

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 24 April 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing K Latchford S Murphy

Officer: Enid K Walsh (Town Clerk)

PL209 Apologies for Absence

No apologies for absence were received.

PL210 Declarations of Interest

Cllrs Abraham, Angold-Stephens, Cochrane, Davies, Downing, Latchford and Murphy declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

- 4.1.2, Notice of Appeal – EPF/1741/16
- 4.1.3, Notice of Appeal – EPF/2042/16
- 5.1, Planning Applications – EPF/0790/17 and EPF/0862/17

Cllr Abraham declared a non-pecuniary interest in EPF/0830/17 as he was acquainted with the applicant.

Cllr Davies declared a non-pecuniary and personal interest in EPF/0786/17 as she knew the applicant well and stated she would leave the meeting when the planning application was considered.

PL211 Confirmation of Minutes

The Minutes of the meeting held on 3 April 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL212 Matters for Report

212.1 Notice of Appeals

212.1.1 EPF/2259/16 – 2 Hill Top, Loughton IG10 1PX – Two storey side extension and rear projection. Single storey rear extension. Flank wall addition and alterations along the boundary with no 6 Hill Top (Appeal ref no: APP/J1535/D/16/3166286) – Min no PL112.1

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

212.1.2 EPF/1741/16 – 113 Church Hill, Loughton IG10 1QR – Outline application for residential development of 10 no. apartments with details of access – (Appeal ref no: APP/J1535/H/17/3169606) – Min no PL55.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its comments previously made, which were:

The Committee considered the two-storey design was acceptable providing this was the maximum height allowed. The position of the flats was considered favourable but concern was expressed about the lack of parking provision with only ten parking spaces factored into the scheme.

212.1.3 EPF/2042/16 - Higgins Homes PLC Royal Oak PH, Forest Road, Loughton IG10 1EG - Partial demolition and extension of the former Royal Oak public house and change of use to provide 5 flats, demolition of 171 Smarts Lane and redevelopment for 9 flats, and associated parking and landscaping (14 flats in total) (Appeal ref no: APP/J1535/W/17/3167348) – Min no PL82

The Committee NOTED the contents of ten letters of objection.

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application on the following grounds.

The proposal was considered an overdevelopment of the site and the excessive bulk, out of character with the local area, which would cause loss of amenity to neighbours from overlooking. Members also voiced concern over the loss of the trees.

Members expressed concern that the Public Right of Way footpath was shown on the plans to be positioned in the middle of the access road to the development. This was considered to be dangerous to pedestrians using the PROW and therefore totally unacceptable and a highway safety issue.

The Committee was very concerned that the loss of parking was not taken into account in the scheme. The parking provision proposed was considered inadequate for the number of flats and the resultant on-street parking would exacerbate the existing congestion on Smarts Lane and Forest Road.

The Committee supported a member of the public's concern that the plans did not appear to match the information given in the Design and Access Statement on the number of bedrooms of the flats in the scheme and that this should be clarified.

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.

Additionally, the Committee drew the Planning Inspector's attention to the parking demand survey which had been carried out overnight. The parking stresses in this area result from daytime commuter and shopping parking because of the lack of parking

restrictions. The parking report made no reference to the impact of this proposed development which would also remove several on-street parking spaces.

It was noted that the only private amenity space was in the parking area.

- 212.1.4 EPF/2793/16 – Land adjacent to 102 Oakwood Hill, Loughton IG10 3ER – Retrospective application for a 3 bedroom house (102 A) constructed on the land adjacent to 102 Oakwood Hill for the retention of 1no. first floor and 1no. ground floor side windows as installed, including a canopy across the single storey front extension, front and rear boundary treatment, side refuse storage enclosure wall and two storey rear projection as built (Appeal ref no: APP/J1535/W/17/3170766) – Min no PL139.1**

The Committee NOTED the appeal but made no further comment.

