

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4 March 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
T Cochrane P Abraham S Murphy
B Cohen (as substitute for Cllr Davies)
A Omer (as substitute for Cllr Latchford – from Min no 639)

Officers: Mark Squire (Town Clerk)
Debra Paris (Planning Committee Clerk)

The Chairman welcomed, Mark Squire, the new Town Clerk to the meeting and wished him well in his new role.

PL637 Apologies for Absence

Apologies for absence were received from Cllrs Davies, Downing and Latchford. The Planning Committee Clerk reported that Cllrs Cohen and Omer had been nominated as substitutes for Cllrs Davies and Latchford respectively for this meeting.

PL638 Declarations of Interest

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

Cllrs Cochrane and Murphy declared a non-pecuniary interest in planning application EPF/3277/18, as the applicant was known to them.

Cllr Omer joined the meeting during the next item.

PL639 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 18 February 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL640 Matters for Report

640.1.1 Notices of Appeal

EPF/1366/18 – 209 D/E High Road, Loughton, IG10 1BB – Proposal: Application for variation of condition 2 ‘plan numbers’ and 3 ‘use of rear double doors’ on planning application EPF/0808/17 (Erection of rear conservatory)

(Appeal ref no: APP/J1535/W/19/3219843) – Min no PL468.1

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application, reiterating its previous OBJECTION in respect of application, EPF/0413/18:

The Committee OBJECTED to this application on the grounds that it contravened Conditions 3 and 4 as stipulated by the Local Planning Authority in granting Planning Permission (with Conditions) for this

premises in respect of application EPF/0808/17: Erection of Rear Conservatory:

3) The rear double doors to the conservatory hereby permitted shall be for the use in an emergency only and at all other times when the premises are open to customers the doors shall be shut closed. There shall be signage above the doors inside the extension to make clear that the doors are for emergency use only.

Reason: to deter use of the open area to the rear of the premises by patrons and thereby avoid disturbance to occupiers of residential properties in accordance with Policy DBE9 of the Local Plan and Alterations.

4) There shall be no exterior lighting affixed to any external surface of the extension hereby permitted.

Reason: to deter use of the open area to the rear of the premises by patrons and thereby avoid disturbance to occupiers of neighbouring residential properties in accordance with Policy DBE9 of the Local Plan and Alterations.

Members commented that the proposed fencing and planting of bamboo would not negate the noise pollution and would be obtrusive and out of character; depending on the cultivar, the bamboo planting could be invasive.

Furthermore, the existing premises with its current level of clientele numbers were already causing a noise nuisance to the neighbours and together with the extraction fan disturbing nearby residents.

640.1.2 EPF/0162/18 – 11 Crossfields, Loughton, IG10 3PY – Proposal: Erection of new dwelling and detached garage, following demolition of existing garage.

(Appeal ref no: APP/J1535/W/18/3208248) – Min no PL563.3

The Committee reiterated its previous comments which were:

The Committee considered the amended plans for this application and reiterated its previous comments, which were:

The Committee OBJECTED to this application on the grounds that it was garden grabbing. It was a too cramped overdevelopment of the site, which would have a detrimental effect on the neighbours. The vehicle access arrangements were inadequate for the proposal and would be detrimental to the street scene. This was contrary to Local Plan and Alterations policies CP2(ii) and (iv), CP7, DBE1, DBE6 and DBE11(i), which are consistent with the National Planning Policy Framework.

Members NOTED that the removal of the garage in this revision further exacerbated the inadequate parking provision.

640.1.3 EPF/1012/17 – 12a Alderton Close, Loughton, IG10 2HQ – Proposal: Residential redevelopment to provide 4 x 3 bed houses – Min no PL563.1

(Appeal ref no. APP/J1535/W/18/3202935)

Members NOTED the information received from Epping Forest District Council.

The Committee reiterated its previous comments which were:

The Committee, whilst taking into consideration the reduction in the number of proposed dwellings, OBJECTED to this amended application, reiterating its original comments which were:

This proposal 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~~ 4 x 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.

640.1.4 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 PL632.2.1

Cllr Angold-Stephens reported that she had attended the public inquiry into this appeal on 26 February 2019 to give her comments, along with two other speakers. Three further days of the inquiry had been scheduled to follow.

