

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6 March 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

Officer: Vivienne Messenger, Planning Committee Clerk

1 member of the public

The Committee AGREED to bring forward application no EPF/0227/17, 8 Chester Close, to follow agenda item 3, as a member of the public had registered to speak.

PL182 Apologies for Absence

Apologies for absence were received from Cllr Downing.

PL183 Declarations of Interest

Cllrs Abraham, Angold-Stephens, Cochrane, 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/0338/17

Item 8.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Loughton Pizza Hut, 21 The Broadway, Loughton IG10 3SP

The Committee declared a non-pecuniary interest in items EPF/0225/17 and EPF/0338/17 as the architect was known to the Council.

PL184 Confirmation of Minutes

The Minutes of the meeting held on 20 February 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL185 Planning Applications

Application No: EPF/0227/17

Officer: Moses Ekole

Applicant Name: Mr & Mrs R Saramaka

Planning File No: 026692

Location: 8 Chester Close, Loughton IG10 2LP

Proposal: Demolition of existing conservatory. Proposed single storey side and rear 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. The depth of the proposed extension was considered too large and overbearing on both side neighbours and at the rear in Grosvenor Drive, particularly no 156, which could set a precedent.

PL186 Matters for Report

No matters were raised.

PL187 Planning Applications

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

Application No: EPF/1761/16

Officer: Jonathan Doe

Applicant Name: Ms Karen Lipka

Planning File No: 021076

Location: 1 Cranleigh Gardens, Loughton IG10 3DD

Proposal: Two storey extension to side and rear of existing dwelling on ground and first floors, with associated amendments to existing roof and facades, resulting in a new en suite bathroom and study.

The Committee OBJECTED to this application on the following grounds:

1. Overdevelopment of the site;
2. Overbearing on the neighbours in Avondale Drive;
3. Cause loss of amenity to the neighbours from overlooking and loss of light; and was
4. Detrimental to the streetscene, especially the front part of the side extension.

Application No: EPF/3340/16

Officer: Marie-Claire Tovey

Applicant Name: Mr Terry Chimes

Planning File No: 023675

Location: 4 Richmond Park, Loughton IG10 4PQ

Proposal: Side extension / annex connected to the main property.

The Committee had NO OBJECTION to this application but, should the District Council be minded to grant permission, requested a condition to ensure ancillary use of the annex with the main dwelling only.

Application No: EPF/0225/17CA

Officer: David Baker

Applicant Name: Mr Balbir Doal

Planning File No: 009709

Location: White Cottage, 5 Baldwins Hill, Loughton IG10 1SE

Proposal: Two storey side and rear elevation, part basement to rear, tiled conservatory to rear, front porch and internal alterations. Re-submission of approved application – EPF/1208/14.

The Committee had NO OBJECTION to this application.

Application No: EPF/0226/17
Officer: David Baker
Applicant Name: Mr & Mrs Vosloos
Planning File No: 026695
Location: 7 Wroths Path, Loughton IG10 1SH
Proposal: First floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0233/17
Officer: Moses Ekole
Applicant Name: Mr & Mrs Fahy
Planning File No: 026295
Location: 158 Englands Lane, Loughton IG10 2NS
Proposal: Demolition and reconstruction of existing left hand garage extension on new foundation following severe subsidence damage.

The Committee had NO OBJECTION to this application.

Application No: EPF/0236/17
Officer: Moses Ekole
Applicant Name: Ms Teresa Aspinall
Planning File No: 026691
Location: 6 Alderton Close, Loughton IG10 3HQ
Proposal: Construction of pitched roof to garage including raising height of the existing walls and conversion of garage to habitable space including linking garage to house under existing porch space.

The Committee expressed concern for the impact of this proposal on the streetscene as this would be the only garage with a pitched roof.

Application No: EPF/0262/17
Officer: Ian Ansell
Applicant Name: Magnet Ltd
Planning File No: 012629
Location: 213-215 High Road, Loughton IG10 1BB
Proposal: Installation of 3 no. air conditioning condenser units housed in white steel cages for protection.

The Committee expressed concern for the potential noise nuisance the air conditioning units would cause to the future occupants of the flats above.

Application No: EPF/0266/17
Officer: Moses Ekole
Applicant Name: Mr James Korosec
Planning File No: 014105
Location: 17 Albion Hill, Loughton IG10 4RA
Proposal: Proposed rear/side extension, two storey rear infill extension, roof extension and associated alterations; rear and side retaining walls with steps.

The Committee had NO OBJECTION to this application.

