

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 18 February 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
T Cochrane T Downing K Latchford
S Murphy J Jennings (as substitute for Cllr Abraham)
M Stubbings (as substitute for Cllr Davies)

Officer: Debra Paris (Planning Committee Clerk)

1 member of the public

PL629 Apologies for Absence

Apologies for absence were received from Cllrs Abraham and Davies. The Planning Committee Clerk reported that Cllrs Jennings and Stubbings had been nominated as their respective substitutes for this meeting.

PL630 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application EPF/2635/18, as the architect was known to the council.

Cllr Angold-Stephens declared a non-pecuniary interest in item 4.1 on the agenda, amended planning application, EPF/2475/18, as she was acquainted with the speaker through her position as the representative of Loughton Town Council at Epping Forest Citizens' Advice.

PL631 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 4 February 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL632 Matters for Report

632.1.1 EPF/2475/18 – 8 Brooklyn Avenue, Loughton, IG10 1BL – Proposal: Erection of ground and first floor side extensions and alterations of roof – Min no PL595.1

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

The Committee had NO OBJECTION to this application.

632.2.1 Notice of Appeal

EPF/2499/17 – 13-15a Alderton Hill, Loughton, IG10 3JD – Proposal: Demolition of houses at 13, 15 and 15a, Alderton Hill, and the erection of linked blocks, elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64 car spaces in undercroft parking at the rear and south side of the block and associated ground works. (Appeal ref no: APP/J1535/W/18/3203410) – Min no PL481.2

The Committee NOTED the information received from Epping Forest District Council regarding holding a Public Inquiry into this appeal. The Committee reiterated its previous comments which were:

The Committee agreed with the principle of what the developers were trying to achieve but OBJECTED to this application on the following grounds:

The proposed development was considered too bulky and an overdevelopment for the plot size;

It would be too dominant on the street scene, as the proposed apartment block would be six storeys high and would be out of character with the houses in the street;

It would be detrimental to the amenities of the neighbours; and

Members expressed concern at the traffic congestion already existing around this site and the lack of any pavement facilitating pedestrians.

Cllr Angold-Stephens AGREED that she would attend the public enquiry to make representations on behalf of the Planning and Licensing Committee.

632.3 Epping Forest District Local Plan Submission Version – Planning Policy Briefing Note

The Committee NOTED the information contained in the Epping Forest District Council Planning Policy Briefing Note.

632.4 Loughton Building Design Award – Min no PL594.1

The Committee NOTED that the award would not be presented this year owing to a lack of nominations meeting the criteria.

PL633 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

633.1 Application No: EPF/2635/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Alderslade

Planning File No: 018287

Location: 41 Sparelease Hill, Loughton, IG10 1BS

Proposal: Demolition of existing dwelling and construction of new dwelling as well as the erection of an outdoor swimming pool in rear garden of dwelling-house.

The Committee had NO OBJECTION to this application.

Application No: EPF/0077/19

Officer: Sukhdeep Jhooti

Applicant Name: Ms Patricia Bryson

Planning File No: 016379

Location: St John Fisher RC Junior School, Burney Drive, Loughton, IG10 2DY

Proposal: Installation of new 6m lamp posts and luminaires to be installed for safeguarding & security of site.

The Committee had NO OBJECTION to this application.

Application No: EPF/0167/19
Officer: Muhammad Rahman
Applicant Name: Miss Linda Francomb
Planning File No: 010374
Location: OS Bank No207 High Rd, Loughton, IG10 1AE
Proposal: Application for Consent to Display Advertisements. (Upgrade paper adverting panels on bus shelter to a display of double sided digital advertising panels).

The Committee had NO OBJECTION to this application.

Application No: EPF/0174/19
Officer: Muhammad Rahman
Applicant Name: Ms Maxine Williams
Planning File No: 030225
Location: 84 Lushes Road, Loughton, IG10 3QB
Proposal: Loft conversion including a new dormer extension to front & rear roof slopes including Juliet balcony to rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/0181/19
Officer: Muhammad Rahman
Applicant Name: Mr Paul Green
Planning File No: 030226
Location: 92 Alderton Hall Lane, Loughton, IG10 3HD
Proposal: Loft conversion with dormer extensions to front and rear roof slopes including Juliet balcony to rear.

