

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 29 April 2019 at 7.45pm at Loughton Library & Town Hall.**

**Present:**

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

**Officer:** Debra Paris (Planning Committee Clerk)

**PL673 Apologies for Absence**

Apologies for absence were received from Cllr Davies. The Planning Committee Clerk reported that Cllr Stubbings had been nominated as her substitute for this meeting.

**PL674 Declarations of Interest**

The Committee declared a non-pecuniary interest in planning application EPF/3319/18 owing to comments received from the Loughton Residents Association Plans Group.

Cllr Latchford declared a non-pecuniary interest in planning application EPF/0802/19 as he was acquainted with the applicant.

Cllr Abraham declared a non-pecuniary interest in planning application EPF/0758/19 as he owns a property nearby.

**PL675 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 15 April 2019 were CONFIRMED as a correct record and signed by the Chairman.

**PL676 Matters for Report**

**676.1 Notices of Appeal**

**EPF/2958/18 – 7 Chester Path, Loughton, IG10 2LN – Retrospective change of use from two storey side extension into separate residential accommodation. (Appeal ref no: APP/J1535/W/19/3223940) – Min no PL606.1**

The Committee reiterated its previous comments which were:

*Members deplored the retrospective nature of this application.*

*The Committee OBJECTED to this proposal and requested that the windows on the flank wall be reinstated, the side door removed and the property be returned to that of a single residence.*

**676.2 EPF/2040/18 – 69 Church Hill, Loughton, IG10 1QP – Demolition of the existing bungalow and replacement with a block of 10 apartments. (Appeal ref no: APP/J1535/W/19/3224739) – Min no PL561.1**

The Committee reiterated its previous comments which were:

Members NOTED the proposed amendments to this application regarding the reduction in the number of apartments to 10 and the removal of the proposed underground parking.

The Committee reiterated its previous comments made for EPF/0041/18, with the exception of the paragraphs concerning the potential for drainage problems and the request for the tree report, which were:

The Committee OBJECTED to this application on the following grounds:

The new proposal for 10 apartments was considered an overdevelopment of the plot by reason of its massing and height. This would cause harm to the character and appearance of the locality and set a dangerous precedent for future developments, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1(i), which are consistent with the National Planning Policy Framework.

By reason of its siting and layout, the proposal would be detrimental to neighbouring properties, in both Church Hill and The Uplands, from overlooking, loss of light and visual impact, contrary to Local Plan and Alterations policies DBE9 (i), (ii) and (iii), which are consistent with the National Planning Policy Framework.

Members also expressed concern for possible drainage problems in this area in digging out the proposed basement car park.

A tree report from the Tree and Landscaping Department was requested for this proposal.

The Committee considered the plot could suitably accommodate two separate dwellings with adequate parking provision, but the site was inappropriate for a development of this size.

If the Planning Authority is minded to grant this application, the Committee also requested that the following conditions be imposed: to restrict demolition and building work hours to the Council's usual standard hours and to require wheel-washing equipment on-site.

Members further drew the Planning Authority's attention to the Senior Housing Development Officer's recommendation that "the application be refused on the basis that the proposal does not include a sufficient amount of affordable housing".

Additionally, the Committee felt that the recent European Court of Justice ruling on Habitats Regulations Assessments was relevant to this application that sought to increase and enlarge what was a single family house into multiple dwellings. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.

## **PL677 Planning Applications**

The following planning applications were CONSIDERED and the plans inspected.

**677.1 Application No:** EPF/3319/18

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Archiplan

**Planning File No:** 003028

**Location:** 117 High Road, Loughton, IG10 4JA

**Proposal:** Proposed conversion for an existing dwelling to incorporate x3 no. 2 bedroom flats. Proposed rear extension to existing property x3 no. 2 bedroom flats & x1 no. 3 bedroom flat. Provision of x7 no. car parking spaces with a disabled bay, cycle & bin stores.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was too high and would be detrimental to the neighbour's property; it would dominate the street scene on both Meadow Road and the High Road.

The application provided insufficient parking provision which would exacerbate existing parking problems in Meadow Road, where parking restrictions already applied.

**Application No:** EPF/0138/19

**Officer:** Ian Ansell

**Applicant Name:** Mr Daniel Harrington

**Planning File No:** 030297

**Location:** 202 Willingale Road, Loughton, IG10 2BX

**Proposal:** Proposed creation of a 1st floor room within loft space, small front extension. Reposition the main entrance door to the front & remodel ground floor area.

Members deplored the retrospective nature of this application.

The Committee had NO OBJECTION to this application, but expressed concern that it would spoil the symmetry of the street scene.

**Application No:** EPF/0619/19

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Kevin Milligan

**Planning File No:** 006876

**Location:** Unit A, Landmark House, The Broadway, Loughton, IG10 2BA

**Proposal:** Change of Use from Class A1 (shops), A3 (restaurants and cafes) and A4 (drinking establishments). (Granted under EPF/2163/13) to use class D1 to use as doctor's surgery.

The Committee had NO OBJECTION to this application, but expressed concern about the lack of parking provision.

**Application No:** EPF/0620/19

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Kevin Milligan

**Planning File No:** 006876

**Location:** Unit A, The Landmark, 32 Barrington Green, Loughton, IG10 2BA

**Proposal:** Change of Use from Class A1 (shops), A3 (restaurants and cafes) and A4 (drinking establishments). (Granted under EPF/2163/13) to use class D2 to a yoga centre.

The Committee had NO OBJECTION to this application, but expressed concern about the lack of parking provision.

