

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 1 April 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

**PL654 Apologies for Absence**

No apologies for absence were received.

**PL655 Declarations of Interest**

The Committee declared a non-pecuniary interest in planning application EPF/0576/19 as members were acquainted with the wife of the speaker for this application.

The Committee declared a non-pecuniary interest in agenda item 4.2.1, Notice of Enforcement Appeal, ENF/0523/17; planning application EPF/0304/19; and agenda item 8.1, Notice of application for a variation of a Premises Licence in respect of Turquoise Kitchen, owing to comments received from the Loughton Residents Association Plans Group.

**PL656 Confirmation of Minutes**

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

The Committee AGREED to bring forward planning applications EPF/0517/19 and EPF/0576/19, as members of the public were interested in these applications.

**PL657 Planning Applications**

The following planning applications were CONSIDERED and the plans inspected.

**657.1 Application No:** EPF/0517/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Ms Andrea Lopez de Pablo Hernando

**Planning File No:** 024722

**Location:** 6 Ashley Grove, Staples Road, Loughton, IG10 1HS

**Proposal:** Proposed roof extension.

The Committee NOTED the contents of a letter of objection.

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

The Committee was CONCERNED that this proposal would cause overlooking and loss of privacy for the residents of 12 Forest Way; and the design was out of keeping for this road which borders the Conservation Area.

**Application No:** EPF/0576/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mrs Shahnilah Razaq

**Planning File No:** 020825

**Location:** 20 Wellfields, Loughton, IG10 1NX

**Proposal:** Lantern rooflight to extension approved under EPF/0247/18, conversion of garage to habitable room, three dormer windows to front elevation and changes to fenestration.

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

The Committee OBJECTED to this application on the grounds that it would be detrimental to the streetscene, detracting from the two pairs of semi-detached properties and impacting on their symmetry. The proposed lantern rooflight to the rear extension was overbearing in its design.

Members felt the proposal would be more acceptable if the middle front dormer was removed and the picture window maintained. At the rear of the property a sloping roof with velux windows would be preferable to the proposed lantern rooflight.

## **PL658 Matters for Report**

### **658.1.1 Amended Plans**

**EPF/3421/18 – 14 Broadstrod, Loughton, IG10 2SB – Proposal: Part demolition of existing and erection of new rear, front and roof extension – Min no PL615.1**

**\*\*\*REVISED DESCRIPTION AND PLANS\*\*\***

The Committee NOTED the contents of a letter of objection.

Members commented that the amendments were not material and therefore the Committee's existing objections remained:

*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.*

### **658.2.1 Notice of Enforcement Appeal**

**ENF/0523/17 – 240 High Road, Loughton, IG10 1HA – Proposal: Without planning permission the unauthorised erection of enclosure to shop front not as EPF/1150/17 (Appeal ref no: APP/J1535/C/18/3209942) – Min no PL242.1**

The Committee had NO COMMENT on this appeal.

### **658.3.1 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.)

Cllr Angold-Stephens reported that following her attendance at the Area Planning Sub-Committee South Meeting on 20 March 2019, in respect of the Committee's OBJECTION to the above proposal, this application was REFUSED.

**PL659 Pre-application Consultation on Mobile Phone Masts – CTIL and Telefonica – Proposed base station upgrade at Epping New Road, Warren Hill, Loughton, IG10 4AA (ref: CTIL\_206347 23)**

The Committee had NO OBJECTION to this proposal.

**PL660 Planning Applications**

The following planning applications were CONSIDERED and the plans inspected.

**660.1 Application No:** EPF/0302/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Errol Thomas

**Planning File No:** 000695

**Location:** Loughton Business Centre, Unit 5, 5 Langston Road, Loughton IG10 3FL

**Proposal:** Change of Use from Personal Training facility (class D1) back to its original use of Business Offices (class B1).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0304/19

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Simon Lambourne

**Planning File No:** 006617

**Location:** St Thomas More RC Church site, Willingale Road, Loughton IG10 2DB

**Proposal:** Demolition of a redundant church and associated buildings and redevelopment of site to provide 16 houses and 10 flats, including a new community hall (class D1/D2), associated parking, access, hard and soft landscaping & all ancillary works.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0338/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Mark Andrews

**Planning File No:** 030226

**Location:** 92 Alderton Hall Lane, Loughton, IG10 3HD

**Proposal:** Erection of x2 no. attached terraced dwellings with rear dormers and Juliet balconies.

The Committee OBJECTED to this application stating that it was garden grabbing, the proposal for two houses was excessive for the site and there was insufficient parking. However, they would look more favourably if the application was for just a single property.

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/0504/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Venay Jethwa

**Planning File No:** 026307

**Location:** 68 The Crescent, Loughton, IG10 4PU

**Proposal:** Single storey rear extension, demolish existing garage, part single storey side extension, new first storey rear extension, part first storey rear extension & habitable rooms within loft space.

The Committee OBJECTED to this application on the grounds that it was out of keeping with the street scene. The proposal was too bulky, would be overbearing on neighbouring properties and an overdevelopment of the site with three storeys at the rear.