The Committee had NO OBJECTION to this application.

The Committee AGREED to consider the next two applications together.

Application No: EPF/0187/19
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Kumar
Planning File No: 013721
Location: 46 Goldingham Avenue, Loughton, IG10 2JF
Proposal: Extension to front porch on ground floor with a first floor side extension over existing ground floor side extension.

Application No: EPF/0191/19
Officer: Zara Seelig
Applicant Name: Mr & Mrs Kumar
Planning File No: 013721
Location: 46 Goldingham Avenue, Loughton, IG10 2JF
Proposal: Extension to front porch on ground floor.

The Committee had NO OBJECTION to these applications.

The Committee AGREED to consider the next two applications together.

Application No: EPF/0193/19
Officer: Muhammad Rahman
Applicant Name: Mr Peter Robinson
Planning File No: 022713

Location: 50 Baldwins Hill, Loughton, IG10 1SF

Proposal: Demolition of existing garage & construction of two storey side extension containing enlarged garage and bedroom.

Application No: EPF/0200/19

Officer: Muhammad Rahman

Applicant Name: Mr Peter Robinson

Planning File No: 022713

Location: 50 Baldwins Hill, Loughton, IG10 1SF

Proposal: Grade II Listed Building Consent for demolition of existing garage & construction of a two storey side extension containing enlarged garage and bedroom.

The Committee had NO OBJECTION to these applications.

Application No: EPF/0205/19

Officer: Muhammad Rahman

Applicant Name: Miss Linda Francomb

Planning File No: 005521

Location: O/S 301 High Road, Loughton, IG10 1HD

Proposal: Application for Consent to Display an Advertisement & 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/0206/19

Officer: Muhammad Rahman

Applicant Name: Miss Linda Francomb

Planning File No: 004274

Location: Bus Shelter in front of 23 The Broadway, Loughton, IG10 3SS

Proposal: Advertisement Consent application 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/0236/19

Officer: Marie-Claire Tovey

Applicant Name: Mrs Wahlwala

Planning File No: 021377

Location: 25 Highland Avenue, Loughton, IG10 3AJ

Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0239/19

Officer: Muhammad Rahman

Applicant Name: Mr Michael Watts

Planning File No: 030238

Location: Haslers, Old Station Road, Loughton, IG10 4PL

Proposal: Replacement sign on the building of Haslers at first floor level, but illuminated unlike the current sign.

The Committee had NO OBJECTION to this application.

Application No: EPF/0242/19
Officer: Sukhdeep Jhooti
Applicant Name: Ms Danielle Pattison
Planning File No: 030236
Location: 154 Forest Road, Loughton, IG10 1EG
Proposal: Proposed single storey rear extension & first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0245/19
Officer: Zara Seelig
Applicant Name: Mr David Doe
Planning File No: 016375
Location: 32 Spring Grove, Loughton, IG10 4QD
Proposal: Proposed conversion of an integral garage to a room.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/0211/19
Officer: Julie Cottrell
Applicant Name: Mr Grant Thornhill
Planning File No: 003577
Location: Woodcroft School Flat, Whitakers Way, Loughton, IG10 1SQ
Proposal: Baldwins Hill Conservation Area
1 x Hawthorn - Fell.

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

633.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0188/19
Officer: Zara Seelig
Applicant Name: Mrs Liz Miller
Planning File No: 030228
Location: 32 Lower Road, Loughton, IG10 2RT
Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with rear dormer & one single roof light to front elevation.

Application No: EPF/0210/19
Officer: Zara Seelig
Applicant Name: Mr & Mrs Sutcliffe
Planning File No: 030227
Location: 18 Roding Gardens, Loughton, IG10 3NH
Proposal: Application for a Lawful Development Certificate for a proposed single storey, 4 metres deep rear extension.
Zara Seelig, the Planning Officer, had advised the Committee that this application had been withdrawn by the applicant.

633.4 Others – provided for information only: EPF/0163/19, EPF/0268/19 and EPF/0295/19

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

PL634 Decisions

634.1 Decisions by Epping Forest District Council

The Planning Decisions for January 2019 from Epping Forest District Council were NOTED.

PL635 Licensing Applications

No licensing applications had come to the attention of officers.

PL636 Enforcement and Compliance

No reports had been received.

Signed:

Date: 4 March 2019