

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 May 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officer: Debra Paris (Planning Committee Clerk)

4 Members of the Public

The meeting was preceded by a short presentation to the Planning Committee and members of the public from Mr Abbas Mirza, Community Engagement Lead, regarding Whipps Cross Hospital Redevelopment.

PL681 Apologies for Absence

Apologies for absence were received from Cllrs Abraham, Davies and Downing. The Planning Committee Clerk reported that Cllr Stubbings had been nominated as substitute for Cllr Abraham for this meeting.

PL682 Declarations of Interest

Cllr Latchford declared a non-pecuniary interest in planning application EPF/0908/19, South Loughton Cricket Club, as he was acquainted with members of the club.

Cllr Stubbings declared a non-pecuniary interest in planning application EPF/0993/19 as he lives nearby.

The Committee declared a non-pecuniary interest in planning applications: EPF/0943/19, 94 The Drive, as the architect was known to the Council; EPF/0985/19, Loughton Cricket Club, as Loughton Town Council is the freeholder of this site; and EPF/1016/19, Forestside, as the applicant was known to members.

PL683 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 29 April 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL684 Matters for Report

684.1 Amended Plans

EPF/0619/19 – 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 or day nursery. REVISED DESCRIPTION – Min no PL677.1

The Committee had NO OBJECTION to this application.

684.2 Licensing Hearing – Turquoise Kitchen, 280-282 High Road, IG10 1RB

The Planning Committee Clerk reported that information had been received from Epping Forest District Council, the Local Licensing Authority, that this

application had been withdrawn and the hearing, scheduled for 4 June 2019, had been cancelled.

PL685 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

685.1 Application No: EPF/0564/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Keith Everitt

Planning File No: 004499

Location: 71 Stonards Hill, Loughton, IG10 3EH

Proposal: Erection of a pair of single storey garages, with access on Alderton Way.

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

The Committee expressed concern regarding the trees covered by the TPO in this application. Members stated that it would be unacceptable for any other development on this site and if the Planning Authority was minded to grant this proposal, requested that Lawful Development rights are removed.

Application No: EPF/0647/19

Officer: Muhammad Rahman

Applicant Name: Mr Mark Garrod

Planning File No: 017672

Location: 57 Habgood Road, Loughton, IG10 1HE

Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0748/19

Officer: Natalie Price

Applicant Name: Mr & Mrs Redelinghuys

Planning File No: 030209

Location: 78 Avondale Drive, Loughton, IG10 3DQ

Proposal: Single storey rear extension including raising of ground levels and raised patio.

The Committee had NO OBJECTION to this application.

Application No: EPF/0865/19

Officer: Honey Kojouri

Applicant Name: Mrs Saeed

Planning File No: 011501

Location: 279 High Road, Loughton, IG10 1AH

Proposal: Application for Consent to Display an Advertisement consisting of 1 x new timber effect fascia with illuminated logo letters, x1 projecting sign & x1 internally stacked illuminated loaded letters.

The Committee had NO OBJECTION to this application.

Application No: EPF/0886/19

Officer: Robin Hellier

Applicant Name: Mr Lee Tomlinson

Planning File No: 017668

Location: Oakend House, 4 Connaught Hill, Loughton, IG10 4DU

Proposal: TPO/EPF/28/89 (Ref: T3)

T1: Oak - Reduce lower lateral branches, on south side of the tree, 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/0895/19

Officer: Honey Kojouri

Applicant Name: Miss Julie Dear

Planning File No: 030301

Location: 19 Colson Gardens, Loughton, IG10 3RE

Proposal: Retrospective application for front entrance porch.

Members deplored the retrospective nature of this application.

The Committee had NO OBJECTION to this application.

Application No: EPF/0899/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs White

Planning File No: 030286

Location: 5 Treetops View, Loughton, IG10 4PR

Proposal: Proposed erection of a new contemporary single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0908/19

Officer: Muhammad Rahman

Applicant Name: Mr Chris Couldrey

Planning File No: 030245

Location: South Loughton Cricket Club, Roding Valley Recreation Ground, Roding Road, Loughton, IG10 3ED

Proposal: Addition of a storage container 480cm x 250cm x 250cm to stand on a concrete base.

(Replaces application for Certificate of Lawful Development EPF/0204/19).

The Committee had NO OBJECTION to this application. If the Planning Authority was minded to grant this proposal, Members requested the following conditions be imposed, as per Loughton Town Council's Town Clerk's letter, dated 29 June 2018:

- i) The container must be painted green and installed to the right-hand side of the pavilion and parallel to the existing 20' container; and
- ii) Suitable native hedging is planted alongside the container to provide additional camouflage – to be discussed in advance with LTC's Services Manager.

Application No: EPF/0910/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Rob Pring

Planning File No: 030108

Location: 72 Goldings Road, Loughton, IG10 2QN

Proposal: Single storey front porch extension and two storey rear extension with roof lights to main roof (Amendment to EPF/2563/18).

The Committee had NO OBJECTION to this application.

Application No: EPF/0943/19

Officer: Marie-Claire Tovey

Applicant Name: Ms Maureen Robinson

Planning File No: 030303

Location: 94 The Drive, Loughton, IG10 1HL

Proposal: Proposed single storey rear extension, loft conversion and new porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/0959/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Downes

Planning File No: 001721

Location: 50 York Hill, Loughton, IG10 1JA

Proposal: Roof alterations & proposed dormer extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/0961/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr M Felby

Planning File No: 003703

Location: 80 Church Hill, Loughton, IG10 1LB

Proposal: Proposed part one/part two storey rear extension & outbuilding.

