

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 15 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)

**PL664 Apologies for Absence**

No apologies for absence were received.

**PL665 Declarations of Interest**

The Committee declared a non-pecuniary interest in planning application EPF/0250/19 owing to comments received from the Loughton Residents Association Plans Group.

**PL666 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 1 April 2019 were CONFIRMED as a correct record and signed by the Chairman.

**PL667 Matters for Report**

**667.1 Planning Regulations – Epping Forest District Council**

The Committee Chairman, Cllr Angold-Stephens reported that Epping Forest District Council, in its role as the Local Planning Authority, no longer had responsibility for Building Regulations. Accountability now lies with architects and surveyors, who have been approved by Central Government.

**667.2 Hearing – Premises Licensing Application in respect of Woodstock Organic Food Store, 229 High Road, IG10 1AD**

The Planning Committee Clerk reported notice had been received from the Licensing Department, Epping Forest District Council, that a meeting to determine the above application would be held on 7 May 2019. Members confirmed that they would not attend as they had no further comment to add to their previous OBJECTION.

**PL668 Pre-application Consultation on Mobile Phone Masts – Cornerstone and Telefonica – Proposed base station upgrade at Sterling House, Langston Road, Loughton, IG10 4AA (ref: CTIL\_136774 23)**

The Committee had NO OBJECTION to this proposal.

**PL669 Planning Applications**

The following planning applications were CONSIDERED and the plans inspected.

**669.1 Application No: EPF/0250/19**

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Stanoak

**Planning File No:** 010358

**Location:** 38 High Beech Road, Loughton, IG10 4BL

**Proposal:** Erection of two new 4-bedroom dwellings in place of existing single 4-bedroom dwelling.

The Committee NOTED the contents of 4 letters of objection.

The Committee OBJECTED to this application on the grounds that:

- i) it was an overdevelopment of the site,
- ii) the proposal was too bulky in its width, height and massing, and would be detrimental to the street scene;
- iii) the front dormer windows were out of character; and
- iv) there was insufficient parking for two 4-bedroom dwellings.

Members deplored the loss of trees from the site without permission. They reiterated their previous request, should permission for this application be granted, that a condition for soft landscaping at the front of the property be added in order to maintain the 'leafy' aspect of High Beech Road.

The Committee agreed to consider the next two applications together.

**Application No:** EPF/0672/19

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Simon Edwards

**Planning File No:** 019038

**Location:** The Mount, Debden Road, Loughton, IG10 2NY

**Proposal:** Conversion & alteration of Coach House to form an annexe with an extension to provide an indoor swimming pool.

**Application No:** EPF/0676/19

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Simon Edwards

**Planning File No:** 019038

**Location:** The Mount, Debden Road, Loughton, IG10 2NY

**Proposal:** Grade II Listed Building Application for proposed conversion & alteration of Coach House to form an annexe with an extension to provide an indoor swimming pool.

The Committee had NO OBJECTION to these applications.

**Application No:** EPF/0698/19

**Officer:** Honey Kojouri

**Applicant Name:** Millbrook

**Planning File No:** 011569

**Location:** 22 Stony Path, Loughton, IG10 1SJ

**Proposal:** New roof extension above existing garage to mirror the opposite side of the property.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0721/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Cem Yaman

**Planning File No:** 006876

**Location:** 1 Landmark House, The Broadway, Loughton, IG10 2FA

**Proposal:** New shop front including sliding folding doors.

The Committee OBJECTED to this application on the grounds that it would be detrimental to the amenity of the residents in the flats above owing to noise and smell.

Members NOTED that the application form for this proposal was incomplete and misleading. It stated no hours of opening; gave no ventilation details, showing how smell would be ducted; and indicated that no staff would be employed.

**Application No:** EPF/0723/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Cem Yaman

**Planning File No:** 006876

**Location:** 1 Landmark House, The Broadway, Loughton, IG10 2FA

**Proposal:** Advertisement consent for internally illuminated fascia sign.

The Committee had NO OBJECTION to this application.

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

The Committee NOTED the following applications:

**Application No:** EPF/0409/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mr T Richards

**Planning File No:** 040007

**Location:** 30 Wroths Path, Loughton, IG10 1SH

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

**Application No:** EPF/0595/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mrs Bianca Galvin

**Planning File No:** 030283

**Location:** 40 High Beech Road, Loughton, IG10 4BL

**Proposal:** Application for a Certificate of Lawful Development for a proposed 3 x 3.5 metres ground floor rear extension with a pitched roof.

**669.3 Others – provided for information only:** EPF/0644/19, EPF/0710/19 and EPF/0792/19

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

**PL670 Decisions**

**670.1 Decisions by Epping Forest District Council**

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

**PL671 Licensing Applications**

**671.1 Notice of application for a new Premises Licence under the Licensing Act 2003 in respect of The Skillet, 154 High Road, Loughton, IG10 4BE.**

The Committee had NO OBJECTION to this application.

Members NOTED that the Licensing Application incorrectly stated “late night refreshment: only required on Friday 23:00pm-23.30pm”, commenting that it should read “late night refreshment: only required on Friday 11:00am-23.30pm”.

**PL672 Enforcement and Compliance**

No reports had been received.

**Signed:** .....  
**Date:** 29 April 2019