- 212.1.5 EPF/1694/16 – Rear of 71 & 71a Stonards Hill, Loughton IG10 3EH – Proposed single-storey one bedroom house with associated car parking and amenity space – Min no PL55.1**

Should the opportunity to submit further comments arise, the Committee AGREED to reiterate its previous comments which were:

The Committee OBJECTED to this application. The scheme was considered a garden grabbing proposal contrary to National Planning Policies that would overdevelop the plot, was out of keeping with neighbouring properties, and would be detrimental to the streetscene.

- 212.2 EPF/0227/17 – 8 Chester Close, Loughton IG10 2LP – Demolition of existing conservatory. Proposed single storey side and rear extension.**

The Committee NOTED that despite its objection to the proposal, this application had been erroneously granted under officer delegation rather than being put forward for consideration by Area Planning Sub-Committee South as required by the protocol.

An apology had been received from the principal planning officer at Epping Forest District Council who confirmed that as the decision has been issued it could not be rescinded.

PL213 Planning Applications

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

Application No: EPF/2614/16

Officer: Jonathan Doe

Applicant Name: Mr Sheikh Ahmed

Planning File No: 008629

Location: 21 Park Hill, Loughton IG10 4ES

Proposal: Front, side and rear extensions at upper ground floor level

The Committee had NO OBJECTION to this application.

Application No: EPF/0460/17
Officer: Alastair Prince
Applicant Name: Mr Matt Bygate
Planning File No: 017060
Location: 33 The Drive, Loughton IG10 1HB
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0592/17
Officer: Jonathan Doe
Applicant Name: Mr & Mrs Harriss
Planning File No: 018307
Location: 9 Pyrles Lane, Loughton IG10 2NW
Proposal: First floor side extension & loft conversion (Revised application to EPF/1762/16)

The Committee had NO OBJECTION to this application.

Application No: EPF/0599/17
Officer: Jonathan Doe
Applicant Name: Mrs Nadezhda Zaborovskaya
Planning File No: 026739
Location: 51 Parkmead, Loughton IG10 3JW
Proposal: Single storey front and side extension projecting 2m forward. Single storey rear extension 4m deep.

The Committee had NO OBJECTION to the front and side extensions but raised a concern about the impact of the 4-metre deep rear extension on no 49 Parkmead which it considered to be overbearing.

Application No: EPF/0625/17
Officer: Alastair Prince
Applicant Name: Mr Ally Larman
Planning File No: 017539
Location: 2 Newnham Close, Loughton IG10 4JG
Proposal: Loft extension with hip to gable roof alteration and rear dormer window.

The Committee expressed a concern that the proposal would cause a loss of symmetry to the pair of semi-detached houses. The lack of a proposed elevation plan made it difficult to judge the full impact on the street scene.

Application No: EPF/0679/17
Officer: Ian Ansell
Applicant Name: Ms Diana Watmough
Planning File No: 026734
Location: 47 Forest View Road, Loughton IG10 4DY
Proposal: Replace existing two storey single house with pair of integrated three storey semidetached houses.

The Committee OBJECTED to this application as it was not in keeping with the area which predominantly comprised single detached properties. Members also commented on the lack of on-site parking provision given that two 4-bedroomed properties were proposed. Parking is a continuing problem in this road due to commuter parking.

Application No: EPF/0699/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Paul Snelling

Planning File No: 026741

Location: TK Maxx, Unit 11 Epping Forest Shopping Park, Langston Road, Loughton IG10 3FL

Proposal: Internally illuminated and non-illuminated signage to front and rear elevations

The Committee had NO OBJECTION to this application given that this proposed non-illuminated signage to the rear elevations closest to the M11 motorway. However, the Planning Officer's attention is drawn to the Council's comments on the other current applications for such signage – EPF0783/17 and EPF/0855/17.

