

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4 February 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)

2 members of the public

PL619 Apologies for Absence

No apologies for absence were received.

PL620 Declarations of Interest

The Committee declared a non-pecuniary interest in item 5, Pre-application Consultation on Mobile Phone Masts, owing to comments received from the Loughton Residents Association Plans Group.

PL621 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 21 January 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL622 Matters for Report

622.1.1 Amended Plans

EPF/3132/18 – 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 – Min no PL615.1

The Committee reiterated its previous comments which were:

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.

622.2.1 Notices of Appeal

EPF/1893/17 – 60 Traps Hill, Loughton, IG10 1TD – Proposal: The demolition of an existing 2-3 storey detached house and the development of a new 2-3 storey building consisting of 7 flats (2 x 1 bed, 5 x 3 bed) and including 9 no. car parking spaces, cycle stores and bin stores.

(Appeal ref no: APP/J1535/W/18/3209460) – Min no PL296.1

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application on the following grounds:

The proposal was out of character with this road and area, which was characterised by single occupation houses. This development would create an undesirable precedent. The site was positioned by a dangerous blind-bend, which was also a pinch-point in the road, and emphasis was expressed on the traffic problems this would create being a major constraint. The development was considered overbearing and an overdevelopment of the site which would dominate the street scene. The proposal offered very little amenity space and insufficient parking.

This was contrary to policies CP2(iv), CP7, ST4(iii) and DBE9(i) of Epping Forest District Council's adopted Local Plan & Alterations, which were consistent with the National Planning Policy Framework.

Members also commented that Traps Hill was on a bus route and it was not possible for other vehicles to pass buses at this narrow point of the road; a point that further exacerbated the traffic congestion and highway safety aspect caused by this proposal.

622.2.2 EPF/2656/17 – Land adjacent to Englands Lane, Loughton, IG10 2PB – Proposal: Construction of 5 residential properties.

(Appeal ref no: APP/J1535/W/18/3211845) – Min no PL335.1

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application which was considered inappropriate development of green belt land contrary to National Planning Policies and Policy GB2A of Epping Forest District Council's adopted Local Plan & Alterations.

Members further expressed concerns for highway safety considerations at this site and drew the Planning Authority's attention to the contents of the report from the Essex Wildlife Trust regarding the Protected Species Survey which stated "it is incumbent on EFDC as the local authority to take a precautionary approach to ensure that the developer does not risk breaching Schedule 5 of the Wildlife and Countryside Act 1981 (as amended)".

622.2.3 EPF/0471/18 – 38 High Beech Road, Loughton, IG10 4BL – Proposal: To replace 1 existing dwelling (detached) with 2 new dwellings (semi-detached).

(Appeal ref no: APP/J1535/W/18/3217482) – Min no PL418.1

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application on the grounds that the proposal was overbearing due to its bulk and height and was out of keeping with neighbouring properties and the street scene. Contrary to policies CP2(iv), CP7 and DBE1 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

By reason of the height and massing of this proposal it was detrimental to the amenity of the neighbours, contrary to policy DBE9 of the Local Plan

and Alterations and the provisions of the National Planning Policy Framework.

Members expressed concern regarding the trees on the site and drew attention to the Tree and Landscaping Officer's report.

Concern was raised by a member of the Committee that building work had already started at this site.

622.2.4 EPF/2585/18 – 2 Carroll Hill, Loughton, IG10 1NJ – Proposal: Replace existing single house with a pair of semi-detached houses. (Appeal ref no: APP/J1535/W/18/3217209) – Min no PL553.1

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site. It was too cramped and out of keeping with the street scene.

622.3 Withdrawal of Application

EPF/1230/18 – Units 26 & 27 Oakwood Hill Industrial Estate, (GC Johnston Ltd), Loughton, IG10 3TZ – Change of use from Office and Warehouse (B1/B8 use) to Assembly and Leisure (D2 use) to provide a permanent sports facility in gymnastics, tumbling, dance and cheerleading training for children and young people in the local area including the use of 4 car parking spaces within the site (in connection with the existing Casabalanca [sic] gymnastics use at the nearby unit of 40b) – Min no PL457.1

The Committee NOTED the information received from Epping Forest District Council that this application had been withdrawn by the applicant.

