

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 20 February 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  
J Jennings (as substitute for C Davies)

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

4 members of the public

The Committee AGREED to bring forward application nos EPF/3090/16, 2 Alderton Hall Lane, and EPF/0110/17, 16 Station Road, to follow agenda item 3, as members of the public had registered to speak.

**PL173 Apologies for Absence**

Apologies for absence were received from Cllr Davies. The Planning Committee Clerk reported that Cllr Jennings had been nominated as her substitute for this meeting.

**PL174 Declarations of Interest**

Cllr Jennings declared a non-pecuniary interest in EPF/0194/17CA as she knew the neighbour, who was also a member of the Hills Amenity Society.

Cllr Jennings also declared a non-pecuniary interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Sub-Committee South. She stated that any views she gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

Cllr Abraham declared a non-pecuniary interest in EPF/0110/17 as he was acquainted with a neighbour, who was a fellow ward Town councillor.

Cllr Cochrane declared a non-pecuniary interest in EPF/0098/17 as she knew the applicant, and EPF/0110/17 as she knew the applicant's wife.

Cllr Angold-Stephens declared a personal interest in EPF/3090/16, which she considered to be non-pecuniary, as she knew the member of the public registered to speak on this item.

**PL175 Confirmation of Minutes**

The Minutes of the meeting held on 6 February 2017 were CONFIRMED as a correct record and signed by the Chairman.

**PL176 Planning Applications**

**Application No:** EPF/3090/16

**Officer:** Moses Ekole

**Applicant Name:** Mr Sundaep Saxena

**Planning File No:** 019886

**Location:** 2 Alderton Hall Lane, Loughton IG10 3HN

**Proposal:** Part single, part two storey rear extension. Two storey side extension. New front porch.

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.

Members disliked the proposed bulk of the development, which were considered detrimental to the streetscene, and design elements that would not match the adjoining neighbours' properties at nos 71A Alderton Hill and 4 Alderton Hall Lane.

The Committee considered the depth of the proposed rear extension would cause loss of light and amenity to these neighbours. Concern was also voiced at the loss of the green aspect in the front garden, and possible breaking of a covenant.

**Application No:** EPF/0110/17

**Officer:** Moses Ekole

**Applicant Name:** Mr John Collins

**Planning File No:** 018759

**Location:** 16 Station Road, Loughton IG10 4NX

**Proposal:** The proposed remodelling and extending of a previous approval to an existing detached dwelling.

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

The Committee had NO OBJECTION to this application.

**PL177 Matters for Report**

No matters were raised.

**PL178 Planning Applications**

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

**Application No:** EPF/3363/16

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Daniel Simpson

**Planning File No:** 016192

**Location:** Greengates, 24 Albion Hill, Loughton IG10 4RD

**Proposal:** Variation of condition 2 'Plan nos' of planning permission EPF/1084/13 (Demolition of existing dwelling and erection of new two storey (three to the rear) single family dwelling) to retain as built alterations including alterations to windows, alterations to rear roof design, replacement of glass to metal railings on terrace, awning above garage and shed within rear garden.

The Committee NOTED the contents of a letter of objection.

The Committee deplored this retrospective application and OBJECTED to the retention of the completed works on the grounds of overlooking of Thurlestone, the dwelling at the rear in Pollards Close.

**Application No:** EPF/3410/16CA

**Officer:** Moses Ekole

**Applicant Name:** Mr Glenn Spearing

**Planning File No:** 024967

**Location:** 12 Stony Path, Loughton IG10 1SJ

**Proposal:** Following fire damage, remove burnt leylanda [sic] leylandii shrub fence and roots, take down dwarf brick wall, clear all waste, erect brick piers, dwarf wall and fix new boarding between piers. Supply and fix new door.

The Committee deplored this retrospective application and OBJECTED to the boundary treatment installed on the following grounds, which were:

1. The loss of the hedge was considered detrimental to the streetscene as the house was located in the Baldwins Hill Conservation Area; and
2. The height of the replacement wooden fencing.

**Application No:** EPF/0098/17

**Officer:** David Baker

**Applicant Name:** Mr M Hagger

**Planning File No:** 009759

**Location:** Oaklands School, 8 Albion Hill, Loughton IG10 4RA

**Proposal:** New black painted metal external ramp to ICT suite in annex including creation of new doorway into en suite and internal alterations.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0135/17

**Officer:** David Baker

**Applicant Name:** Mr P Gurton

**Planning File No:** 026685

**Location:** 120 Valley Hill, Loughton IG10 3AU

**Proposal:** Demolition of existing single storey dwelling and erection of two storey detached house with parking space at the rear.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0149/17

