

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 8 May 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)

4 members of the public

**PL217 Apologies for Absence**

No apologies for absence were received.

The Committee AGREED to bring forward two applications, EPF/0945/17 and EPF/1012/17 to follow agenda item 3 as members of the public were interested in these items.

**PL218 Declarations of Interest**

Cllr Murphy declared a non-pecuniary interest in EPF/0945/17 as she lived in a neighbouring property.

Cllrs Abraham, Angold-Stephens, Cochrane, Davies, Downing, Latchford and Murphy declared a non-pecuniary interest in EPF/1012/17 owing to comments received from the Loughton Residents Association Plans Group:

**PL219 Confirmation of Minutes**

The Minutes of the meeting held on 24 April 2017 were CONFIRMED as a correct record and signed by the Chairman.

**PL220 Planning Applications**

**Application No:** EPF/0945/17

**Officer:** Alastair Prince

**Applicant Name:** Miss Megan McKenna

**Planning File No:** 024992

**Location:** 43 Marjorams Avenue, Loughton IG10 1PU

**Proposal:** Demolition of existing detached garage and construction of single storey 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 as the side extension would result in a cramped appearance detrimental to the street scene and an unacceptable loss of light to the neighbouring property.

**Application No:** EPF/1012/17

**Officer:** Ian Ansell

**Applicant Name:** Ms Ramanjit Hare

**Planning File No:** 021509

**Location:** 12A Alderton Close, Loughton IG10 3HQ

**Proposal:** Residential redevelopment to provide 5 x 3 bed houses.

The Committee NOTED the contents of three letters of objection and a petition signed by thirty-four residents.

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

The Committee OBJECTED to this application as it was considered garden grabbing and therefore contrary to National Planning Policies.

Members drew the Planning Authority's attention to the reasons cited for the refusal of the previous application for this location, EPF/0421/05. These stated that "the proposed vehicle access is of inadequate width to enable vehicles to pass and it is therefore unsuitable to serve two dwellings". The new proposal for five 3-bedroomed dwellings would bring such an increase in vehicle movements as to constitute a danger to highway safety.

The proposal would also have a detrimental impact on the neighbouring properties in Alderton Close and The Lindens contrary to Policy DBE2 of Epping Forest District Council's adopted Local Plan & Alterations.

## **PL221 Matters for Report**

### **221.1 Revised applications**

**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 (revised application – Min no PL213.1)

The Committee NOTED the revisions but reiterated its previous comments which were:

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

## **PL222 Planning Applications**

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

**Application No:** EPF/0878/17

**Officer:** Marie-Claire Tovey

**Applicant Name:** EPPING FOREST DISTRICT COUNCIL

**Planning File No:** 026745

**Location:** Unit 8/9, Council Depot and Adjacent Land off Langston Road, Loughton IG10 3TH

**Proposal:** 1 x internally illuminated fascia sign to front elevation and 1 x non-illuminated fascia sign to rear elevation.

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 was drawn to the Council's comments on the other current applications for such signage – EPF0783/17 and EPF/0855/17.

**Application No:** EPF/0894/17

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Simon Raine

**Planning File No:** 004942

**Location:** 64 Alderton Hill, Loughton  
IG10 3JB

**Proposal:** Refurbishment & alterations including front, rear & roof extensions.

The Committee OBJECTED to this application as it was considered detrimental to the neighbours and to the street scene with the higher roof line.

