

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 7 January 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
K Latchford J Jogia (as substitute for T Downing)
B Cohen (as substitute for S Murphy)

Officer: Debra Paris (Planning Committee Clerk)

7 members of the public

PL599 Apologies for Absence

Apologies for absence were received from Cllrs Downing and Murphy. The Planning Committee Clerk reported that Cllrs Jogia and Cohen had been nominated as their respective substitutes for this meeting.

PL600 Declarations of Interest

Cllr Cohen declared a non-pecuniary interest in planning application EPF/3281/18 as she was acquainted with the applicant.

Cllr Latchford declared a non-pecuniary interest in planning application EPF/3234/18, as the neighbour had contacted him regarding this proposal.

PL601 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 10 December 2018 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning applications EPF/2971/18, EPF/3189/18 and EPF/3234/18 after Agenda item 4.1.1, Amended Plans, EPF/1634/18, as members of the public were interested in those applications.

PL602 Matters for Report

602.1 Amended Plans

EPF/1634/18 – 110 Pyrles Lane, Loughton, IG10 2NW – Proposal: Front and side boundary wall with piers, hardstanding, and new access to front driveway – Min no PL512.1

Following information received from the Planning Officer, Mr Jhooti, for this proposal, it was AGREED to defer this application for consideration at the next Planning and Licensing Committee meeting to be held on 21 January 2019.

PL603 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

603.1 Application No: EPF/2971/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Kyle Hollyomes

Planning File No: 030183

Location: 74 Valley Hill, Loughton, IG10 3AT

Proposal: Extension & subdivision of existing property to form 2 no dwellings.

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/3189/18

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Middleton

Planning File No: 026247

Location: 10 Summerfield Road, Loughton, IG10 4JF

Proposal: Two storey bay window side extension, single storey replacement garage with a summerhouse, storage & improvements to garden terraces.

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

The Committee had NO OBJECTION to this application, but requested a condition that the outbuilding remain ancillary to the main dwelling and not be used as separate accommodation.

Application No: EPF/3234/18

Officer: Muhammad Rahman

Applicant Name: Mr Declan Higgins

Planning File No: 030187

Location: 35 Tycehurst Hill, Loughton, IG10 1BX

Proposal: Proposed rear/side extension with conversion of loft space.

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

The Committee OBJECTED to this application. However, members would waive their objection if the proposal was amended to include non-opening windows and obscured glass to prevent overlooking of neighbours at nos 33 and 37; and if the screens on the terrace were moved a reasonable distance from the boundary to no 37.

PL604 Matters for Report

604.1 Notices of Appeal

EPF/1584/18 – 2 Danbury Road, Loughton, IG10 3AP – Proposal: Conversion of terraced house to 3 no. flats.

(Appeal ref no: APP/J1535/W/18/3210447) – Min no PL491.1

The Committee reiterated its previous comments which were:

The Committee NOTED the contents of three letters of objection.

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

The Committee OBJECTED to this application. The scheme was considered an overdevelopment of the plot; it was out of keeping with the rest of the properties in this block – the purpose-built maisonettes, and therefore detrimental to the street scene. Members were concerned by the extent of the intensification of use of the garden, which would have a

injurious effect on neighbouring properties, and the lack of private amenity space retained.

There were additional concerns for the loss of amenity to the adjacent houses from overlooking, especially to no 12 Cheltenham Gardens at the rear of the site, along with the inadequate provision for bins and refuse storage.

Furthermore, the Committee felt the proposal failed to provide adequate car parking provision, which would have a detrimental impact on other highway users and local residents, and to highway safety.

Additionally, the Committee felt that the recent European Court of Justice ruling on Habitats Regulations Assessments was relevant to this application that seeks to increase and enlarge what was a single family house into multiple dwellings. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.

604.2 EPF/0010/18 – 70 Alderton Hill, Loughton, IG10 3JB – Proposal: Outline application with some matters reserved for new two storey house on adjoining land.

(Appeal ref no: APP/J1535/W/18/3215312) – Min no PL385.1

The Committee reiterated its previous comments which were:

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The proposal was considered to be garden grabbing and an overdevelopment of the plot. Members expressed particular concern for highway safety. The proposed entrance of this development was on a dangerous bend and a large number of pedestrians including children used this route travelling to and from schools in the area.

Should the Planning Authority be minded to grant this application, the Committee requested that a condition be imposed that vehicles can only enter or leave the entrance when travelling up Alderton Hill.

PL605 Delegated Matters

605.1 Street Naming and Numbering Consultation – x12 residential dwellings at 165 High Road, Loughton

The Committee NOTED that this consultation closed on 20 December 2018 and ratified the response made by the Town Clerk under delegated powers, after collating members' views, as follows:

Thank you very much for the opportunity to comment on this matter. On behalf of the Town Council I submit the following:

- 1. We object to the choice of 'Hawthorn House' on the basis that it could be confused with The Hawthorns (off Borders Lane) and the alternatives 'Aubrey Place' and 'Fern Place' as they do not appear to*

have any local relevance. We could trace no local reference to "Aubrey".

