

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 March 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

13 members of the public

The Committee AGREED to bring forward application nos EPF/0230/17, 4 West View, EPF/0271/17, 35 Hillyfields, EPF/0435/17, 2 Connaught Avenue, EPF/0456/17, 19 Shaftesbury, EPF/0489/17, 34 The Crescent, and EPF/0487/17, 38 Poundfield Road to follow agenda item 3, as members of the public had expressed an interest and a number of them had registered to speak.

PL192 Apologies for Absence

Apologies for absence were received from Cllr Davies.

PL193 Declarations of Interest

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:

EPF/0148/17
EPF/0230/17
EPF/0435/17

Item 8.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Wine Rack, 236 High Road, Loughton IG10 1RB

Cllr Cochrane declared a pecuniary interest in EPF/0456/17 as she lived in the road and knew the neighbours and stated she would leave the meeting for this item.

Cllr Abraham declared a non-pecuniary interest in EPF/0418/17 as he lived nearby.

The Committee declared a non-pecuniary interest in EPF/0318/17CA as the applicant was a member of the Loughton Residents Association.

PL194 Confirmation of Minutes

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

PL195 Planning Applications

Application No: EPF/0230/17
Officer: Marie-Claire Tovey
Applicant Name: Mr James Cunningham
Planning File No: 024681
Location: 4 West View, Loughton IG10 1TA

Proposal: Proposed demolition of existing dwelling and construction of replacement building to provide 3 flats with associated parking and landscaping.

The Committee NOTED the contents of six letters of objection.

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

The Committee OBJECTED to this application. The proposed flat development was considered detrimental to the character of the road and out of keeping with the streetscene, which would set a precedent, as West View was a road of large detached family homes.

The provision of six parking spaces shown on the amended plan was considered inadequate as there was no visitor parking factored into the scheme. The layout of the parking area would make the safe manoeuvrability of vehicles on the plot difficult, which could spill out into West View, a narrow road, and cause more traffic congestion.

Application No: EPF/0271/17

Officer: Jonathan Doe

Applicant Name: Mr Mathew Cheriyan

Planning File No: 002264

Location: 35 Hillyfields, Loughton IG10 2PT

Proposal: First floor 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. The proposal was considered to be over bulky, overbearing on neighbouring properties and detrimental to the streetscene.

Members also expressed concern for the featureless flank wall. This would be oppressive to the neighbours at no 33 Hillyfields and cause a loss of natural light into the side windows of their property making it quite dark.

Application No: EPF/0435/17

Officer: David Baker

Applicant Name: Mr Robert Walker

Planning File No: 023040

Location: 2 Connaught Avenue, Loughton IG10 4DP

Proposal: The demolition of the existing dwelling house and erection of a new architecturally designed building containing 7 apartments. The proposed building is predominantly two and three stories in height with some roof accommodation, and includes a basement 11 space car park.

The Committee NOTED the contents of three letters 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 plot. The proposed scheme would retain very little private amenity space for seven 'luxury' apartments. There was additional concern that

parking for only 11 vehicles was being provided within the apartment complex as Connaught Avenue and Ollards Grove were congested on a daily basis.

However, if the District Council was minded to grant this application, the Committee commented that future occupants of these flats should not be eligible for residents parking schemes in the town.

Cllr Cochrane left the meeting.

Application No: EPF/0456/17

Officer: Jonathan Doe

Applicant Name: Mr John Musaphia

Planning File No: 024858

Location: 19 Shaftesbury, Loughton IG10 1HN

Proposal: Removal of existing double width garage and erection of a two storey side extension.

The Committee NOTED the contents of fourteen 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. An overdevelopment of the plot.
2. The works would set a precedent in a street where the original concept of Shaftesbury has been retained since its conception some 40 years ago.
3. Neighbouring properties in Shaftesbury would be overlooked and also those at the rear in Forest Road, as it was reported previously that trees on this site boundary had been removed.
4. The symmetry of the semi-detached houses would be lost.

Furthermore, the Committee requested that the two glass panels resembling 'doors' would need to be changed to proper Georgian-style windows to match the rest of the street.

However, if the District Council was minded to approve this development then the Committee asked if all permitted development rights could be removed, and requested a condition for wheel washing to be imposed during the construction period, so highway safety on this busy, congested road was not impaired.

Cllr Cochrane rejoined the meeting.

Application No: EPF/0489/17

Officer: Jonathan Doe

Applicant Name: Mr Davesh Dubal

Planning File No: 021990

Location: 34 The Crescent, Loughton IG10 4PY

Proposal: Erection of a single storey rear extension.