Application No: EPF/0708/17

Officer: Jonathan Doe

Applicant Name: Mrs Christine Pomfrett

Planning File No: 012314

Location: 5 Forest Way, Loughton IG10 1JG

Proposal: Remove conservatory and replace with two-storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0719/17

Officer: David Baker

Applicant Name: Mr H Winston

Planning File No: 001877

Location: 9-11 High Beech Road, Loughton IG10 4BN

Proposal: Change of use, conversion and enlargement of ground floor and first floor B1 offices to create 6No one bed flats and 1No two bed flat and 1No studio flat with 6 car spaces at the rear to serve the new flats and two existing flats.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application. There were concerns for the overlooking of no 7 High Beech Road and the lack of amenity space provided for the residents of the new flats.

The proposal would also result in an increased use of the access road from Smarts Lane, detrimental to the amenities of the other properties.

As insufficient on-site parking, had been provided, members asked for a planning condition to prohibit occupants of those flats from being issued with residents parking permits, if such a scheme was brought into Loughton in the future.

Application No: EPF/0720/17

Officer: Jonathan Doe

Applicant Name: Ms J. Hamill

Planning File No: 026735

Location: 57 High Road, Loughton IG10 4JE

Proposal: Proposed two storey rear extension, ancillary changes to the rear elevation, and ancillary internal changes.

The Committee had NO OBJECTION to this application.

Application No: EPF/0760/17

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Joshi

Planning File No: 000537

Location: 20 Albion Park, Loughton IG10 4RB

Proposal: Loft conversion including part raising of the roof & single storey rear extension

Whilst the Committee had no objection to the proposed works it OBJECTED to the application until a full tree survey had been submitted as requested by the Landscape Team.

Application No: EPF/0767/17

Officer: Marie-Claire Tovey

Applicant Name: Mr George Tillekeratne

Planning File No: 022592

Location: 31 Fallow Fields, Loughton IG10 4QP

Proposal: Proposed loft conversion with rear dormer and hip to gable extension.

The Committee OBJECTED to this application because of its impact on the street scene with the overbearing roof design.

Application No: EPF/0777/17

Officer: David Baker

Applicant Name: Mr Nigel Pinamang

Planning File No: 017919

Location: 19 Harwater Drive, Loughton IG10 1LP

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0783/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Darren Marshall

Planning File No: 026745

Location: Hobbycraft, 12 Epping Forest Shopping Centre, Langston Road, Loughton

Proposal: 1 no. internally illuminated front fascia sign (11m x 3.3m), 1 no. internally illuminated (above entrance) fascia sign (5m x 0.76m), 1 no. internally illuminated side fascia (4.2m x 2.4m) and 1 no. internally illuminated rear fascia (5.4m x 3m)

The Committee OBJECTED to the proposed illuminated signage on the rear elevation of this building owing to significant highway safety concerns.

The new Epping Forest Shopping Centre development was located close to the M11 motorway. This was an unlit section of motorway on which there have already been a number of serious accidents.

The Committee NOTED the comments of Highways England that "*the proposals have the potential to impact the safe and efficient operation of the strategic road network (SRN)*".

Members expressed grave concern that such illuminated signage in this location would be an unnecessary and unwelcome distraction for motorists driving at speed on this busy stretch of road.

Drivers using the motorway, particularly those during the peak traffic flows in the early morning rush hour and late afternoon/early evening period, would be adversely impacted by such illuminations especially in the darker winter months.

Additionally, the part-night street lighting scheme operated by Essex County Council resulted in the level of ambient lighting from residential roads ceasing from 1am until 5am. This meant that the impact of illuminated signage on drivers' attention would be increased. Should the District Council be minded to grant the application, a restriction should be made such that the illumination of this signage must be switched off during at least the same hours of darkness.

The Committee therefore urges the Planning Authority to reject this and all similar proposals for illuminated signage at the rear of the shopping units on this new development.

Application No: EPF/0786/17
Officer: Alastair Prince
Applicant Name: Mr Conroy Pretorius
Planning File No: 003429
Location: 2 Hill Top, Loughton IG10 1PX
Proposal: Single storey side extension.

Cllr Davies left the meeting for this item only.

The Committee had NO OBJECTION to this application.

