

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 6 February 2017 at 7.45pm at 1 Buckingham Court.**

**Present:**

**Councillors:** J Angold-Stephens (in the Chair)  
P Abraham T Cochrane C Davies  
K Latchford (from Min no PL164) S Murphy  
B Cohen (as substitute for T Downing)

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

14 members of the public

The Committee AGREED to bring forward application nos EPF/0055/17, land to the rear of 268-278 High Road, and EPF/0059/17, 55 Tycehurst Hill, to precede agenda item 3, as members of the public had registered to speak.

**PL163 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.

Cllr Latchford joined the meeting.

**PL164 Declarations of Interest**

Cllr Angold-Stephens declared a non-pecuniary interest in EPF/0055/17 as she knew the member of the public registered to speak on this item, who was also a member of the Loughton Methodist Church, but as this was significant, would leave the meeting during the discussion.

Cllr Angold-Stephens declared a personal interest in EPF/0059/17, which she considered to be non-pecuniary, as she knew several residents in Tycehurst Hill.

Cllr Murphy declared a personal interest in EPF/3198/16 as she was a close friend of the applicant, which though non-pecuniary, was significant enough for her to leave 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/0029/17  
EPF/0053/17  
EPF/0059/17

The Committee declared a non-pecuniary interest in items EPF/0055/17 and EPF/0104/17 as the architect was known to the Council.

Cllr Angold-Stephens left the meeting and Cllr Davies took the chair for the next item only.

**PL165 Planning Applications**

**Application No:** EPF/0055/17

**Officer:** Jonathan Doe

**Applicant Name:** Mr Itzik Robin

**Planning File No:** 000531

**Location:** Land to the rear of 268-278 High Road, Loughton IG10 4BG

**Proposal:** New 3 storey development of 12 flats with associated parking and amenity spaces.

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, which was considered an overdevelopment of the site. Members expressed concern at the increase in density of this housing scheme and limited number of parking spaces allocated.

Members were also concerned that the proposal could restrict the access / right of way to the Loughton Methodist Church complex for its members and visitors, and cause a potential loss of parking to the residents of Diggins Court and Vanryne House.

Cllr Angold-Stephens rejoined the meeting and retook the chair.

**Application No:** EPF/0059/17

**Officer:** Jonathan Doe

**Applicant Name:** Mr J Pierre

**Planning File No:** 013243

**Location:** 55 Tycehurst Hill, Loughton IG10 1BZ

**Proposal:** Extension and conversion of existing house to form three 2-bedroom dwellings with off street parking.

The Committee NOTED the contents of twenty-five letters 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:

1. The intensification of use of the proposal would set a precedent and was not in keeping with the established pattern and current practice for single occupancy dwelling houses in the road.
2. The removal and loss of the front garden to provide parking would spoil the green aspect of the road, which was detrimental to the streetscene.
3. There was insufficient parking in the proposed scheme despite the conversion of the entire front garden to parking and extension of the crossover across the frontage with Tycehurst Hill.
4. There was concern the provision of off-street parking would result in the loss of on-street parking provision and exacerbate the existing parking congestion in the road.

However, if the District Council was minded to grant this application, members asked for a condition during construction on wheel washing to reduce mud exiting the site onto the hill near a sharp bend.

Furthermore, the Committee deplored the cynical way the planning proposal appeared to have been submitted, as the works were underway and the scheme changed to one for multiple occupancy.

**PL166 Confirmation of Minutes**

The Minutes of the meeting held on 23 January 2017 were CONFIRMED as a correct record and signed by the Chairman.

**PL167 Matters for Report**

**167.1 Amended plans – EPF/3076/16 – 56 Deepdene Path, Loughton IG10 3PS – Proposed two storey side extension as well as a single storey front extension – Min no PL149.1**

Members considered the amended plans but as these had not overcome their previous comments, restated these as below, which were:

*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.*

**167.2 Epping Forest District Council – Governance Select Committee meeting on 31 January 2017 – Essex County Council Highways presentation**

The Chairman advised that there was a webcast available on the District Council's website to view the presentation made by officers from ECC Highways followed by a question and answer session for the councillors present.