**Application No:** EPF/0683/19

**Officer:** Sukhdeep Jhooti  
**Applicant Name:** Mr Ian Lineham  
**Planning File No:** 001465  
**Location:** 204 High Road, Loughton, IG10 1DN  
**Proposal:** Proposed x3 no. new windows in the flank elevation wall at first floor level.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0758/19  
**Officer:** Natalie Price  
**Applicant Name:** Mr Paul Prior  
**Planning File No:** 018463  
**Location:** 2 Danbury Road, Loughton, IG10 3AP  
**Proposal:** Proposed conversion of existing property to x3 no. flats. (Revision to EPF/1584/18).

The Committee noted the contents of 3 letters of objection.

The Committee OBJECTED to this application stating that the amendments failed to address its previous objections. In particular, the reduction of the extension still failed to provide adequate amenity space and parking on this congested road would still be a problem.

**Application No:** EPF/0766/19  
**Officer:** Natalie Price  
**Applicant Name:** Mr Joey Musaphia  
**Planning File No:** 014566  
**Location:** 55 Wellfields, Loughton, IG10 1PA  
**Proposal:** Proposed ground/first floor extensions to the front and rear, loft conversion including raising of ridge height.

The Committee OBJECTED to this application on the grounds that the raising of the roof ridge height was out of keeping with the street scene and would result in a detrimental effect on the adjoining semi-detached house.

**Application No:** EPF/0790/19  
**Officer:** Natalie Price  
**Applicant Name:** Mr & Mrs David Anderson  
**Planning File No:** 030287  
**Location:** 13 Coles Green, Loughton, IG10 2QS  
**Proposal:** Proposed ground floor side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0799/19  
**Officer:** Alastair Prince  
**Applicant Name:** Mr Gary Roberts  
**Planning File No:** 024132  
**Location:** 121 Grosvenor Drive, Loughton, IG10 2LB  
**Proposal:** Proposed first floor rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0802/19  
**Officer:** Natalie Price  
**Applicant Name:** Mr Taskin Mustafa

**Planning File No:** 009223

**Location:** 4 Goldings Hill, Loughton, IG10 1LL

**Proposal:** Application for a Lawful Development Certificate for Existing use of premises as a cafe.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0831/19

**Officer:** Robin Hellier

**Applicant Name:** Mr Panayi

**Planning File No:** 018650

**Location:** 39 High Beech Road, Loughton, IG10 4BN

**Proposal:** TPO/EPF/12/86 (Ref: G4)

T1-T3: Lime - Crown reduce by 30%, reducing height by 4m and spread by up to 2.5m. Crown lift to 5m.

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/0833/19

**Officer:** Robin Hellier

**Applicant Name:** Mrs Michaelides

**Planning File No:** 018417

**Location:** 5 Elmores, Loughton, IG10 1NS

**Proposal:** TPO/EPF/11/14

T3: Oak - Reduce lateral overhanging branches by up to 2.5m.

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/0835/19

**Officer:** Honey Kojouri

**Applicant Name:** Mr Besim Nabolli

**Planning File No:** 030104

**Location:** 102 Colson Road, Loughton, IG10 3RF

**Proposal:** Proposed front porch extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0837/19

**Officer:** Honey Kojouri

**Applicant Name:** Mr & Mrs Bassi

**Planning File No:** 012897

**Location:** 9 The Beacons, Loughton, IG10 2SQ

**Proposal:** Proposed front, side & rear extensions with the addition of a roof.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0842/19

**Officer:** Robin Hellier

**Applicant Name:** Mr Steven Aylmer

**Planning File No:** 019195, 004200(Esta

**Location:** Purcell House, 3 Warren Heights Warren Hill, Loughton, IG10 4RQ

**Proposal:** TPO/EPF/06/90 (Ref: T11 & T15)

2 x Wellingtonia - Crown raise to 2m above roof.

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/0846/19

**Officer:** Honey Kojouri

**Applicant Name:** Mrs Jackie Rogerson

**Planning File No:** 030294

**Location:** 15 Drayton Avenue, Loughton, IG10 3DF

**Proposal:** Proposed 2.5m single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0856/19

**Officer:** Honey Kojouri

**Applicant Name:** Mr Alfred Curness

**Planning File No:** 003010

**Location:** 37A Albion Hill, Loughton, IG10 4RD

**Proposal:** Proposed single storey front extension to garage.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0859/19

**Officer:** Honey Kojouri

**Applicant Name:** Mr H Patel

**Planning File No:** 030295

**Location:** Smarts Lane Mews, 7 Smarts Lane, Loughton, IG10 4GP

**Proposal:** Application for Variation of Condition 2:-"completed strictly in accordance with approved drawings" for EPF/1600/14. (Two storey rear extension to provide x2 no. self-contained flats at the rear of 146 High Road Loughton).

The Committee had NO OBJECTION to this application.

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

**Application No:** EPF/0857/19

**Officer:** Robin Hellier

**Applicant Name:** Mrs Cushion

**Planning File No:** 018192

**Location:** 5 Woodbury Hill, Loughton, IG10 1JB

**Proposal:** TPO/CHI/02/68 T1:Pine-Reduce selected laterals, as specified.

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

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

The Committee NOTED the following application:

**Application No:** EPF/0652/19

**Officer:** Ian Ansell

**Applicant Name:** Mr Mark Garrod

**Planning File No:** 017672

**Location:** 57 Habgood Road, Loughton, IG10 1HE

**Proposal:** Application for a Lawful Development Certificate for a proposed loft conversion with a rear dormer.

**677.4 Others – provided for information only:** EPF/0815/19, EPF/0816/19, EPF/0903/19 and EPF/0964/19

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

**PL678 Decisions**

**678.1 Decisions by Epping Forest District Council**

The Planning Decisions for 1 – 31 March 2019 from Epping Forest District Council were NOTED.

**PL679 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL680 Enforcement and Compliance**

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

**Signed:** .....

**Date:** 20 May 2019