2. *We propose as an alternative "Addison House" based on the following information: After the late Sir William Addison (1905 – 1992) who ran a book shop at 169 High Road, Loughton, and was himself an author of numerous books on Epping Forest and Essex, as well as being an Epping Forest Verderer and a JP. More details of Addison's life and work may be found in an article at <http://www.theydon.org.uk/lhs/Downloads/LHS%20165.pdf>*

We trust you will give this alternative suggestion careful consideration.

605.2 Street Trading Licence Renewal – Debden Market

The Committee RATIFIED the following response made by the Planning Committee Clerk, acting under delegated authority, to meet the consultation deadline of 1 January 2019, after collating members' views:

Thank you very much for the opportunity to comment on this matter. On behalf of the Town Council I hereby confirm that the Council have no objection to this application.

PL606 Planning Applications

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

Application No: EPF/2244/18

Officer: Muhammad Rahman

Applicant Name: Mr Adam Stiff

Planning File No: 009007

Location: 1 Grosvenor Path, Debden, Loughton, IG10 2LF

Proposal: Two storey side extension.

The Committee OBJECTED to this application on the grounds that the drawings showed 3 velux windows in the front roof area, implying that there was a loft conversion, for which there was no mention in the plans and no application under Permitted Development.

NB: Following this meeting the Planning Clerk traced the original application EPF/1850/18, approval of loft conversion and a rear dormer window.

The objection was to be withdrawn at the following meeting.

Application No: EPF/2958/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr William Hyde

Planning File No: 003166

Location: 7 Chester Path, Loughton, IG10 2LN

Proposal: Retrospective change of use from two storey side extension into separate residential accommodation.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this proposal and requested that the windows on the flank wall be reinstated, the side door removed and the property be returned to that of a single residence.

Members confirmed that they would not be willing to attend and speak against this application.

Application No: EPF/2983/18
Officer: David Baker
Applicant Name: Mr & Mrs Jack
Planning File No: 017440
Location: 23 Hazelwood, Loughton, IG10 4ET
Proposal: Single storey rear extension to include balcony.

The Committee had NO OBJECTION to this application.

Application No: EPF/3025/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Steven Brown
Planning File No: 030176
Location: 24 Conyers Way, Loughton, IG10 2AB
Proposal: Removal of current left side single storey garage spanning depth of house, rebuild to the current footprint & include second storey extension creating master bedroom and en-suite.

The Committee had NO OBJECTION to this application.

Application No: EPF/3106/18
Officer: Marie-Claire Tovey
Applicant Name: Mr Jimmy Sheridan
Planning File No: 007146
Location: 37 Jessel Drive, Loughton, IG10 2EX
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3138/18
Officer: Muhammad Rahman
Applicant Name: Mr Mark Lockhart
Planning File No: 027074
Location: 4 Alderton Hall Lane, Loughton, IG10 3HN
Proposal: Two storey side extension following demolition of existing garage/workshop/ utility room and single storey front entrance extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3151/18
Officer: David Baker
Applicant Name: Mr F Hall
Planning File No: 018316
Location: 13 Newnham Close, Loughton, IG10 4JG
Proposal: Erection of PVCu orangery to the rear of property.

The Committee had NO OBJECTION to this application.

Application No: EPF/3157/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr David Hopkins
Planning File No: 001672

Location: 25 Woodland Road, Loughton, IG10 1HQ
Proposal: Ground and first floor rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/3168/18
Officer: David Baker
Applicant Name: Ms Andrea Lopez de Pablo Hernando
Planning File No: 024722
Location: 6 Ashley Grove, Staples Road, Loughton, IG10 1HS
Proposal: Single storey front and rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/3172/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr N Panayiotis
Planning File No: 007713
Location: 44 Tycehurst Hill, Loughton, IG10 1DA
Proposal: First floor extension at rear. Loft conversion with roof extension over proposed rear extension. Front side dormers, Juliet balconies to rear windows & velux style roof lights to slopes.

The Committee NOTED the contents of a letter of concern.

The Committee OBJECTED to this application on the grounds that it caused overlooking to the neighbours at no 46. However, members agreed to waive their objection if amended plans were submitted to include obscured glass in non-opening windows to mitigate this.

Application No: EPF/3177/18
Officer: Muhammad Rahman
Applicant Name: Kevin De Souza
Planning File No: 007759
Location: Lawlors Property Services, 165 High Road, Loughton, IG10 4LF
Proposal: New windows, raise handrail in brick & glass, plus extend the flue.

The Committee had NO OBJECTION to this application.

