

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

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

Present:

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

Officer: Debra Paris (Planning Committee Clerk)

1 member of the public

PL646 Apologies for Absence

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

PL647 Declarations of Interest

Cllr Latchford declared a non-pecuniary interest in planning application EPF/0426/19, as he is acquainted with the residents of 2 Sedley Rise, which backs onto this property.

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/2881/18, as she lives nearby.

The Committee declared a non-pecuniary interest in planning application EPF/2881/18 owing to comments received from the LRA Plans Group.

PL648 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.

PL649 Matters for Report

649.1.1 Amended Plans

**EPF/2881/18 – 76 Algiers Road, Loughton, IG10 4NF – Proposal: Demolition of existing dwelling and replacement with a new building consisting of 3 x 1 bed and 3 x 2 bed apartments – Min no PL582.1
REVISED DESCRIPTION AND PLANS**

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

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Members noted that the amended plans proposed a reduction in the number of flats; however the revisions not take into account any of their former concerns. The Committee therefore reiterated its previous comments which were:

The application for 7 6 apartments to replace an existing family home was an overdevelopment of the site and would destroy the nature of the location, changing the street scene and setting a harmful precedent in the locality where there were only single dwelling houses and no flats.

The development was considered overbearing, being significantly larger in scale than the existing and neighbouring properties. It would cause overlooking and overshadowing of neighbouring properties, particularly no 74 Algernon Road, which would be detrimental to the amenity of those residents.

It provided inadequate amenity space for the occupants of the proposed dwellings and in failing to provide any parking provision would exacerbate the existing parking and highway safety problems experienced in that area.

PL650 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

650.1 Application No: EPF/0171/19
Officer: Muhammad Rahman
Applicant Name: Mr Alan Masalass
Planning File No: 013058
Location: 40 Traps Hill, Loughton, IG10 1SZ
Proposal: Proposed new build garage.

Members deplored the fact that the trees and shrubbery had been removed from the frontage of this property before planning permission had been granted.

The Committee OBJECTED to this application on the grounds that the proposal would be detrimental to the street scene due to its size and bulk on a prominent corner.

Members drew the Planning Officer's attention to the Tree and Landscaping Officer's report.

Application No: EPF/0312/19
Officer: Sukhdeep Jhooti
Applicant Name: Mr Alan Spencer
Planning File No: 022327
Location: 10 Broadstrod, Loughton, IG10 2SB
Proposal: Part conversion of existing integral garage to habitable use.

The Committee had NO OBJECTION to this application.

Application No: EPF/0371/19
Officer: Zara Seelig
Applicant Name: Mr & Mrs Sutcliffe
Planning File No: 030227
Location: 18 Roding Gardens, Loughton, IG10 3NH
Proposal: A proposed 4m deep single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0391/19
Officer: Robin Hellier

Applicant Name: Mr Donald MacBean
Planning File No: 007736
Location: 35 York Hill, Loughton, IG10 1HU
Proposal: TPO/EPF/03/87
T2: Swamp Cypress, crown reduce, 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/0408/19
Officer: Zara Seelig
Applicant Name: Mr & Mrs T Vernadaki
Planning File No: 020194
Location: 10 Queens Road, Loughton, IG10 1RS
Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0426/19
Officer: Muhammad Rahman
Applicant Name: Mr Alan Barter
Planning File No: 022085
Location: 132 Church Hill, Loughton, IG10 1LH
Proposal: Demolition of a single storey annexe & construction of a two storey dwelling with a dropped kerb (revised application to EPF/2008/18).

The Committee OBJECTED to this application, reiterating its previous comments, in respect of application EPF/2008/18, which were:

The Committee noted the contents of a letter of objection from one non-councillor resident.

The Committee supported the resident's concerns and OBJECTED to this application on the grounds that it was an overdevelopment of the site, garden grabbing and the removal of the trees to the rear of the property, which had provided screening, now caused overlooking to the neighbours at 2 Sedley Rise.

The proposal was therefore contrary to Local Plan and Alterations policies CP2 (iv), CP7, DBE1(i) and DBE2 which were consistent with the National Planning Policy Framework.

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/0429/19
Officer: Robin Hellier
Applicant Name: Mr Neil Persaud
Planning File No: 014105

Location: 19 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/23/88 T22: Robinia & T34: Holly - Fell to ground level

The Committee had NO OBJECTION to this application, but requested replanting of a replacement tree of native species, as recommended by the Tree and Landscaping Officer.