The Committee had NO OBJECTION to this application.

Application No: EPF/0963/19

Officer: Muhammad Rahman

Applicant Name: Mercedes-Benz Retail Group UK Ltd

Planning File No: 000695

Location: Mercedes Benz, 3 Langston Road, Loughton, IG10 3SD

Proposal: Application for Consent to Display x1 no. internally illuminated star logo mounted on the building.

The Committee had NO OBJECTION to this application.

Application No: EPF/0985/19

Officer: Natalie Price

Applicant Name: Kate Hersey

Planning File No: 000008

Location: Loughton Cricket Club, High Road, Loughton, IG10 1NQ

Proposal: Siting of 2 no. shipping containers to be clad and converted into a small temporary building for use of pre-school during refurb.

The Committee noted the contents of a letter of support.

The Committee had NO OBJECTION to this application.

Application No: EPF/0987/19
Officer: Honey Kojouri
Applicant Name: Mr Rob Weller
Planning File No: 001353
Location: Pizza Express, 281-283 High Road, Loughton, IG10 1AH
Proposal: Application for Consent to Display sets of internally illuminated fascia text & internally illuminated projection sign.

The Committee had NO OBJECTION to this application.

Application No: EPF/0993/19
Officer: Natalie Price
Applicant Name: Mrs Anna Mulroue
Planning File No: 030311
Location: 17 Greenfields, Loughton, IG10 3HF
Proposal: Proposed two storey side/front extension.
The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to this application. If the Planning Authority was minded to grant this proposal, the Committee requested a condition that the neighbouring green be fenced off to protect it from damage caused by building materials and delivery vehicles, and to protect the sewer beneath.

Application No: EPF/1014/19
Officer: Sukhdeep Jhooti
Applicant Name: Mr Rikki O'Sullivan
Planning File No: 016083
Location: 21 The Crescent, Loughton, IG10 4PY
Proposal: Proposed first floor extension to create new bedrooms, bedroom within new roof space & a new entrance porch (Revised application to EPF/0050/19)

The Committee had NO OBJECTION to this application.

Application No: EPF/1016/19
Officer: Muhammad Rahman
Applicant Name: Mr Michael Owen
Planning File No: 014330
Location: Forestside, Baldwins Hill, Loughton, IG10 1SD
Proposal: Single storey side extension

The Committee had NO OBJECTION to this application.

Application No: EPF/1017/19
Officer: Muhammad Rahman
Applicant Name: Mr Vasyl Kostiv
Planning File No: 024203
Location: 76 Willingale Road, Loughton, IG10 2DB
Proposal: Erection of single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1022/19
Officer: Sukhdeep Jhooti
Applicant Name: Mrs Angela Harding
Planning File No: 030156

Location: 88 Smarts Lane, Loughton, IG10 4BS

Proposal: Proposed part single and part double front/side and rear extensions, and loft conversion with front/side and rear dormers. Amendment to EPF/2746/18 - Amendments to windows and doors.

The Committee had NO OBJECTION to this application.

685.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0822/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Thomas Somers

Planning File No: 026418

Location: 39 Rectory Lane, Loughton, IG10 1NZ

Proposal: Application for a Lawful Development Certificate for a proposed garden outbuilding to be used as a gym & store.

Application No: EPF/0933/19

Officer: Natalie Price

Applicant Name: Mr Paul Dawson

Planning File No: 006263

Location: 156 River Way, Loughton, IG10 3LL

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with rear dormer & front skylights.

Application No: EPF/0947/19

Officer: Muhammad Rahman

Applicant Name: Mr Tyler Bedworth

Planning File No: 030305

Location: 98 Pyrles Lane, Loughton, IG10 2NW

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with a rear dormer to the rear & x2 no. rooflights to the front & ground floor rear extension.

Application No: EPF/0981/19

Officer: Ian Ansell

Applicant Name: Mrs Ozcan Allen

Planning File No: 020329

Location: 68 Goldings Road, Loughton, IG10 2QN

Proposal: Application for a Lawful Development Certificate for a proposed demolition of a shed with a replacement summer house using same footprint. Raise height of the roof on existing annexe to 2.5 metres.

Application No: EPF/0988/19

Officer: Muhammad Rahman

Applicant Name: Ms Michelle Caruana

Planning File No: 030309

Location: 19 Sycamore Close, Loughton, IG10 2PG

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

685.3 Others – provided for information only: EPF/0984/19, EPF/1003/19, EPF/1042/19 and EPF/1159/19

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

PL686 Decisions

686.1 Decisions by Epping Forest District Council

The Planning Decisions for 1 – 30 April 2019 from Epping Forest District Council were NOTED.

PL687 Licensing Applications

687.1 Notice of application for a new Premises Licence under the Licensing Act 2003 in respect of Lidl Great Britain Ltd, 140 Church Hill, Loughton, IG10 1LH

The Committee had NO OBJECTION to this application in respect of Monday – Saturday trading hours and the supply of alcohol (off the premises), but requested that Sunday be restricted to 6 hours as per other supermarkets of similar size in this locale.

PL688 Enforcement and Compliance

688.1 The Committee NOTED the current enforcement case as advised by the District Council in its weekly list for 3 May 2019.

688.2 No reports had been received.

Signed:

Date: 3 June 2019