The Chairman commented that it was interesting to note that Highways would only assess a development's impact on highways and look at a site for upward of fifty dwellings. Other moot points were that the time of day did not feature in site visits or current traffic and parking issues, unless they were for large developments, and that in future, traffic surveys would not be carried out during the school holidays.

**PL168 Training and Conferences**

The Committee APPROVED the attendance of Cllr Carol Davies on a Social Media training course on 7 February 2017 at the EALC offices in Great Dunmow for the purposes of paying travel expenses.

**PL169 Planning Applications**

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

**Application No:** EPF/2686/16

**Officer:** Jennifer Cordell

**Applicant Name:** Mr Alfred Abbott

**Planning File No:** 024982

**Location:** 9 Jessel Drive, Loughton IG10 2EX

**Proposal:** Demolish existing house and rebuild house with brick front incorporating a single storey rear extension, loft conversion with rear dormer and a front porch.

The Committee had NO OBJECTION to this application provided the house was rebuilt in the same coloured brick as no 11 Jessel Drive.

Cllr Murphy left the meeting.

**Application No:** EPF/3198/16

**Officer:** David Baker

**Applicant Name:** Mrs Sharon Chandler

**Planning File No:** 024990

**Location:** 39 Lower Road, Loughton IG10 2RX

**Proposal:** Provision of off street parking area at the front, involving removal of earth to the level of the road, and provision of retaining walls.

The Committee had NO OBJECTION to this application.

Cllr Murphy rejoined the meeting.

**Application No:** EPF/3414/16

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr A Walker

**Planning File No:** 004954

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

**Proposal:** Application for removal of condition 4 'flood risk assessment' on planning application EPF/1922/16 (Application for variation of condition 2 'plan numbers' on planning application EPF/2197/15 (Installation of two storey business units (Use Class B1a); part single and part two storey cafe (Use Class A3); forming a business incubator development of 34 units based on reconditioned shipping containers).

The Committee felt that it was unable to comment on the removal of this condition, owing to the lack of information provided, but would support the views of the District officers concerned with drainage and land contamination in any future decisions.

**Application No:** EPF/0001/17

**Officer:** Robin Hellier

**Applicant Name:** Mr Finch

**Planning File No:** 019286

**Location:** Hetton House, Station Road, Loughton IG10 4NP

**Proposal:** TPO/EPF/07/79.

T1 Lime - Crown lift to 4m and reduce from street lamp by 1.5m.

T2 Horse Chestnut - 2m lateral 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/0028/17

**Officer:** Ian Ansell

**Applicant Name:** Magnet Ltd

**Planning File No:** 012629

**Location:** 213-215 High Road, Loughton IG10 1BB

**Proposal:** 1 no. illuminated fascia sign and 1 no. illuminated projecting sign.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0029/17

**Officer:** David Baker

**Applicant Name:** Mr R Walker

**Planning File No:** 023040

**Location:** 2 Connaught Avenue, Loughton IG10 4DP

**Proposal:** Amendments to approved application EPF/2826/16 (for 2 storey side and rear extension to existing house, together with alterations) comprising the conversion of a ground floor garage to form a larger living room, and a small first floor extension to form an en suite bathroom to bedroom 4.

The Committee NOTED the contents of three letters, two of objection and one of support.

The Committee was concerned by the increased bulk and size of the proposal, and requested the removal of all further permitted development rights, should the District Council be minded to grant this application.

Members also asked for the boundaries to be enclosed by low walls and for the landscaping to be appropriate for this prominent site.

**Application No:** EPF/0044/17

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Guy Murphy

**Planning File No:** 014333

**Location:** 101 Forest Road, Loughton IG10 1EF

**Proposal:** Ground floor side and rear extension. First floor rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0045/17

**Officer:** Marie-Claire Tovey

**Applicant Name:** Ms Ranuk Wahiwala

**Planning File No:** 021377

**Location:** 25 Highland Avenue, Loughton IG10 3AJ

**Proposal:** First floor side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0046/17

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Nigel Creswell

**Planning File No:** 010312

**Location:** 34 Spring Grove, Loughton IG10 4QD

**Proposal:** First floor rear extension with roof extended over to facilitate loft conversion with a rear dormer window.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0049/17CA

