

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 April 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C Davies (in the Chair)
P Abraham (from Min no PL204) T Cochrane
K Latchford S Murphy

Officer: Enid K Walsh (Town Clerk)

1 member of the public

PL201 Apologies for Absence

Apologies for absence were received from Cllrs Angold-Stephens and Downing.

PL202 Declarations of Interest

Cllrs 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:

- 4.1.1: EPF/1161/16 – Land adjacent to 2 Spareleaze Hill
- 4.1.2: EPF/1858/16 – Beechlands, 42 - 44 Alderton Hill
- 5.1: EPF/0234/17 The Last Post, 227 High Road

The Committee declared a non-pecuniary interest in EPF/0585/17 as the architect was known to the Council.

Cllr Cochrane declared a non-pecuniary interest in EPF/0638/17 as she lived in the road and was acquainted with the neighbours.

PL203 Confirmation of Minutes

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

Cllr Abraham joined the meeting.

PL204 Matters for Report

To REPORT any further significant information on matters which have been previously discussed, in addition to those which may already be included on the Agenda.

204.1 Notice of Appeals:

- 204.1.1 EPF/1161/16 – Land adjacent to 2 Spareleaze Hill, Loughton IG10 1BT – Proposed 4 bedroom detached house (revised application to EPF/2086/15) (Appeal ref no: APP/J1535/W/17/3168714) – Min no PL14**

Cllr Abraham declared a non-pecuniary interest in this item and both EPF/1858/16 and EPF/0234/17 owing to comments received from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee restated the previous comments made on this application made for EPF/2086/15, which were:

The Committee OBJECTED to this application which was considered an overdevelopment of a small plot and out of keeping with the streetscene. Members expressed concern over the lack of private amenity space to be retained and for highway safety with access onto the hill at this point.

In addition, members were concerned by the possible overlooking of the properties at the rear in Tycehurst Hill.

204.1.2 EPF/1858/16 – Beechlands, 42 - 44 Alderton Hill, Loughton IG10 3JB – Outline application for the erection of private dwelling house and garage to the rear of Beechlands for the proprietor of Beechlands and his family (Appeal ref no: APP/J1535/W/17/3169528) – Min no PL42

The Committee NOTED the contents of a letter of objection.

The Committee restated the previous comments made on this application, which were:

The Committee OBJECTED to this application which was considered a garden grabbing proposal contrary to National Planning Policies, which would also set a precedent.

However, if the District Council was minded to grant this application the Committee requested a condition to ensure ancillary use of the private dwelling house with the main house only.

204.1.3 EPF/2642/16 – 43 Smarts Lane, Loughton IG10 4BU – Remove existing roof and erection of new mansard roof, parapet and front roof terrace (Appeal ref no: APP/J1535/D/17/3170197) – Min no PL121.1

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.

204.2 Amended plans:

204.2.1 EPF/0271/17 – 35 Hillyfields, Loughton IG10 2PT – First floor side extension – Min no PL195

The Committee had NO OBJECTION to the amended plan but raised a concern about the impact of the extension on the neighbouring property.

204.3 Licensing

204.3.1 Withdrawn Licensing Application – New premises licence under the Licensing Act 2003 in respect of Wine Rack, 236 High Road, Loughton IG10 1RB – Min no PL199.1

The Committee NOTED the information received from the Licensing Authority that this application had been withdrawn by the applicant.

204.3.2 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 – Min no PL190.1

The Committee nominated Cllr Angold-Stephens to represent the Council at the meeting of the Licensing Sub-Committee to be held on Tuesday 18 April 2017 at 10am in the Epping Forest District Council Civic Offices.

PL205 Planning Applications

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

Application No: EPF/0234/17

Officer: David Baker

Applicant Name: Miss Emma Fallon

Planning File No: 008961

Location: The Last Post, 227 High Road, Loughton IG10 1BB

Proposal: To continue the use of the pavement to the front of the pub as an external seating area between 9am and 8pm Mondays to Sundays, together with amended furniture and barrier design.

The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this application.

Application No: EPF/0389/17

Officer: David Baker

Applicant Name: Mr Barrett

Planning File No: 026171 - 172

Location: Flat 40 Honeytree Court, Fairmeads, Pyrles Lane, Loughton IG10 2RD

Proposal: Installation of a metal framed canopy to the front entrance to Honeytree Court.