PL623 Pre-application Consultation on Mobile Phone Masts – Vodafone and Telefonica – Proposed base station upgrade at Adjacent to Homebase Car Park, Church Hill, Loughton, IG10 1LJ (ref: CTIL_144739/TEF_45995)

The Committee noted the contents of a letter of support.

The Committee had NO OBJECTION to this proposal.

PL624 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

624.1 Application No: EPF/1553/18

Officer: David Baker

Applicant Name: Mrs Catherine Inaloz

Planning File No: 030211

Location: 6 Langley Meadows, Loughton, IG10 2DL

Proposal: Conversion of garage, integral to house to an office room, incorporating adding a window to the front.

The Committee had NO OBJECTION to this application.

Application No: EPF/2665/18

Officer: Muhammad Rahman

Applicant Name: Mr Marcin Marynczak

Planning File No: 007010

Location: 85 Spring Grove, Loughton, IG10 4QE

Proposal: Two storey rear extension, single storey front extension, loft conversion including roof works and basement.

The Committee had NO OBJECTION to this application.

Application No: EPF/3272/18

Officer: Marie-Claire Tovey

Applicant Name: Mr Joe Mason

Planning File No: 004043

Location: 72 Oakwood Hill, Loughton, IG10 3EP

Proposal: Dropped kerb to the front of the dwelling.

The Committee had NO OBJECTION to this application, although members expressed concern for the loss of the green verge in front of this property and requested the planting of a tree to help maintain the green aspect of the street scene.

Application No: EPF/3318/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Mike Tovey

Planning File No: 030126

Location: 18 Newnham Close, Loughton, IG10 4JG

Proposal: Single storey rear extension, two storey side and rear extension, loft conversion and an outbuilding.

The Committee OBJECTED to this application on the grounds that it was overbearing and would be detrimental to the street scene, spoiling its symmetry.

Members also expressed concern for the separate outbuilding at the rear of the property, stating that it was too large and too high for a storage facility, as described in the proposal. If the local planning authority was minded to grant this application, the Committee requested a condition to ensure that the outbuilding remained ancillary to the main dwelling.

Application No: EPF/3432/18

Officer: Robin Hellier

Applicant Name: Maple Gate Residents Association

Planning File No: 008790

Location: 1 Maple Gate, Loughton, IG10 1PS

Proposal: TPO/EPF/03/88

T9: Field Maple - Crown raise to 2.5m and remove low limb growing towards No 107 Maple Gate.

G2: Limes - Reduce to previous points.

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/0003/19
Officer: Muhammad Rahman
Applicant Name: Michaela Takkas and Oliver Beales
Planning File No: 030207
Location: 79 Smarts Lane, Loughton, IG10 4BU
Proposal: Proposed first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0046/19
Officer: Ian Ansell
Applicant Name: Mr Peter Roffey
Planning File No: 002564
Location: 1 Torrington Gardens, Loughton, IG10 3TB
Proposal: Proposed residential development.

The Committee had NO OBJECTION to this application.

Application No: EPF/0050/19
Officer: Jonathan Doe
Applicant Name: Mr Rikki O'Sullivan
Planning File No: 016083
Location: 21 The Crescent, Loughton, IG10 4PY
Proposal: First floor extension to create new bedrooms, rooms within new roof & new entrance porch.

The Committee had NO OBJECTION to this application. However, members pointed out that the description for this proposal was inaccurate. This was not a 'first floor extension', but a conversion of a bungalow into a three storey house.

