

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 21 January 2019 at 7.45pm at Loughton Library & Town Hall.**

**Present:**

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

**Officer:** Debra Paris (Planning Committee Clerk)

4 members of the public

**PL610 Apologies for Absence**

No apologies for absence were received.

**PL611 Declarations of Interest**

Cllr Murphy declared a non-pecuniary interest in planning application EPF/3228/18 as she lived nearby.

Cllrs Angold-Stephens and Cochrane declared a non-pecuniary interest in planning application EPF/3418/18, as they were acquainted with residents in this road.

The Committee declared a non-pecuniary interest in item 5, Pre-application Consultation on Mobile Phone Masts, and planning applications EPF/3302/18 and EPF/3418/18 owing to comments received from the Loughton Residents Association Plans Group.

**PL612 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 7 January 2019 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward Agenda item 4.1.2, Amended Plans, EPF/3234/18, as members of the public were interested in this application.

**PL613 Matters for Report**

**613.1.1 Amended Plans**

**EPF/3234/18 – 35 Tycehurst Hill, Loughton, IG10 1BX – Proposal: Proposed rear/side extension with conversion of loft space – Min no PL603.1**

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

The Committee OBJECTED to these plans in their current form owing to ambiguities regarding the side windows, overlooking no 37. However, if the plans were amended to clearly show that the side windows had restricted openings to a maximum of 45 degrees, along with obscured glass to protect the privacy of the neighbour at no 37, then the Committee would waive its objection.

**613.1.2 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**

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

The Committee deplored this retrospective application.

Members had NO OBJECTION to the proposed wall in principle, but requested new plans as they currently gave insufficient detail. There were no dimensions nor clarity as to what would happen to the downpipe between 110 and 112 Pyrles Lane, which had been cut off above the pillar. The brick pier appears to have been built over the gully. The pillars and the proposed railings between 110 and 112 Pyres Lane would be intrusive on the amenity of the neighbour at 112 and it is suggested that these be lowered to below window height.

The way the wall was currently built prevented the occupants of no 110 being able to get their vehicles onto the drive without going over the green sward. The Committee suggested that the wall along the driveway, leading to the garages behind the property, be removed to the first pier, which would allow access to the land without damaging the green sward.

Members requested a clear statement on the plans that the applicant intended to adhere to the arboricultural report recommendations in respect of reducing the compaction of soils and allowing suitable permeability and for the proposed protection of trees.

**613.2 Notice of Appeal**

**EPF/1012/17 – 12a Alderton Close, Loughton, IG10 3HQ – Proposal: Residential redevelopment to provide 4 x 3 bed houses.**

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

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

**613.3 Withdrawal of Objection – Min no PL606.1**

**EPF/2244/18 – 1 Grosvenor Path, Debden, Loughton, IG10 2LF – Proposal: Two storey side extension**

The Committee AGREED to withdraw its objection to this application.

**PL614 Pre-application Consultation on Mobile Phone Masts – CTIL and Telefonica – Proposed base station upgrade at Epping Forest College, New Building, Borders Lane, Loughton, IG10 3RZ (ref: CTIL\_136611/TEF\_39818)**

The Committee had NO OBJECTION to this proposal.

**PL615 Planning Applications**

The following planning applications were CONSIDERED and the plans inspected.

**615.1 Application No: EPF/3132/18**

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Singh

**Planning File No:** 017351

**Location:** Foxwood, Nursery Road, Loughton, IG10 4DZ

**Proposal:** Double storey front and rear extensions, basement extension and mansard roof loft conversion with front and rear dormer windows.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was overbearing and out of keeping with the street scene. The proposal was too high and dominant. Members deplored the loss of the open aspect of the front garden and the loss of trees which helped to soften the existing street scene.

The Committee noted that neighbours in Little Dragons had objected to any proposal to use their private road during the construction phase. The attention of the Planning Officer was also drawn to the objection raised in the Tree Officer's Report that the Arboricultural Report provided did not take into account the blanket TPO in place on this site.