Application No: EPF/3178/18
Officer: Jonathan Doe
Applicant Name: Mrs Visha
Planning File No: 030185
Location: 1 The Chase, Loughton, IG10 4RE
Proposal: Loft conversion with front and rear dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/3224/18
Officer: Jonathan Doe
Applicant Name: Mr Digwa
Planning File No: 008272
Location: 120 Roding Road, Loughton, IG10 3EJ

Proposal: Conversion of the existing A1 use class store to an A5 and A1 mixed-use class.

The Committee expressed concern about the need for the installation of appropriate ventilation to minimise the cooking odours to protect the amenity of the local area and residents in neighbouring properties.

Application No: EPF/3242/18
Officer: Muhammad Rahman
Applicant Name: Mrs Valbona Kola
Planning File No: 023549
Location: 12 Crossfields, Loughton, IG10 3PY
Proposal: First floor rear & side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3276/18
Officer: Muhammad Rahman
Applicant Name: Ms O Poliuk
Planning File No: 030193
Location: 38 Greenfields, Loughton, IG10 3HH
Proposal: Single storey rear & side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3281/18
Officer: Jonathan Doe
Applicant Name: Mr & Mrs Lane
Planning File No: 007692
Location: 46 Sparelease Hill, Loughton, IG10 1BT
Proposal: Side extensions to both sides, infill rear extension and new roof to an existing detached house.

The Committee had NO OBJECTION to this application.

Application No: EPF/3313/18
Officer: Jonathan Doe
Applicant Name: Mr W Kauffman
Planning File No: 030196
Location: 28 The Greens Close, Loughton, IG10 1QE
Proposal: Relocation and extension of garage, single storey rear extension and patio.

The Committee had NO OBJECTION to this application.

Application No: EPF/3326/18
Officer: Muhammad Rahman
Applicant Name: Ms Jen Thompson
Planning File No: 005354
Location: 103 Colson Road, Loughton, IG10 3RF
Proposal: Proposed single storey rear & side wrap around extension.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/3127/18
Officer: Julie Cottrell
Applicant Name: Mrs Jo Reed
Planning File No: 008161
Location: Walnut Cottage, 18 Stony Path, Loughton, IG10 1SJ
Proposal: Baldwins Hill Conservation Area
T1: Walnut - Fell.
T2: Apple - Crown reduce by 1m.
T3: Laurel - Trim crown.
T4: Laurel - Reduce height by 2m & trim.
T5: Lawson Cypress - Reduce height by 1.5m and trim.

Application No: EPF/3239/18
Officer: Julie Cottrell
Applicant Name: Mr Evans
Planning File No: 030186
Location: 32 York Hill, Loughton, IG10 1HT
Proposal: York Hill Conservation Area
T1: Prunus - Reduce height to approx 4-4.5m.
T2: Spruce - Crown lift by approx 2m.

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

606.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2929/17
Officer: Ian Ansell
Applicant Name: Ms Puneeta Aujla (Sander)
Planning File No: 002923
Location: 30 Roding Gardens, Loughton, IG10 3NH
Proposal: Certificate of Lawful Development for existing use of property for childcare.

Application No: EPF/3143/18
Officer: Muhammad Rahman
Applicant Name: Ms Hafsa Shahid
Planning File No: 030173
Location: 60 Etheridge Road, Loughton, IG10 2HY
Proposal: Certificate of lawful development for proposed loft conversion, single storey rear extension and porch.

Application No: EPF/3235/18
Officer: Muhammad Rahman
Applicant Name: Mr Chris Stanley
Planning File No: 030174
Location: 97 Southern Drive, Loughton, IG10 3BY
Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with a hip to gable roof and a rear dormer.

Application No: EPF/3248/18
Officer: Marie-Claire Tovey
Applicant Name: Mr & Mrs David Rumney
Planning File No: 001710
Location: 150 Borders Lane, Loughton, IG10 3SB

Proposal: Certificate of lawfulness for proposed loft conversion.

Application No: EPF/3316/18

Officer: Muhammad Rahman

Applicant Name: Mr James Gilzean

Planning File No: 015722

Location: 16 Ollards Grove, Loughton, IG10 4DW

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with a rear facing dormer.

Application No: EPF/3325/18

Officer: Muhammad Rahman

Applicant Name: Ms Jen Thompson

Planning File No: 005354

Location: 103 Colson Road, Loughton, IG10 3RF

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion.

606.4 Others – provided for information only: EPF/3128/18, EPF/3186/18, EPF/3208/18, EPF/3226/18, EPF/3232/18, EPF/3255/18, EPF/3351/18, EPF/3371/18 and EPF/3395/18

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

PL607 Decisions

607.1 Decisions by Epping Forest District Council

The Planning Decisions for November 2018 from Epping Forest District Council were NOTED.

PL608 Licensing Applications

No licensing applications had come to the attention of officers.

PL609 Enforcement and Compliance

No reports had been received.

Signed:

Date: 21 January 2019