**Officer:** Jonathan Doe

**Applicant Name:** Mrs Spero

**Planning File No:** 024995

**Location:** 14 Woodland Road, Loughton IG10 1HJ

**Proposal:** Proposed raising of roof and associated loft conversion. Two storey rear and ground floor front bay and canopy.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0181/17

**Officer:** Moses Ekole

**Applicant Name:** Mr T Dabrega

**Planning File No:** 026684

**Location:** 5 Greenfield Close, Loughton IG10 3HG

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

The Committee OBJECTED to this application owing to the proposed bulk, which was considered overbearing and would cause loss of amenity to the neighbours at nos 3 and 7 Greenfield Close. The loss of amenity would be exacerbated by the first floor side window of the proposed 'bedroom 3', which would particularly overlook no 3 Greenfield Close.

However, if the District Council was minded to grant this application, members asked if this first floor side window could be fixed shut and fitted with obscure glass.

**Application No:** EPF/0187/17

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Selahattin Cicek

**Planning File No:** 024259

**Location:** 7 Colebrook Lane, Loughton IG10 2HQ

**Proposal:** Part retrospective application for two storey side extension, loft conversion, including rear dormer, porch and single storey rear extension (revised application to include alterations to dormer following refusal EPF/0181/16).

The Committee OBJECTED to this application. The rear dormer was still considered to be too high and bulky, which would cause loss of amenity to the neighbour at no 1 Harvey Gardens, and be detrimental to the streetscene.

**Application No:** EPF/0190/17

**Officer:** Moses Ekole

**Applicant Name:** Ms Hatice Abdullah

**Planning File No:** 026678

**Location:** 76 Danbury Road, Loughton IG10 3AP

**Proposal:** Flat conversion with single storey rear extension

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0194/17CA

**Officer:** Robin Hellier

**Applicant Name:** Mrs V J Locks

**Planning File No:** 009045

**Location:** 2 Potters Close, Loughton IG10 1JQ

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

T1 + T2 Oak: 2m crown reduction and removal of low hanging branches to balance.

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/0196/17

**Officer:** David Baker

**Applicant Name:** Mr James Docker

**Planning File No:** 024385

**Location:** 54 Ollards Grove, Loughton IG10 4DW

**Proposal:** Erection of single villa-style replacement two storey dwelling house with basement, and associated re-landscaping, following demolition of existing bungalow.

The Committee considered this was the maximum that could be accommodated on the plot and, to prevent additional development of the plot, asked that all further permitted development rights were removed.

**Application No:** EPF/0237/17

**Officer:** Jonathan Doe

**Applicant Name:** Mr Penman

**Planning File No:** 024447

**Location:** Lancaster Volkswagen Showroom, Langston Road, Loughton IG10 3TQ

**Proposal:** Four free standing illuminated signs; two illuminated fascia signs; and, two internal free standing signs.

The Committee had NO OBJECTION to this application.

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

The Committee NOTED the following applications:

**Application No:** EPF/0155/17

**Officer:** Alastair Prince

**Applicant Name:** Mrs Aleksandra Pasowicz-Lis

**Planning File No:** 010742

**Location:** 20 Newnham Close, Loughton IG10 4JG

**Proposal:** Certificate of Lawful Development for proposed loft conversion, three skylights to the front roof and one skylight to the extension.

**Application No:** EPF/0182/17

**Officer:** Alastair Prince

**Applicant Name:** Mr J Nicola

**Planning File No:** 013433

**Location:** 23 Sedley Rise, Loughton IG10 1LS

**Proposal:** Certificate of Lawful Development for proposed loft conversion with hip to gable and rear dormer.

**Application No:** EPF/0268/17

**Officer:** Alastair Prince

**Applicant Name:** Mr K Wall

**Planning File No:** 026687

**Location:** 36 Roding Road, Loughton IG10 3ED

**Proposal:** Certificate of Lawful Development for proposed single storey side extension and garage conversion, side dormer.

**Application No:** EPF/0269/17

**Officer:** Alastair Prince

**Applicant Name:** Mr & Mrs Michael Giles

**Planning File No:** 026688

**Location:** 37 Marjorams Avenue, Loughton IG10 1PU

**Proposal:** Certificate of Lawful Development for proposed loft conversion, installation of a rear and side dormer and installation of two front elevation rooflights.

**178.3 Others – provided for information only –** EPF/0130/17, EPF/0132/17, EPF/0163/17, EPF/0172/17, EPF/0289/17, EPF/0355/17 and EPF/0361/17

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

**PL179 Decisions**

**179.1 Decisions by Epping Forest District Council**

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

**PL180 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL181 Enforcement and Compliance**

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly lists for 30 January – 10 February and 13 – 17 February 2017.

**Signed:**.....  
**Date:** 6 March 2017