**Application No:** EPF/3228/18

**Officer:** David Baker

**Applicant Name:** Mr & Mrs Bradley Jones-Chapman

**Planning File No:** 012273

**Location:** 14 Upper Park, Loughton, IG10 4EW

**Proposal:** Two storey side extension & new roof forming a loft conversion.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3302/18

**Officer:** Marie-Claire Tovey

**Applicant Name:** SAFL Property Ltd

**Planning File No:** 007759

**Location:** Rear of 165 High Road, Loughton, IG10 4LF

**Proposal:** Erection of a one storey roof extension to provide an additional 2 no. flats (2 x 1-bedroom penthouse flats) (- as an addition to 5 storey building being erected on the site under EPF/2600/14.)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the building in the approved plans was currently too high, without adding another floor. It would set a precedent. This was an open part of the town with Standard Green opposite. The proposal would enclose the area, would be overbearing dwarfing the adjacent buildings and would have a detrimental impact on the street scene.

**Application No:** EPF/3328/18

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr & Mrs Hand

**Planning File No:** 019444

**Location:** 9 Highview Close, Loughton, IG10 4EG

**Proposal:** Loft conversion with rooflights to front and rear dormer with Juliet balcony.

The Committee had NO OBJECTION to this application, but requested a condition for wheel washing be imposed during the construction period and appropriate tree protection be enforced for the trees on the green sward at the front, owing to the road being quite narrow.

**Application No:** EPF/3332/18

**Officer:** Robin Hellier

**Applicant Name:** Mr David Foskett

**Planning File No:** 026711

**Location:** 47 Upper Park, Loughton, IG10 4EQ

**Proposal:** TPO/CHI/04/70 A1  
B1 Cypress - Reduce height to 10m.  
B2 Cypress - Fell & replace.  
T2 Goat Willow - Fell & replace.

Following information received from Epping Forest District Council's Tree Officers, the Committee had NO OBJECTION to this application.

**Application No:** EPF/3386/18  
**Officer:** Sukhdeep Jhooti  
**Applicant Name:** Mr Luke Mackaill  
**Planning File No:** 029963  
**Location:** 17 and 19 Lower Park Road, Loughton, IG10 4NB  
**Proposal:** Proposed extensions. (Revised application to EPF/1244/18)

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3413/18  
**Officer:** Sukhdeep Jhooti  
**Applicant Name:** R Ainsworth  
**Planning File No:** 003539  
**Location:** Church Hill Service Station, 117 Church Hill, Loughton IG10 1QR  
**Proposal:** Application for removal of Condition 2 "hours of operation" for EPF 0949/89. (Automatic car wash)

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3418/18  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Nicky Darrant  
**Planning File No:** 024662  
**Location:** 3 Brook Road, Loughton, IG10 1BW  
**Proposal:** Wall, gates and railings

The Committee OBJECTED to this application as it was overbearing on the street scene and out of character.

**Application No:** EPF/3420/18  
**Officer:** Jonathan Doe  
**Applicant Name:** Mr Joseph Oviawe  
**Planning File No:** 030195  
**Location:** 50 Southern Drive, Loughton, IG10 3BU  
**Proposal:** Proposed loft conversion with a rear dormer.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3421/18  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mr Nathan Shetty  
**Planning File No:** 010377  
**Location:** 14 Broadstrood, Loughton, IG10 2SB  
**Proposal:** Part demolition of existing and erection of new rear, front and roof extension.

The Committee OBJECTED to this application on the grounds that it was overbearing and out of keeping with the street scene; and the rear balcony would cause overlooking.

**Application No:** EPF/3425/18  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mr Julian Bukata  
**Planning File No:** 030204  
**Location:** 26 Stonards Hill, Loughton, IG10 3EG  
**Proposal:** Porch, rear extension, side extension & loft conversion.

The Committee expressed concern of building so close to the boundary which would destroy the symmetry of the street scene.

**615.2 Deemed Permission – provided for information only:**

The Committee NOTED the following applications:

**Application No:** EPF/3305/18  
**Officer:** Sukhdeep Jhooti  
**Applicant Name:** Mr Robert Pegg  
**Planning File No:** 004058  
**Location:** 6 Willingale Close, Loughton, IG10 2BY  
**Proposal:** Certificate of lawful development for proposed removal of garage and replacement with summerhouse.

**Application No:** EPF/3333/18  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mrs Ananda Griffith-Bougouin  
**Planning File No:** 026323  
**Location:** 12 The Meadway, Loughton, IG10 3AN  
**Proposal:** Application for a Lawful Development Certificate for a proposed hip to gable loft conversion.

**615.3 Others – provided for information only: EPF/0005/19**

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

**PL616 Decisions**

**616.1 Decisions by Epping Forest District Council**

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

**PL617 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL618 Enforcement and Compliance**

No reports had been received.

**Signed:** .....

**Date:** 4 February 2019