Application No: EPF/0790/17
Officer: Jonathan Doe
Applicant Name: Mr Oleg Kovalenko
Planning File No: 021113
Location: 11 Crossfields, Loughton IG10 3PY
Proposal: Erection of dwelling house and detached garage, following demolition of existing garage.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which was considered garden grabbing contrary to the provisions of the National Planning Policy Framework. The proposal would be detrimental to the street scene and provided insufficient on-site parking.

Application No: EPF/0809/17
Officer: Jonathan Doe
Applicant Name: Mr James Power
Planning File No: 011120
Location: 74 Sedley Rise, Loughton IG10 1LT
Proposal: The application is for: The construction of a single storey, ground floor extension at the rear of the property. A hip to gable roof extension. The construction of a new dormer window at the rear of the property. 3 Velux windows at the front of the property.

The Committee had NO OBJECTION to this application.

Application No: EPF/0816/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Mark Bedding

Planning File No: 009967

Location: Golden Lion, Borders Lane, Loughton IG10 1TE

Proposal: Application for variation of Condition 2 'plan numbers' on planning application EPF/1269/15 (Demolition of existing Public House and 10 and 12 Newmans Lane and construction of 8 x 1bed flats and 22 x 2 bed flats in two blocks with undercroft parking and landscaping). Alterations to include: enlarged communal deck, removal of upper communal area, change to balcony design/size, alterations to window design, walls to roof terraces, alterations to materials, grills at car park level replaced by brick lattice and internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0818/17

Officer: David Baker

Applicant Name: Mr Peter Klimaszewski

Planning File No: 012405

Location: 27 Colson Road, Loughton IG10 3RL

Proposal: Single storey rear extension to semi-detached house

The Committee had NO OBJECTION to this application.

Application No: EPF/0830/17

Officer: David Baker

Applicant Name: Mr Allan Brett

Planning File No: 019264

Location: 2 Roding Gardens, Loughton IG10 3NH

Proposal: Conversion of garage into habitable space. Construction of rear single-storey extension

The Committee had NO OBJECTION to this application but raised a concern that the proposed front elevation showed an additional front entrance door preferring the design to include a second new window. As this gave the impression that the newly formed habitable space could be used as a separate dwelling, the Committee asked for a condition that its use was to be restricted to ancillary to the main house.

Application No: EPF/0837/17

Officer: Robin Hellier

Applicant Name: Mrs Barbara McKenzie

Planning File No: 019081

Location: 3 Catherine Close, Loughton IG10 3NJ

Proposal: TPO/EPF/06/16 T2 Oak 2.5 m 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.

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/0855/17

Officer: Marie-Claire Tovey

Applicant Name: Pets At Home

Planning File No: 026759

Location: Pets At Home, Unit 13, Epping Forest Retail Park, Loughton IG10 3UE

Proposal: 1 x internally illuminated front fascia sign, 2 x internally illuminated front lozenge signs, 2 x front vinyl graphics (non-illuminated), 4 x front poster frames (non-illuminated), 9 x front glazing vinyl (non-illuminated), 1 x internally illuminated rear fascia and 1 x rear delivery panel (non-illuminated).

The Committee OBJECTED to the proposed illuminated signage on the rear elevation of this building owing to significant highway safety concerns.

The new Epping Forest Shopping Centre development was located close to the M11 motorway. This was an unlit section of motorway on which there have already been a number of serious accidents.

The Committee NOTED the comments of Highways England that "*the proposals have the potential to impact the safe and efficient operation of the strategic road network (SRN)*".

Members expressed grave concern that such illuminated signage in this location would be an unnecessary and unwelcome distraction for motorists driving at speed on this busy stretch of road.

Drivers using the motorway, particularly those during the peak traffic flows in the early morning rush hour and late afternoon/early evening period, would be adversely impacted by such illuminations especially in the darker winter months.