The Inspector stated that because this application had implications for the Forest and the Special Area of Conservation comments would be sought from Natural England, however these were not expected until sometime in May 2019 and further information relating to the proposal would not be available until July/August 2019. A result into the inquiry was therefore not expected until autumn 2019.

PL641 Pre-application Consultation on Mobile Phone Masts – CTIL and Telefonica – Proposed base station upgrade at Oakwood Hill Streetworks, Loughton, IG10 3NB (ref: CTIL_136875 27 TEF 48817)

The Committee NOTED the contents of a letter in respect of this application.

The Committee had NO OBJECTION to this application.

PL642 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

642.1 Application No: EPF/3277/18

Officer: Jonathan Doe

Applicant Name: Mrs Gail Abbot

Planning File No: 006928

Location: Fairmead, 48 Church Lane, Loughton, IG10 1PD

Proposal: Removal of existing two storey garage/ annexe & replace with an individually designed Arts and Crafts influenced home.

The Committee expressed CONCERN for the potential loss of trees and requested that sufficient root protection be provided for the trees along the boundary with no 42. Members considered the site to be too cramped for the proposal and suggested if it was moved closer to the existing house it would afford more protection for the trees.

Application No: EPF/3408/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Paul Davis
Planning File No: 023855
Location: 8 Shelley Grove, Loughton, IG10 1BY
Proposal: Erection of a two storey replacement dwelling.
The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this application.

Application No: EPF/0119/19
Officer: Jonathan Doe
Applicant Name: Mr Cem Yaman
Planning File No: 006876
Location: 1 Landmark House, The Broadway, Loughton, IG10 2FA
Proposal: Erection of x4 no. air conditioning motors & x2 no. cold room motors on rear wall placed at 30cm above floor level.
The Committee NOTED the contents of two letters of objection and a petition containing 44 signatures.

The Committee OBJECTED to this application. Whilst appreciating that air conditioning is a requirement for public houses and restaurants, members felt architects would need to look at other solutions that did not affect the residents' enjoyment of their properties and quality of life in relation to noises and smells.

Application No: EPF/0219/19
Officer: Sukhdeep Jhooti
Applicant Name: Mr Tony Clark
Planning File No: 024016 000703 024
Location: Land at Barncroft Road, Loughton, IG10 3EY
Proposal: Erection of a 2 unit, 2 storey dwelling house with private gardens, including 2 no off street Parking and Bicycle parking with separate waste bin area.

The Committee OBJECTED to this application owing to the cramped living space, stating there was insufficient room for 2 x 2 bedroom properties. Members agreed to waive their objection if the plans were amended to incorporate 2 x 1 bedroom apartments.

Members confirmed that they would not attend an Area Planning Sub-Committee South meeting, having no further comments to make on this application.

Application No: EPF/0248/19
Officer: Marie-Claire Tovey
Applicant Name: Mr Jason Parker
Planning File No: 020425
Location: Goldings Mansion, 12 Stanmore Way, Loughton, IG10 2SA

Proposal: Proposed part demolition of external frontage, two storey front extension and loft conversion including raising of ridge.

The Committee OBJECTED to this application on the grounds that it was out of keeping with the street scene, the roof level was too high in comparison to the neighbours, and it was too cramped on site.

Members confirmed that they would not attend an Area Planning Sub-Committee South meeting, having no further comments to make on this application.

Application No: EPF/0280/19

Officer: Jonathan Doe

Applicant Name: Ms Coughlin

Planning File No: 002911

Location: Forest Rise, Debden Road, Loughton, IG10 2NY

Proposal: Application for Variation of Condition 2 "development will be completed strictly in accordance with the approved drawings" for EPF/3476/17. (Total refurbishment & extensions with an outbuilding for guest with swimming pool/gym.)

The Committee had NO OBJECTION to this application.

Application No: EPF/0311/19

Officer: David Baker

Applicant Name: Mr Harminder Sond

Planning File No: 002767

Location: 48 Baldwins Hill, Loughton, IG10 1SF

Proposal: Demolition of existing garage & re-building of a new garage, rear extension at upper ground level & basement works (amendment to EPF/3495/17).

Members deplored the retrospective nature of this proposal. The Committee had NO OBJECTION to this application.

Application No: EPF/0321/19

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Joanna Harper

Planning File No: 000459

Location: 75 Forest Road, Loughton, IG10 1EE

Proposal: Single storey rear extension with alterations to the front of the house.