Application No: EPF/0054/19
Officer: Robin Hellier
Applicant Name: Mrs Karen Maloney
Planning File No: 003438
Location: 8 Connaught Avenue, Loughton, IG10 4DP
Proposal: TPO/EPF/04/14 (Ref: T6)
T3; Lime - Reduce lateral branches, on the side of No 6 Connaught Avenue, by 2m 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/0056/19
Officer: Jonathan Doe
Applicant Name: Chris Kent
Planning File No: 030216
Location: 46 Brooklyn Avenue, Loughton, IG10 1BN
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0088/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Needleman

Planning File No: 030210

Location: 31 Whitehills Road, Loughton, IG10 1TS

Proposal: Loft conversion and extension with rear dormer including Juliet balcony. Staircase extension to side elevation with roof windows to front elevation & front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/0096/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Bussell

Planning File No: 029546

Location: 19 Sedley Rise, Loughton, IG10 1LS

Proposal: Single storey rear extension & single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0105/19

Officer: Robin Hellier

Applicant Name: Mr B M Wallis

Planning File No: 017323

Location: 1 Hazelwood, Loughton

Proposal: TPO/EPF/26/11 (Ref: T10)

T1: Ash - Lateral crown reduction, by up to 2m.

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/0130/19

Officer: Muhammad Rahman

Applicant Name: Miss Linda Francomb

Planning File No: 030217

Location: O/S 168-170 High Rd, Loughton, IG10 1AZ

Proposal: To upgrade paper advertising panels on bus shelter to a display of double sided digital advertising panels on bus shelter.

The Committee had NO OBJECTION to this application.

Application No: EPF/0131/19

Officer: Zara Seelig

Applicant Name: Mr & Mrs Marcus Snook

Planning File No: 030215

Location: 51 High Beech Road, Loughton, IG10 4BN

Proposal: Application for a Lawful Development Certificate for a proposed conversion of roof space, including erection of dormer to rear pitch main roof.

The Planning Committee Clerk reported that this application had been incorrectly listed and should have been included under “Deemed Permission – provided for information only”.

This application was NOTED by the Committee.

Application No: EPF/0139/19

Officer: Marie-Claire Tovey

Applicant Name: Miss Christie Thomson

Planning File No: 023469

Location: Land adj to 22 and 28 Oakwood Hill Industrial Estate, Loughton

Proposal: Application for variation of condition 18 'Operational Hours' on planning permission EPF/0439/14 (Erection of a new MOT workshop, grounds maintenance workshop with office facilities, glasshouses and associated parking, storage areas and fencing. (Revised application to EPF/0063/13)

The Committee had NO OBJECTION to this application.

624.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0078/19

Officer: Zara Seelig

Applicant Name: Mr & Mrs Redelinghuys

Planning File No: 030209

Location: 78 Avondale Drive, Loughton, IG10 3DQ

Proposal: Application for a Lawful Development Certificate for a proposed single storey rear extension, outbuilding to the rear of garden & front porch aligned with neighbouring property.

624.3 Others – provided for information only: EPF/0034/19, EPF/0093/19 and EPF/0098/19

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

PL625 Decisions

625.1 Decisions by Epping Forest District Council

No Planning Decisions had been received from Epping Forest District Council.

PL626 Local Government (Miscellaneous Provisions) Act 1982 Street Trading Licence

626.1 Street Trading Consent (Renewal) – Catering Trailer, Oakwood Hill Industrial Estate, Loughton, Essex IG10 3TZ

The Committee had NO OBJECTION to this street trading consent renewal.

PL627 Licensing Applications

627.1.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Acasa, 53 The Broadway, Loughton, IG10 3SP

The Committee had NO OBJECTION to this licensing application.

627.1.2 Notice of review of a premises licence under the Licensing Act 2003 in respect of Wo Fat Restaurant, Wo Fat, 270-272 High Road, Loughton, IG10 1RB.

The Committee had NO COMMENT to make regarding the review of this licence. Members commented that this infringement had no bearing on the sale of alcohol at this premises.

PL628 Enforcement and Compliance

No reports had been received.

Signed:

Date: 18 February 2019