Additionally, the part-night street lighting scheme operated by Essex County Council resulted in the level of ambient lighting from residential roads ceasing from 1am until 5am. This meant that the impact of illuminated signage on drivers' attention would be increased. Should the District Council be minded to grant the application, a restriction should be made such that the illumination of this signage must be switched off during at least the same hours of darkness.

The Committee therefore urges the Planning Authority to reject this and all similar proposals for illuminated signage at the rear of the shopping units on this new development.

Application No: EPF/0858/17

Officer: Ian Ansell

Applicant Name: Mr & Mrs John and Hazel McGwyne

Planning File No: 024606

Location: 37 Woodland Road, Loughton IG10 1HQ

Proposal: Proposed single storey front, side and rear extensions (Revised application to EPF/0651/16)

The Committee had NO OBJECTION to this application.

Application No: EPF/0860/17

Officer: Ian Ansell

Applicant Name: Mr Martin Bradley

Planning File No: 010791

Location: 22 Brooklyn Avenue, Loughton IG10 1BL

Proposal: Triple storey side extension, bringing roof line down and creating a large dormer to the existing third floor.

The Committee OBJECTED to this application which would be overbearing on no 24 Brooklyn Avenue. The roof works would have a detrimental effect on the symmetry of the semi-detached properties and therefore was considered totally out of keeping with the street scene.

Application No: EPF/0862/17

Officer: Ian Ansell

Applicant Name: Mr James Litherland

Planning File No: 024112

Location: 113 Church Hill, Loughton IG10 1QR

Proposal: Outline application for residential development with details of access (up to 10 no units) Resubmission of application EPF/1741/16.

The Committee NOTED the contents of two letters of objection.

The Committee made NO COMMENT on this resubmitted application.

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

Application No: EPF/0898/17

Officer: Marie-Claire Tovey

Applicant Name: Mr N Patel

Planning File No: 009557

Location: Land rear of 119 Roding Road, Loughton IG10 4AP

Proposal: Proposed two bedroom flat over existing shop including two storey side extension

The Committee OBJECTED to this proposal as it was considered an overdevelopment that would be overbearing on the neighbouring property. In addition, insufficient amenity space had been provided and there were concerns regarding the lack of parking provision on site.

Application No: EPF/0928/17

Officer: Robin Hellier

Applicant Name: Mrs Sheila Holland

Planning File No: 008157

Location: 65 Alderton Hill, Loughton, Essex, IG10 3JD

Proposal: TPO/EPF/13/80 G1. 1x Robinia: Fell + replace with tree of different species as agreed

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.

It was also NOTED that works appeared to have been already carried out on this tree.

Application No: EPF/0935/17

Officer: David Baker

Applicant Name: Mr Peter Steer

Planning File No: 007855

Location: 1 Hillcrest Road, Loughton IG10 4QH

Proposal: Demolition of existing chalet bungalow and stand alone garage with proposal for new detached 4 bedroom dwelling with intergrated [sic] garage plus associated landscaping.

The Committee OBJECTED to this application because of its overbearing impact on the properties in Summerfield Road.

As previously stated for application no EPF/3112/15, members were not against the building of a detached house so long as it was only a two-storey dwelling that matched the size and scale of the surrounding properties.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.50pm.

213.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

No applications had been received.

213.3 Deemed Permission – provided for information only:

Application No: EPF/0787/17

Officer: Alastair Prince

Applicant Name: Mr & Mrs Tom & Linda Spain

Planning File No: 026743

Location: 13 Wroths Path, Loughton IG10 1SH

Proposal: Certificate of Lawful Development for Proposed loft conversion with new box dormer to the rear elevation.

213.4 Others – provided for information only: EPF/0730/17, EPF/0740/17, EPF/0754/17, EPF/0765/17, EPF/0840/17, EPF/0848/17, EPF/0849/17, EPF/0938/17, EPF/1033/17

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

PL214 Decisions

214.1 Decisions by Epping Forest District Council

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

PL215 Licensing Applications

No licensing applications had come to the attention of officers.

PL216 Enforcement and Compliance

No reports had been received.

Signed:.....
Date: 8 May 2017