Application No: EPF/0461/19

Officer: Marie-Claire Tovey

Applicant Name: Loughton High Road (256) Ltd

Planning File No: 017721

Location: 256 High Road, Loughton, IG10 1RB

Proposal: Variation of condition 18 'provision of electric car charging points' of EPF/3210/17 (Demolition of existing buildings and construction of 29 retirement apartments in a single building of 3, 4 and 5 storeys in height, alongside associated access, amenity space, landscaping and parking)

The Committee OBJECTED to the application to reduce the provision of electric car charging points from 100% to 10% in view of the implications for the Special Area of Conservation.

Members would be willing to waive their objection if the proposal was amended to reduce the provision to 50% of the current proposal.

Application No: EPF/0465/19

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Coral Scarfe

Planning File No: 030263

Location: 158 Colson Road, Loughton, IG10 3RA

Proposal: Proposed roof extension, loft conversion with a rear dormer with roof light windows to the front of the roof slope.

The Committee had NO OBJECTION to this application.

Application No: EPF/0471/19

Officer: Muhammad Rahman

Applicant Name: Miri Shtini

Planning File No: 030264

Location: 39 Mowbrey Gardens, Loughton, IG10 2EU

Proposal: Replace driveway with new boundary wall and gates.

The Committee had NO OBJECTION to this application.

Application No: EPF/0488/19

Officer: Sukhdeep Jhooti

Applicant Name: Ms Lynn Roberts

Planning File No: 029816

Location: 5 Ashley Grove, Staples Road, Loughton, IG10 1HS

Proposal: Ground and first floor rear extensions with alterations to the existing roof profile and dormer extension to the rear to create a loft room. (Amendment to EPF/0029/18.)

The Committee had NO OBJECTION to this application.

Application No: EPF/0518/19

Officer: Muhammad Rahman

Applicant Name: Neil Quantrill
Planning File No: 024521
Location: 241A High Road, Loughton, IG10 1AD
Proposal: Replace existing rear building in hazardous condition (now demolished) with a new like for like footprint & height.

The Committee had NO OBJECTION to this application.

650.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0399/19
Officer: Zara Seelig
Applicant Name: Mrs Jessica Harley
Planning File No: 018030
Location: 84 Avondale Drive, Loughton, IG10 3DQ
Proposal: Application for a Lawful Development Certificate for a proposed loft conversion.

Application No: EPF/0422/19
Officer: Zara Seelig
Applicant Name: Mrs Claire Sales
Planning File No: 002586
Location: 52 Sparelease Hill, Loughton, IG10 1BT
Proposal: Application for a Lawful Development Certificate for a proposed single storey rear extension.

Application No: EPF/0462/19
Officer: Muhammad Rahman
Applicant Name: Mr Michael Owen
Planning File No: 014330
Location: Forestside, Baldwins Hill, Loughton, IG10 1SD
Proposal: Application for a Lawful Development Certificate for a proposed loft dormer forming a loft conversion for a master suite & a single ground floor extension.

Application No: EPF/0474/19
Officer: Muhammad Rahman
Applicant Name: Mr R Vladimirov
Planning File No: 030258
Location: 42 Rookwood Avenue, Loughton, IG10 2DG
Proposal: Certificate of lawfulness for loft conversion with rear dormer.

Application No: EPF/0482/19
Officer: Sukhdeep Jhooti
Applicant Name: Mrs Nina Parmar
Planning File No: 030266
Location: 138 Borders Lane, Loughton, IG10 3SB
Proposal: Certificate of lawful development for proposed loft conversion.

650.3 Others – provided for information only: EPF/0448/19, EPF/0492/19, EPF/0555/19 and EPF/0588/19

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

PL651 Decisions

651.1 Decisions by Epping Forest District Council

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

651.2 Decisions by Essex County Council

The granting of application no CC/EPF/31/18/5/1 by Essex County Council was NOTED.

PL652 Licensing Applications

652.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Wood Stock Organic Food Store, 229 High Road, Loughton, IG10 1AD.

The Committee OBJECTED to this application on the grounds of the prevention of crime and disorder; the prevention of public nuisance and the protection of children from harm; stating that the sale of alcohol from 9am was far too early.

Members would be willing to waive their objection if the hours for the sale of alcohol was agreed to be from 11am until 10pm.

PL653 Enforcement and Compliance

No reports had been received.

Signed:

Date: 1 April 2019