Application No: EPF/0312/17
Officer: David Baker
Applicant Name: Mr Lee Butcher

Planning File No: 026702
Location: 110 Colson Road, Loughton IG10 3RF
Proposal: Two storey side extension to house.

The Committee had NO OBJECTION to this application.

Application No: EPF/0332/17
Officer: Jonathan Doe
Applicant Name: Mr Graham Lake
Planning File No: 000695
Location: Mercedes-Benz Loughton, 3 Langston Road, Loughton IG10 3SD
Proposal: Erection of new handover bay building attached to part of southern elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/0338/17
Officer: Jonathan Doe
Applicant Name: Spring Grove Ltd
Planning File No: 006706
Location: 51 High Road, Loughton IG10 4JE
Proposal: The demolition of the detached house and erection of 6 no. 2 bed flats with 6 parking spaces.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The proposed 6-flat development on this prominent corner plot was considered an overdevelopment of the site, out of keeping with the streetscene and also failed to complement the character of the area. Members also commented the design would not maintain the quality of the built environment.

Furthermore, the Committee was concerned by the inadequate parking provision, as only six spaces were proposed for this scheme. The site was also opposite Oaklands School and school traffic / parking caused daily congestion.

However, if the District Council was minded to grant this application, the Committee requested that a condition for wheel washing be imposed to reduce mud exiting the site onto Spring Grove during the construction period, as a steep hill led upto the T-junction with the High Road and highway safety could be impaired.

Application No: EPF/0343/17
Officer: Moses Ekole
Applicant Name: Mr & Mrs David and Claire Richardson
Planning File No: 026700
Location: 40 Oakwood Hill, Loughton IG10 3EW
Proposal: Part single, part two storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0379/17
Officer: Robin Hellier
Applicant Name: Mr Margaret Grant
Planning File No: 023941
Location: 28 Hazelwood, Loughton IG10 4ET

Proposal: TPO/CHI/03/70 A1. T2 Ash - remove 2 low overhanging limbs and reduce remaining overhang by 2m.

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.

187.2 Determinations and Works to Trees in Conservation Areas – provided for information only:

The Committee NOTED the following TPX applications:

Application No: EPF/0316/17

Officer: Robin Hellier

Applicant Name: Mr Ben Shankland

Planning File No: 005123

Location: 49 York Hill, Loughton IG10 1HZ

Proposal: T1 Holly & T4 Leyland Cypress - Fell to near ground level.

T2 Field Maple – Reduce height by 4.5m.

T3 Bay - Reduce height by up to 6.0m (about 30%).

Application No: EPF/0380/17

Officer: Robin Hellier

Applicant Name: Mrs Mary Low

Planning File No: 004989

Location: 22 Baldwins Hill, Loughton IG10 1SD

Proposal: Baldwins Hill Conservation Area: T1 Willow & T9 Yew – Re-trim, T6 & T7 Plum, T8 Apple - Reduce.

187.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/3246/16

Officer: Alastair Prince

Applicant Name: Mr & Mrs Jacobs

Planning File No: 000041

Location: 2 Champions, Loughton IG10 2SG

Proposal: Certificate of Lawful Development for a proposed rear dormer in a loft conversion.

Application No: EPF/0324/17

Officer: Alastair Prince

Applicant Name: Mr & Mrs Thomson

Planning File No: 024075

Location: 63 Oakwood Hill, Loughton IG10 3EP

Proposal: Certificate of Lawful Development for Proposed loft conversion with rear dormer and three roof lights to front elevation.

Application No: EPF/0373/17

Officer: David Baker

Applicant Name: Mr A Daley

Planning File No: 026680

Location: 11 Sedley Rise, Loughton IG10 1LS

Proposal: Certificate of Lawful Development for Proposed hip to gable build up and rear dormer window.

187.4 Others – provided for information only – EPF/0258/17, EPF/0274/17, EPF/0372/17, EPF/0461/17, EPF/0462/17 and EPF/0476/17

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

PL188 Decisions

188.1 Decisions by Epping Forest District Council

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

PL189 Local Government (Miscellaneous Provisions) Act 1982 Street Trading Licence

189.1 Street Trading Consent (Renewal) – Chester Road – Mr John Fitzpatrick

The Committee had NO OBJECTION to the renewal of this street trading consent.

PL190 Licensing Applications

190.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Loughton Pizza Hut, 21 The Broadway, Loughton IG10 3SP

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of prevention of public nuisance, owing to the noise and disturbance that would be caused to the residents in the flats above and opposite in The Broadway should the premises stay open after 23.00 hours until midnight on Mondays to Saturdays.

PL191 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 20 – 28 February 2017.

Signed:.....
Date: 20 March 2017