The Committee had NO OBJECTION to this application.

Application No: EPF/0451/17

Officer: Alastair Prince

Applicant Name: Miss Hilary Andrea Bosman

Planning File No: 016387

Location: 55 Queens Road, Loughton IG10 1RR

Proposal: Basement extension with side and rear light well.

The Committee had NO OBJECTION to this application.

Application No: EPF/0539/17

Officer: Moses Ekole

Applicant Name: Mr Peter Scott

Planning File No: 004544

Location: 29 Hillcrest Road, Loughton IG10 4QH

Proposal: Raising of ridge and enlargement of roof, construction of dormer sides and rear dormer windows, and installation of new windows to facilitate creation of rooms in the roof space.

The Committee had NO OBJECTION to this application.

Application No: EPF/0574/17

Officer: Alastair Prince

Applicant Name: Mr Kalkat

Planning File No: 026718

Location: 5 Richmond Park, Loughton IG10 4PQ

Proposal: Single storey rear extension, installation of new front entrance door and side lights and a new Velux window to front elevation.

The Committee had NO OBJECTION to this application but raised a concern on whether this could be considered an overdevelopment of the plot with a reduction in the amenity space.

Application No: EPF/0585/17

Officer: Moses Ekole

Applicant Name: Mr & Mrs Bloom

Planning File No: 014329

Location: 8 Eleven Acre Rise, Loughton IG10 1AN

Proposal: Three storey front and side extensions, internal layout alterations and basement conversion.

Cllr Abraham declared a non-pecuniary interest as the architect was known to the Council.

The Committee OBJECTED to this application as it was considered an overdevelopment of the site, too big for the plot in relation to the property at no 9 Eleven Acre Rise. Members were also concerned about the impact on the amenities of no 7 Eleven Acre Rise.

Application No: EPF/0602/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Steve Luton

Planning File No: 024399

Location: 40 Lower Park Road, Loughton IG10 4NA

Proposal: Single storey outbuilding.

The Committee had NO OBJECTION to this application but requested a condition that use of the outbuilding should be ancillary to the main house.

Application No: EPF/0606/17

Officer: Moses Ekole

Applicant Name: Mr Glen Ward

Planning File No: 017665

Location: 23 Broadstrood, Loughton IG10 2SB

Proposal: Rear extension at first floor over existing ground floor.

The Committee had NO OBJECTION to this application.

Application No: EPF/0618/17

Officer: Robin Hellier

Applicant Name: Mrs Eileen Malpass

Planning File No: 001241

Location: 2 The Heights, Loughton IG10 1RN

Proposal: TPO/EPF/11/83: T1 Oak. Crown reduce height by 1.5 - 2m and lateral spread by 2 - 3m.

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/0619/17

Officer: Robin Hellier

Applicant Name: Mrs Linda Wilkinson

Planning File No: 001605

Location: Warren Hall, Manor Road, Loughton IG10 4RP

Proposal: TPO/EPF/04/74 A1. Schedule of works, as specified.

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/0621/17

Officer: Marie-Claire Tovey

Applicant Name: Smyths Toys Ltd

Planning File No: 001228

Location: Land at Langston Road, Epping Forest Shopping Park Unit 1, Loughton IG10 3UE

Proposal: 1 no. internally illuminated flex-face box "Smyth's Toys Superstores" sign to front elevation (11m x 3.3m). 1 no. internally illuminated flex-face box "Smyth's Toys Superstores" sign to side elevation (5m x 2.4m). 1 no. internally illuminated flex-face box "Smyth's Toys Superstores" sign to rear elevation (5.4m x 3m).

The Committee expressed concern regarding the illuminated box sign to the rear elevation facing the M11 motorway as this constituted a potential hazard to road safety contrary to Policy DBE13 of Epping Forest District Council's adopted Local Plan & Alterations.

Application No: EPF/0623/17

Officer: Jonathan Doe

Applicant Name: Stuart Simmons

Planning File No: 021474

Location: 10 Hill Top Close, Loughton IG10 1PY

Proposal: Single storey rear extension and conversion of garage into study.

The Committee had NO OBJECTION to this application.