**Application No:** EPF/0905/17

**Officer:** David Baker

**Applicant Name:** Mr Paul Nadwick

**Planning File No:** 018197

**Location:** 5 The Beacons, Loughton IG10 2SQ

**Proposal:** Erection of a) ground floor rear extension b) front extension to garage and conversion of garage and car port and c) first floor side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0906/17

**Officer:** David Baker

**Applicant Name:** Mr Fergus Quinn-Smith

**Planning File No:** 015314

**Location:** 3 The Beacons, Loughton IG10 2SQ

**Proposal:** First floor and roof extension with rear dormer. Two storey front extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0968/17

**Officer:** Robin Hellier

**Applicant Name:** Mrs Tracy Cushion

**Planning File No:** 018192

**Location:** 5 Woodbury Hill, Loughton IG10 1JB

**Proposal:** TPO/CH1/02/68 T1 Pine, T3 Leyland Cypress, T4 Holly, T5 Portuguese Laurels, T6 Bay + T7 Magnolia - Reduce 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/0982/17

**Officer:** David Baker

**Applicant Name:** Mr Deepak Mohindra

**Planning File No:** 003736

**Location:** 74 Spring Grove, Loughton IG10 4QE

**Proposal:** Enlargement of existing front roof dormer.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0985/17  
**Officer:** Alastair Prince  
**Applicant Name:** Mr S Sabev  
**Planning File No:** 026768  
**Location:** 40 Goldingham Avenue, Loughton IG10 2JF  
**Proposal:** Ground floor front extension

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0998/17  
**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:** Installation of plant equipment, consisting of 13 x condenser units, 1 x air handling unit (with associated duct & pipe work), enclosed within a 2m high palisade galvanised fence (painted to match existing materials).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1000/17  
**Officer:** Alastair Prince  
**Applicant Name:** Mr M BAKER  
**Planning File No:** 024860  
**Location:** 11 Rookwood Gardens, Loughton IG10 2DQ  
**Proposal:** Erection of single storey front, single storey side and rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1005/17  
**Officer:** Ian Ansell  
**Applicant Name:** Mrs Lara St Pierre  
**Planning File No:** 007348  
**Location:** 257 Chester Road, Loughton IG10 2LW  
**Proposal:** Two storey side extension

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1022/17  
**Officer:** Ian Ansell  
**Applicant Name:** Mr Richard Chiswell  
**Planning File No:** 000517  
**Location:** Land associated with the former Debden Hall Estate, England's Lane, Loughton  
**Proposal:** Application for variation of condition 2 'plan numbers' on planning application EPF/2969/15 (Demolition of existing dwelling house and out-buildings and erection of new environmentally sustainable dwelling house with associated landscaping works. Refurbishment and repair of Grade II listed gates and piers).

The Committee had NO OBJECTION to this application.

**222.2 Deemed Permission – provided for information only:**  
The Committee NOTED the following applications:

**Application No:** EPF/0943/17  
**Officer:** Alastair Prince  
**Applicant Name:** Mrs Francesca King  
**Planning File No:** 016935  
**Location:** Beverleys, 34 Albion Hill, Loughton IG10 4RD  
**Proposal:** Certificate of lawful development for proposed rear dormer in a loft conversion.

**Application No:** EPF/0961/17  
**Officer:** Alastair Prince  
**Applicant Name:** Mr David Scanlan  
**Planning File No:** 005477  
**Location:** 8 Highview Close, Loughton IG10 4EG  
**Proposal:** Certificate of Lawful Development for proposed garage conversion.

**Application No:** EPF/1001/17  
**Officer:** Alastair Prince  
**Applicant Name:** Mr & Mrs Mellis  
**Planning File No:** 026767  
**Location:** 8 Habgood Road, Loughton IG10 1HF  
**Proposal:** Certificate of Lawful Development for proposed first floor side dormer

**222.3 Others – provided for information only:** EPF/0909/17, EPF/0931/17, EPF/0990/17 and EPF/1164/17

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

**PL223 Decisions**

**223.1 Decisions by Epping Forest District Council**

The Planning Decisions for January – March 2017 received from Epping Forest District Council were NOTED.

**PL224 Licensing Applications**

No new licensing applications had come to the attention of officers. However, members NOTED that, following a recent incident, a full hearing of the licence for Luxe in the High Road was to be convened by the District Council within 28 days. The Chairman offered to represent the Council at that meeting.

**PL225 Enforcement and Compliance**

No reports had been received.

**Signed:** .....  
**Date:** 22 May 2017