**Officer:** Moses Ekole

**Applicant Name:** Mr Peter Robinson

**Planning File No:** 022713

**Location:** 50 Baldwins Hill, Loughton IG10 1SF

**Proposal:** Detached single storey rear garage, vehicular access and hard standing. (Revised application to EPF/2536/16).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0051/17CA

**Officer:** Moses Ekole

**Applicant Name:** Mr Peter Robinson

**Planning File No:** 022713

**Location:** 50 Baldwins Hill, Loughton IG10 1SF

**Proposal:** Grade II listed building application for the removal of a single door and creation of a double garage door.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0053/17

**Officer:** David Baker

**Applicant Name:** McCarthy & Stone

**Planning File No:** 000173

**Location:** Tennis Courts, Roding Valley High School, Alderton Hill, Loughton IG10 3JD

**Proposal:** Amendment to planning permission EPF/1103/15 (for the erection of 38 'Retirement Living' apartments for the elderly) comprising the provision of two additional apartments in the roof/loft area at second floor facing the internal courtyard.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0063/17CA

**Officer:** Robin Hellier

**Applicant Name:** Mrs Samantha Jennings

**Planning File No:** 005617

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

**Proposal:** TPO/CHI/02/68.

T1 Pine - Fell and replace with a birch.

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/0077/17CA

**Officer:** Robin Hellier

**Applicant Name:** Mrs Samantha Jennings

**Planning File No:** 005617

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

**Proposal:** TPO/CHI/02/68 A1.

T2 Oak - 6m crown reduction due to tree conditions.

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/0104/17

**Officer:** Jonathan Doe

**Applicant Name:** Mr Michael Owen

**Planning File No:** 019123

**Location:** 32 Woodland Road, Loughton IG10 1HJ

**Proposal:** Two storey rear extension and internal alterations to enlarge living space and provide one additional bedroom. The addition of a small front porch to enlarge entrance hall.

The Committee expressed concern for the bulk and height of the single storey part of the rear extension and its effect on the adjoining neighbours at no 30 Woodland Road.

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

**Application No:** EPF/0126/17

**Officer:** Robin Hellier

**Applicant Name:** Mr Adam Drake

**Planning File No:** 009536

**Location:** 9 Connaught Avenue, Loughton IG10 4DP

**Proposal:** TPO/EPF/23/15. Lime - 5m crown lift. 10% thin and reduce back from no 7 by 1.5m.

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/0134/17

**Officer:** Alastair Prince

**Applicant Name:** Miss Megan McKenna

**Planning File No:** 024992

**Location:** 43 Marjorams Avenue, Loughton IG10 1PU

**Proposal:** The conversion of the existing hipped roof to a gable roof loft conversion including rear dormer.

The Committee had NO OBJECTION to this application.

## **169.2 Deemed Permission – provided for information only:**

**Application No:** EPF/0033/17

**Officer:** Alastair Prince

**Applicant Name:** Mr Steven Carbine

**Planning File No:** 004770

**Location:** 22 Brook Road, Loughton IG10 1BW

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

The Committee NOTED this application.

**Application No:** EPF/0035/17

**Officer:** Jennifer Cordell

**Applicant Name:** Vets4Pets Limited

**Planning File No:** 001228

**Location:** Unit 13 Epping Forest Shopping Park, Epping Forest District Council Depot, Langston Road, Loughton IG10 3UE

**Proposal:** Certificate of Lawful Development for proposed use of part of retail unit as an ancillary pet care, treatment and grooming facility.

The Committee NOTED this application.

**Application No:** EPF/0036/17

**Officer:** Moses Ekole

**Applicant Name:** Mr Conroy Pretorius

**Planning File No:** 003429

**Location:** 2 Hill Top, Loughton IG10 1PX

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

The Committee NOTED this application.

**169.3 Others – provided for information only –** EPF/3111/16, EPF/3389/16, EPF/3399/16, EPF/0141/17, EPF/0159/17 and EPF/0215/17

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

**PL170 Decisions**

**170.1 Decisions by Epping Forest District Council**

The Planning Decisions for November and December 2016 from Epping Forest District Council were NOTED.

**PL171 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL172 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 16 – 27 January 2017.

**Signed:**.....

**Date:** 20 February 2017