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

The Committee had NO OBJECTION to this application.

Application No: EPF/0487/17

Officer: Jonathan Doe

Applicant Name: Mr Billy Martin

Planning File No: 019084

Location: 38 Poundfield Road, Loughton IG10 3JN

Proposal: Proposed two storey side extension and single storey rear.

The Committee had NO OBJECTION to this application.

PL196 Matters for Report

196.1 Notice of Appeal – EPF/1990/16 – 2 Connaught Avenue, Loughton IG10 4DP – Demolition of existing building and erection of a part 2 and part 3 storey building containing six 2 bedroom flats, with provision of 6 ground level car spaces. (The application is for approval of the building shape (bulk, mass volume), and door and window openings - with materials to elevational treatment to be conditioned as part of any planning approval.) (Appeal ref number APP/J1535/W/16/3166045) – Min no PL73

The Committee reiterated its previous comments made on this application, which were:

The Committee OBJECTED to this application. It was considered an overdevelopment of the site that lacked adequate parking facilities with only six spaces being provided. Members commented that they liked the design of the apartment building.

However, if the District Council was minded to grant this application, the Committee commented that future occupants of these flats should not be eligible for residents parking schemes in the town.

PL197 Planning Applications

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

Application No: EPF/0148/17

Officer: Moses Ekole

Applicant Name: Ms Ilana Eisner

Planning File No: 009408

Location: 18 Millsmead Way, Loughton IG10 1LR

Proposal: Single-storey rear extension and two-storey side extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0200/17

Officer: Moses Ekole

Applicant Name: Mr David Foskett

Planning File No: 026711

Location: 47 Upper Park, Loughton IG10 4EQ

Proposal: 1. Front entrance extension and replacement of dormer window. 2. Rebuilding existing ground floor window and extending the first floor. 3. Replacing all windows. 4. Construction of a single storey rear extension with roof terrace and glass balustrade.

The Committee had NO OBJECTION to this application but expressed concern that there was no plan to protect the trees on the site during the construction phase.

Application No: EPF/0244/17
Officer: Alastair Prince
Applicant Name: Mr G Atkins
Planning File No: 017007
Location: 67 The Lindens, Loughton IG10 3HT
Proposal: Single storey side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0314/17
Officer: David Baker
Applicant Name: Mrs Jackie Jensen
Planning File No: 008786
Location: 26 Brooklyn Avenue, Loughton IG10 1BL
Proposal: Erection of single storey side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0318/17CA
Officer: Ian Ansell
Applicant Name: Mr Peter House
Planning File No: 022517
Location: Little Monkwood Lodge, 52 Baldwins Hill, Loughton IG10 1SF
Proposal: Two storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0418/17
Officer: David Baker
Applicant Name: Mrs Ann-Marie Buckley
Planning File No: 026706
Location: 2 Tewkesbury Close, Loughton IG10 3NT
Proposal: Conversion of integral garage to living accommodation.

The Committee had NO OBJECTION to this application.

Application No: EPF/0439/17
Officer: Marie-Claire Tovey
Applicant Name: Epping Forest District Council
Planning File No: 001228
Location: Council Depot and adjacent land, off Langston Road, Loughton IG10 3TH
Proposal: Variation of condition 1 (plan nos) of planning permission EPF/0294/15 to allow revisions to front and rear elevations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0448/17
Officer: Alastair Prince
Applicant Name: Mr Steve Polfreman
Planning File No: 026688
Location: 37 Marjorams Avenue, Loughton IG10 1PU
Proposal: Installation of two small dormers on the front elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/0450/17

Officer: Alastair Prince

Applicant Name: Mrs Natalie Gaunt

Planning File No: 003539

Location: Rontec Church Hill Service Station, 117 Church Hill, Loughton IG10 1QR

Proposal: Retention of an installed ATM to the left of the Convenience Shop front elevation shop front installed as a through brickwork installation through a recessed black steel ATM liner. NCR 5884 ATM fascia with non-illuminated black and green polycarbonate Z Print design top and bottom signs with white lettering "free cash withdrawals and balance enquiries" and "cash zone" Cashzone green acrylic ATM fascia top sign with white illuminated lettering "cashzone" and accepted card logos. A receipts bin has been fixed to brickwork to the left of the ATM. The pavement in front of the ATM has been lowered to give level access.

The Committee deplored this retrospective application but had NO OBJECTION.