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/0542/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr N Panayotis

**Planning File No:** 007713

**Location:** 44 Tycehurst Hill, Loughton, IG10 1DA

**Proposal:** Proposed first floor extension at rear. Loft conversion with roof extension over the proposed rear extension. Front & side dormers with Juliet balconies to the rear. Windows and roof lights to the slopes.

The Committee OBJECTED to this application reiterating its previous comments in respect of planning application EPF/3172/18, which were:

*The Committee OBJECTED to this application on the grounds that it caused overlooking to the neighbours at no 46. However, members agreed to waive their objection if amended plans were submitted to include obscured glass in non-opening windows to mitigate this.*

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/0571/19

**Officer:** Muhammad Rahman

**Applicant Name:** Ms Cathy Greaves-Morris

**Planning File No:** 008551

**Location:** 58 Roding Road, Loughton, IG10 3EF

**Proposal:** Single storey rear extension with monopitched roof and rooflights

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0579/19

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr & Mrs North

**Planning File No:** 003341 010061

**Location:** 48 Station Road, Loughton, IG10 4NX

**Proposal:** Application for Variation of Condition 3 -" vehicle parking and turning areas" for EPF/1735/16. (Demolition of part No. 46 & erection of new 2 storey infill dwelling with ground floor rear projection, erection of 2 storey rear extension to No.48 & first floor rear extension to No. 46, with provision of a 4 space shared parking area for No. 48 & new dwelling incorporating widening of the existing crossover vehicular access.)

The Committee OBJECTED to this application, reiterating its previous comments in respect of planning application EPF/1735/16, which were:

*Members expressed concern for the possible loss of one of the parking bays positioned immediately outside the front of the house.*

The Committee suggested that if the proposed parking bay was moved to between nos 46 and 48 and the proposed dropped kerb, outside no 48 was moved to the right, this would maintain the two existing parking bays on Station Road.

**Application No:** EPF/0586/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Sean Riddington

**Planning File No:** 023476

**Location:** Harts Cottage, Debden Road, Loughton, IG10 2NY

**Proposal:** Application for variation of condition 4;" external materials (including doors and windows), boundary treatment (gates, fences) and details of hard and soft landscaping" for EPF/3204/16. (Partial demolition of existing cottage & erection of a two storey gable extensions with new facade. Single storey extension to the western side of existing cottage. Replacement block with a link following demolition of existing garage & workshop to the west site. Single storey replacement block with a link following demolition of existing stable building to the south of the site).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0627/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr & Mrs Prater

**Planning File No:** 030274

**Location:** 11 South View Road, Loughton, IG10 3LG

**Proposal:** Proposed single storey rear extension with a pitched roof.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0633/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Brendan Chiu

**Planning File No:** 015817

**Location:** 49 Queens Road, Loughton, IG10 1RR

**Proposal:** Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0641/19

**Officer:** Ian Ansell

**Applicant Name:** Mr Paul Silvio

**Planning File No:** 007070

**Location:** 34 Sedley Rise, Loughton, IG10 1LT

**Proposal:** First floor front extension.

The Committee had NO OBJECTION to this application.

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

**Application No:** EPF/0540/19

**Officer:** Julie Cottrell

**Applicant Name:** Mrs Carmen Antaki

**Planning File No:** 007883

**Location:** 8 Kings Green, Loughton, IG10 1RJ

**Proposal:** York Hill Conservation Area

T1: Gleditsia - Reduce to previous pruning points by approx 3.5m.

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

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

The Committee NOTED the following applications:

**Application No:** EPF/0582/19

**Officer:** Muhammad Rahman

**Applicant Name:** Ms Sheila Breet

**Planning File No:** 010581

**Location:** 120 Southern Drive, Loughton, IG10 3BY

**Proposal:** Application for a Lawful Development Certificate for a proposed hip to gable roof alteration & loft conversion. Rear flat roof dormer with three rooflight windows.

**Application No:** EPF/0583/19

**Officer:** Muhammad Rahman

**Applicant Name:** Ms Nicola Van Vliet

**Planning File No:** 014575

**Location:** 4 Hanson Close, Loughton, IG10 2EE

**Proposal:** Application for a Lawful Development Certificate for a proposed single storey rear extension.

**660.4 Others – provided for information only:** EPF/0102/19 and EPF/0607/19

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

**PL661 Decisions**

**661.1 Decisions by Epping Forest District Council**

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

**661.2 Decisions by Essex County Council**

The granting of application no CC/EPF/48/17/8/1 and the non-material amendment to application no CC/EPF/31/18/5/1 by Essex County Council was NOTED.

**PL662 Licensing Applications**

**662.1 Notice of application for a Variation of a Premises Licence under the Licensing Act 2003 in respect of Turquoise Kitchen, 280-282 High Road, Loughton, IG10 1RB.**

The Committee OBJECTED to this application on the grounds of the prevention of crime and disorder; public safety; the prevention of public nuisance and the protection of children from harm; stating that it would be detrimental to the residents of the properties above this premises. Members stated that the original hours of the existing licence should remain.

**PL663 Enforcement and Compliance**

No reports had been received.

**Signed:** .....

**Date:** 15 April 2019