The Committee had NO OBJECTION to this application.

Application No: EPF/0326/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Kevin Horner

Planning File No: 030242

Location: 69 Meadow Road, Loughton, IG10 4HY

Proposal: Extension & conversion of existing roof to provide a new bedroom & shower room.

The Committee OBJECTED to this application owing to the loss of light, to the neighbours at no 67, caused by building on the existing flat roof. Members would not object if the plans were amended to incorporate a dormer on the roof of the main house.

Members confirmed that they would not attend an Area Planning Sub-Committee South meeting, having no further comments to make on this application.

Application No: EPF/0359/19
Officer: Robin Hellier
Applicant Name: Mrs Sheila Holland
Planning File No: 008157
Location: 65 Alderton Hill, Loughton, IG10 3JD
Proposal: TPO/EPF/13/80
T1: Lime - Crown reduce by up to 5m, 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/0332/19
Officer: Sukhdeep Jhooti
Applicant Name: Mr S Frost
Planning File No: 030244
Location: 62 The Crescent, Loughton, IG10 4PU
Proposal: Proposed single storey rear extension, two storey side extension & first floor extension with a pitched roof & rooms in void with associated crossovers & hard landscaping.

The Committee had NO OBJECTION to this application.

Application No: EPF/0356/19
Officer: Muhammad Rahman
Applicant Name: Mr Peter Digwa
Planning File No: 008272
Location: 120 Roding Road, Loughton, IG10 3EJ
Proposal: Change of Use on the ground floor unit from an A1 retail to an A1 and A5 mixed used class (Revised application to EPF/3224/18).

The Committee had NO OBJECTION to this application.

The Committee AGREED to consider the next two applications together.

Application No: EPF/0369/19
Officer: Muhammad Rahman
Applicant Name: Ms Dee Wood
Planning File No: 010015
Location: 107 York Hill, Loughton, IG10 1RX
Proposal: Single storey rear & side extension with internal partition removed. New patio area to rear with retaining walls supporting the high-level garden, with new steps to the higher level. Amendment to (EPF/1919/18).

Application No: EPF/0373/19
Officer: Muhammad Rahman
Applicant Name: Ms Dee Wood

Planning File No: 010015

Location: 107 York Hill, Loughton, IG10 1RX

Proposal: Grade II Listed Building Consent for a single storey rear & side extension with internal partition removed. New patio area to rear with retaining walls supporting the high-level garden, with new steps to the higher level (ref: (EPF/1391/18 LB).

The Committee had NO OBJECTION to these applications.

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

Application No: EPF/0297/19

Officer: Julie Cottrell

Applicant Name: Mrs Janet Leake

Planning File No: 017361

Location: Woodbury House, Woodbury Hill, Loughton, IG10 1JB

Proposal: York Hill Conservation Area

T1: Spruce - Remove split limb.

T2: Oak - Crown lift & reduce laterals by 1.5m.

T3: Birch - Fell.

Application No: EPF/0362/19

Officer: Julie Cottrell

Applicant Name: Mr R M Jennings

Planning File No: 005539

Location: 94 York Hill, Loughton, IG10 1JA

Proposal: York Hill Conservation Area.

T1: 1 x Magnolia - Reduce height by up to 2.5m & laterals by 1m.

G2: 3 x Pines - Reduce back lateral branches overhanging boundary.

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

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642.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

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.

Application No: EPF/0204/19

Officer: Muhammad Rahman

Applicant Name: Mr Andrew Shields

Planning File No: 030245

Location: South Loughton Cricket Club, Roding Valley Recreation Ground, Roding Road, Loughton

Proposal: Application for a Lawful Development Certificate for a proposed installation of a (4.57m) 15' secure storage container alongside an existing container.

Application No: EPF/0383/19

Officer: Zara Seelig

Applicant Name: Ms Danielle Pattison

Planning File No: 030236

Location: 154 Forest Road, Loughton, IG10 1EG

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

- 642.4 Others – provided for information only:** EPF/0328/19 and EPF/0329/19
The Committee NOTED the information received from Epping Forest District Council.

PL643 Decisions

643.1 Decisions by Epping Forest District Council

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

PL644 Licensing Applications

No licensing applications had come to the attention of officers.

PL645 Enforcement and Compliance

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

Signed:

Date: 18 March 2019