Application No: EPF/0452/17

Officer: Alastair Prince

Applicant Name: Mrs Natalie Gaunt

Planning File No: 003539

Location: Rontec Church Hill Service Station, 117 Church Hill, Loughton IG10 1QR

Proposal: Advertisement consent for retention of an installed ATM to the left of the Convenience Shop front elevation shop front installed as a through brickwork installation through a recessed black steel ATM liner. NCR 5884 ATM fascia with non-illuminated black and green polycarbonate Z Print design top and bottom signs with white lettering "free cash withdrawals and balance enquiries" and "cash zone" Cashzone green acrylic ATM fascia top sign with white illuminated lettering "cashzone" and accepted card logos. A receipts bin has been fixed to brickwork to the left of the ATM. The pavement in front of the ATM has been lowered to give level access.

The Committee deplored this retrospective application but had NO OBJECTION.

Application No: EPF/0457/17

Officer: Robin Hellier

Applicant Name: Mrs Paula Huzzey

Planning File No: 011274

Location: Glentarras, Nursery Road, Loughton IG10 4EF

Proposal: TPO/EPF/07/79. T1 Chestnut and T2 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.

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

Application No: EPF/0478/17

Officer: Jonathan Doe

Applicant Name: Mr Peter Ballard

Planning File No: 003567

Location: 2 Drayton Avenue, Loughton IG10 3DF

Proposal: Two storey side and rear extension and single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0507/17
Officer: Ian Ansell
Applicant Name: Mr S Dyulgerov
Planning File No: 024659
Location: 65A Colebrook Lane, Loughton IG10 2HN
Proposal: Two storey side and rear extension.

The Committee OBJECTED to this application. The works were considered overbearing on the neighbours and an overdevelopment of the plot, which would create a terracing effect and leave little private amenity space.

Application No: EPF/0510/17
Officer: Marie-Claire Tovey
Applicant Name: Mr Ray Mark
Planning File No: 026708
Location: 11 Regents Place, Loughton IG10 4PP
Proposal: Ground floor rear extension and loft conversion with rear dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/0530/17CA
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. T1 Leyand Cypress Hedge - reduce height by 50%.
T4 Various Species - reduce back to boundary.

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.

197.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2887/16
Officer: Alastair Prince
Applicant Name: Mr J S Jana
Planning File No: 004838
Location: 15 Chequers Road, Loughton IG10 3QA
Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and single storey rear extension.

Application No: EPF/0375/17
Officer: Alastair Prince
Applicant Name: Mrs Thecla Panagides
Planning File No: 013699
Location: 27 Tycehurst Hill, Loughton IG10 1BX
Proposal: Certificate of Lawful Development for proposed loft conversion, hip to gable, rear dormer, roof lights to front roof.

Application No: EPF/0438/17

Officer: David Baker

Applicant Name: Mr & Mrs Mallon

Planning File No: 014156

Location: 22 Rookwood Gardens, Loughton IG10 2DQ

Proposal: Certificate of Lawful Development for proposed single storey rear extension, single storey side extension, loft conversion with rear dormer and front roof light, and new front porch.

Application No: EPF/0444/17

Officer: David Baker

Applicant Name: Mr Sorinel Stefan

Planning File No: 026693

Location: 9 Collard Avenue, Loughton IG10 2ER

Proposal: Certificate of Lawful Development for proposed double storey rear extension and installation of 2 velux windows.

Application No: EPF/0453/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Matt Bygate

Planning File No: 017060

Location: 33 The Drive, Loughton IG10 1HB

Proposal: Certificate of Lawful Development for proposed loft conversion.

197.3 Others – provided for information only – EPF/0121/17, EPF/0434/17 and EPF/0697/17

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

PL198 Decisions

198.1 Decisions by Epping Forest District Council

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

PL199 Licensing Applications

199.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Wine Rack, 236 High Road, Loughton IG10 1RB

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on all four licensing objections below:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

This was because the application sought to licence the supply of alcohol on and off the premises with daily opening hours from 6.00 until midnight. The Committee was concerned this would cause undue noise and disturbance to the residents in the flats above and opposite in Brooklyn Parade.

The Committee recommended the licensed and opening hours of 11.00 to 23.00 daily, to limit easy access to alcohol late at night for consumption off the premises to consumers/customers who might 'noisily' move on to a late-night venue.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.55pm.

PL200 Enforcement and Compliance

200.1 The Committee NOTED that an Enforcement Notice has been issued by Epping Forest District Council in respect of the Annex at 102A Oakwood Hill, Loughton IG10 3ER. It appeared the breach of planning control was in regard to the construction of a building not in accordance with the approved planning consent EPF/0907/15.

200.2 No reports had been received.

Signed:.....

Date: 3 April 2017