Officer:** David Baker

**Applicant Name:** Mr A Akhazzan

**Planning File No:** 011441

**Location:** The Robin Hood Public House, Epping New Road, Loughton IG10 4AA

**Proposal:** Retention of existing storage structure.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3310/16

**Officer:** Alastair Prince

**Applicant Name:** Mr & Mrs Lishak

**Planning File No:** 015778

**Location:** 50 Marjorams Avenue, Loughton IG10 1PU

**Proposal:** Proposed roof extension / dormer windows to rear and side of the existing building not visible from [the] public street.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3311/16

**Officer:** Jennifer Cordell

**Applicant Name:** Mr Brendan McGrath

**Planning File No:** 017408

**Location:** 296 Willingale Road, Loughton IG10 2BP

**Proposal:** Removal of existing conservatory and erection of single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3330/16

**Officer:** Alastair Prince

**Applicant Name:** Miss Hilary Andrea Bosman

**Planning File No:** 016387

**Location:** 55 Queens Road, Loughton IG10 1RR

**Proposal:** Proposed single storey side infill extension including basement level and loft conversion with rear dormer.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3336/16

**Officer:** Ian Ansell

**Applicant Name:** Mr David Smith

**Planning File No:** 024546

**Location:** 67 Newmans Lane, Loughton IG10 1TN

**Proposal:** Demolition of existing garage and sheds. Creation of new 2 bed dwelling attached to 67 Newmans Lane, with associated parking. Re-submission of refused application: EPF/0690/16.

The Committee declared a non-pecuniary interest in this item as the architect was known to the Council.

The Committee OBJECTED to this application concerned that the proposed new dwelling would result in an overdevelopment of the plot and affect the symmetry of the block, which would be out of keeping with the streetscene.

**Application No:** EPF/3343/16

**Officer:** Alastair Prince

**Applicant Name:** Mrs Flavia Palacios

**Planning File No:** 024975

**Location:** 7 Grosvenor Drive, Loughton IG10 2JX

**Proposal:** Single storey side and rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3401/16

**Officer:** Moses Ekole

**Applicant Name:** Mrs Michelle Harris

**Planning File No:** 024977

**Location:** Little Brow, Nursery Road, Loughton IG10 4RJ

**Proposal:** Two storey front and rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3407/16CA

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr & Mrs Goldstein

**Planning File No:** 045864 005670

**Location:** Woodberrie, Woodbury Hill, Loughton IG10 1JB

**Proposal:** Demolition of existing garage and erection of two storey extension with two storey link, single storey rear conservatory extension and linked garage together with minor external changes.

The Committee expressed concern that the proposed works were incongruous to the streetscene, as the site was located in the York Hill Conservation Area.

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

**Application No:** EPF/3174/16

**Officer:** Alastair Prince

**Applicant Name:** Mr Lee Naughton

**Planning File No:** 013947

**Location:** 96 Colebrook Lane, Loughton IG10 2HN

**Proposal:** Certificate of Lawful Development for proposed rear dormer window and front roof lights.

The Committee NOTED this application.

**Application No:** EPF/3293/16

**Officer:** Alastair Prince

**Applicant Name:** Mr & Mrs Lishak

**Planning File No:** 015778

**Location:** 50 Marjorams Avenue, Loughton IG10 1PU

**Proposal:** Certificate of Lawfulness for single storey rear extension.

The Committee NOTED this application.

**Application No:** EPF/3333/16

**Officer:** Alastair Prince

**Applicant Name:** Mr Graham Smith

**Planning File No:** 024971

**Location:** 8 Shaftesbury, Loughton IG10 1HN

**Proposal:** Certificate of Lawful Development for proposed use of a garage as a habitable room and associated conversion works.

The Committee NOTED this application.

**Application No:** EPF/3345/16

**Officer:** Alastair Prince

**Applicant Name:** Mrs Flavia Palacios

**Planning File No:** 024975

**Location:** 7 Grosvenor Drive, Loughton IG10 2JX

**Proposal:** Certificate of Lawful Development for proposed loft conversion with rear dormer window.

The Committee NOTED this application.

**Application No:** EPF/3350/16

**Officer:** Alastair Prince

**Applicant Name:** Mr & Mrs Owen Davies

**Planning File No:** 023303

**Location:** 21 Tewkesbury Close, Loughton IG10 3NT

**Proposal:** Certificate of Lawful Development for proposed conversion of roof space and erection of single storey rear extension.

The Committee NOTED this application.

**Application No:** EPF/3376/16

**Officer:** Alastair Prince

**Applicant Name:** Mr Joey Musaphia

**Planning File No:** 024858

**Location:** 19 Shaftesbury, Loughton IG10 1HN

**Proposal:** Certificate of Lawful Development for a proposed loft conversion with box dormer assembly to rear pitch/elevation, roof windows to front pitch/elevations obscure glazed window to flank wall (staircase).

The Committee NOTED this application.

**158.3 Others – provided for information only:**

The Committee NOTED the contents of a letter of concern for the item below:

**Application No:** EPF/3409/16

**Officer:** Jonathan Doe

**Applicant Name:** Mr Philip Clark

**Planning File No:** 000451

**Location:** Sterling House, Langston Road, Loughton IG10 3TS

**Proposal:** Prior approval for proposed change of use of a building from office use (Use Class B1) to dwelling house (Use Class C3).

The Committee NOTED the information received from Epping Forest District Council for 'Others' applications – EPF/3250/16, EPF/3251/16, EPF/3342/16, EPF/3409/16 and EPF/0064/17.

**PL159 Decisions**

**159.1 Decisions by Epping Forest District Council**

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

**PL160 Local Government (Miscellaneous Provisions) Act 1982 Street Trading Licence**

**160.1 Street Trading Consent – The Broadway – Mr Lucas Campbell**

The Committee had NO OBJECTION to this street trading consent for Palm Bay Caribbean for a one-year period.

**PL161 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL162 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 1 –13 January 2017.

**Signed:**.....

**Date:** 6 February 2017