Application No: EPF/0638/17

Officer: Marie-Claire Tovey

Applicant Name: Mr M Wootton

Planning File No: 026725

Location: 1 Shaftesbury, Loughton IG10 1HN

Proposal: Loft conversion with rear dormer, new pitched roof over side extension and alterations to entrance door.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0650/17

Officer: Moses Ekole

Applicant Name: Mr Zafar Iqbal

Planning File No: 014069

Location: 23 Alderton Hill, Loughton IG10 3JD

Proposal: Proposed single storey rear addition for use as a swimming pool.

The Committee had concerns that this addition was an overdevelopment of the plot with the doubling of the footprint of the property.

Application No: EPF/0651/17CA

Officer: Moses Ekole

Applicant Name: Mrs Linda Davey

Planning File No: 022158

Location: 5 Steeds Way, Loughton IG10 1HX

Proposal: Revisions to EPF/2654/16 (Two storey front extension together with the alterations to fenestration at front and rear elevation. Two storey side extension and part single storey rear extension. Re-instatement of previous crossover). Revisions include addition of rear first floor window with a gable above it on the two storey side extension and associated internal alterations; alterations to fenestrations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0659/17

Officer: Moses Ekole

Applicant Name: Mr Pat Kane

Planning File No: 009214

Location: 59 Broadstrood, Loughton IG10 2SB

Proposal: Changes to front boundaries to existing property. Proposed new boundary treatment to three sides of the front garden. Add black metal railings to top of existing stepped boundary wall along front elevation. Replace side boundary picket fences with metal railings.

The Committee had NO OBJECTION to this application but requested the planting of mixed native species along the fence line to soften the impact of the metal railings on the street scene.

Application No: EPF/0663/17

Officer: Jonathan Doe

Applicant Name: Ms Siobhan Hyland

Planning File No: 018826

Location: 9 Chester Close, Loughton IG10 2LP

Proposal: Single storey rear extension and front porch.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/0655/17

Officer: Robin Hellier

Applicant Name: Mr Roger Harris

Planning File No: 015163

Location: 63 Staples Road, Loughton IG10 1HR

Proposal: Staples Road Conservation Area: T1 Oak - reduce to previous pruning points, as specified.

The Committee NOTED this application.

205.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0449/17

Officer: Moses Ekole

Applicant Name: Ms Zixia Guo

Planning File No: 026697

Location: 49 Hanson Drive, Loughton IG10 2EF

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

Application No: EPF/0534/17

Officer: Alastair Prince

Applicant Name: Mr Daniel Fitzgerald

Planning File No: 026716

Location: 33 Southview Road, Loughton IG10 3LG

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

Application No: EPF/0593/17

Officer: Alastair Prince

Applicant Name: Mrs Emma Pierce

Planning File No: 026720

Location: 10 Millsmead Way, Loughton IG10 1LR

Proposal: Certificate of Lawful Development for a proposed hip to gable roof extension and rear dormer window in connection with a loft conversion.

Application No: EPF/0598/17

Officer: Alastair Prince

Applicant Name: Mr & Mrs Giles Giles

Planning File No: 026688

Location: 37 Marjorams Avenue, Loughton IG10 1PU

Proposal: Certificate of Lawful Development for a proposed single storey rear extension.

Application No: EPF/0626/17

Officer: Alastair Prince

Applicant Name: Mr Ally Larman

Planning File No: 017539

Location: 2 Newnham Close, Loughton IG10 4JG

Proposal: Certificate of Lawful Development for a proposed loft extension.

Application No: EPF/0644/17

Officer: Alastair Prince

Applicant Name:

Planning File No: 026729

Location: 20 Prescott Green, Loughton IG10 2AQ

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

Application No: EPF/0648/17

Officer: Alastair Prince

Applicant Name: Mr Bobby Katyal

Planning File No: 018298

Location: 36 Ollards Grove, Loughton IG10 4DW

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

205.4 Others – provided for information only – EPF/0604/17, EPF/0749/17 and EPF/0774/17

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

PL206 Decisions

206.1 Decisions by Epping Forest District Council

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

206.2 Decisions by the Planning Inspectorate

The report on the Appeal Decisions and the appeals still in progress was NOTED.

PL207 Licensing Applications

No licensing applications had come to the attention of officers.

PL208 Enforcement and Compliance

208.1 Temporary Stop Notice – EPF/2832/16 – 18 Albion Park, Loughton IG10 4RB

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

208.2 No reports had been received.

Signed:.....

Date: 24 April 2017