

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 June 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officer: Debra Paris (Planning Committee Clerk)

PL689 Apologies for Absence

Apologies for absence were received from Cllr Angold-Stephens. The Planning Committee Clerk reported that Cllr Cohen had been nominated as her substitute for this meeting.

Cllr Davies had emailed her apologies but these were received too late to be presented at the meeting.

PL690 Declarations of Interest

The Committee declared a non-pecuniary interest in

- 1) planning application EPF/1020/19, 11 Brook Road, as the architect was known to the Council; and
- 2) agenda items 7.1.1, application to vary premises licence for Baylis News, 159 High Road, IG10 4LF; and 7.1.2, application for a new premises licence for Wo Fat Restaurant, 270-272 High Road, IG10 1RB owing to comments received from the LRA Plans Group.

PL691 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 20 May 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL692 Matters for Report

692.1 Amended Plans

EPF/0517/19 – 6 Ashley Grove, Staples Road, Loughton, IG10 1HS – Proposal: Proposed roof extension. * Amended plan received * – Min no PL657.1

The Committee reiterated its previous comments made on this application which were:

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.

692.2 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 Class D1 to use as doctor's surgery or day nursery. *OPENING HOURS CONFIRMED*** – Min no PL684.1**

The Committee had NO OBJECTION to this application.

692.3 EPF/0620/19 – 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 Class D2 to use as a yoga centre. *OPENING HOURS CONFIRMED*** – Min no PL677.1**

The Committee had NO OBJECTION to this application.

692.4 Notices of Appeal

EPF/0174/19 – 84 Lushes Road, Loughton, IG10 3QB – Loft conversion including a new dormer extension to front and rear roof slopes including Juliet balcony to rear. (Appeal ref no: APP/J1535/W/19/3225338) – Min no PL633.1

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

692.5 EPF/0181/19 – 92 Alderton Hall Lane, Loughton, IG10 3HD – Loft conversion with dormer extensions to front and rear roof slopes including Juliet balcony to rear. (Appeal ref no: APP/J1535/W/19/3225366) – Min no PL633.1

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

692.6 Withdrawn Application

EPF/3319/18 – 117 High Road, IG10 4JA – Proposed Conversion for an existing dwelling to incorporate x 3 no. 2 bedroom flats. Proposed rear extension to existing property x 3 no.2 bedroom flats and x 1 no. 3 bedroom flat. Provision of x 7 no. car parking spaces with a disabled bay, cycle and bin stores.

The Planning Committee Clerk reported that information had been received from Epping Forest District Council that this application had been withdrawn by the applicant.

PL693 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

693.1 Application No: EPF/0747/19

Officer: Honey Kojouri

Applicant Name: Mr and Ms W & K Smale and Ellis

Planning File No: 030320

Location: 40 Woodland Road, Loughton, IG10 1HJ

Proposal: Proposed part single & part double storey front & rear extensions.

The Committee expressed concern for the neighbour at no 42 regarding the first floor aspect.

Application No: EPF/1018/19

Officer: Honey Kojouri

Applicant Name: Mr Nurtac Timur

Planning File No: 030327

Location: Halfords Ltd, 229 High Road, Loughton, IG10 1AD

Proposal: Installation of a new shopfront.

The Committee had NO OBJECTION to this application.

Application No: EPF/1020/19

Officer: Natalie Price

Applicant Name: Mr & Mrs Vincent and Stacey Goode

Planning File No: 017242

Location: 11 Brook Road, Loughton, IG10 1BW

Proposal: Single storey rear extension. Garage conversion and front extension. First-floor side extension. A new staircase to an extended loft conversion. Internal alterations. Drive to be widened.

The Committee had NO OBJECTION to this application.

Application No: EPF/1056/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Zhao

Planning File No: 003227

Location: 9 Goldings Rise, Loughton, IG10 2QP

Proposal: Ground & first floor extensions including raising the roof, and a new lower ground floor space.

The Committee expressed concern for the amenity of the neighbours at no.10.

Application No: EPF/1058/19

Officer: Honey Kojouri

Applicant Name: Dr Natasha Umrani

Planning File No: 004203

Location: Greenleaves, 4 Warren Hill, Loughton, IG10 4RL

Proposal: Proposed demolition of a roof & parts of the existing building walls & replacement with extensions at ground & first floor level along with alterations to the roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/1083/19

Officer: Honey Kojouri

Applicant Name: Mrs Jackie Rogerson

Planning File No: 030294

Location: 15 Drayton Avenue, Loughton, IG10 3DF

Proposal: Proposed loft conversion with a rear dormer. Hip to gable roof alterations with two front roof lights.

The Committee had NO OBJECTION to this application.

Application No: EPF/1087/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Sandford

Planning File No: 001862

Location: 62 Marjorams Avenue, Loughton, IG10 1PU

Proposal: Proposed single storey side extension, with internal alterations & the demolition of an external annexe.

The Committee had NO OBJECTION to this application.

Application No: EPF/1097/19

Officer: Marie-Claire Tovey

Applicant Name: Bala Balendrap

Planning File No: 015273

Location: 95 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Proposed 1.1metre deep, single story front extension to the existing garage to align with existing kitchen extension with a pitched roof. The Committee noted the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/1118/19

Officer: Honey Kojouri

Applicant Name: Mr Paul Wells

Planning File No: 014184

Location: 106-108 High Road, Loughton, IG10 4HL

Proposal: 1no. internally illuminated fascia sign & x1no. internally illuminated projecting sign.

The Committee had NO OBJECTION to this application.

Application No: EPF/1122/19

Officer: Robin Hellier

Applicant Name: Mrs Judith Moore

Planning File No: 016397

Location: 16 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: TPO/EPF/24/94

G1: 3 x Silver Birch - Fell and replace, as specified.

The Committee noted the comments received from the Tree and Landscaping Department, regarding this application.

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.

Members commented that should the Tree and Landscaping Department be minded to approve this application that the felled trees be replaced with suitable native specimens and the replacement trees are subject to a Tree Preservation Order.

Application No: EPF/1124/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Hakumat & Usha Boora

Planning File No: 030326

Location: 2 Richmond Park, Loughton, IG10 4PQ

Proposal: The refurbishment and ground floor extension to house including loft conversion and two rear dormers.

The Committee expressed concern for the overlooking of neighbours at the rear of the garden from the proposed rear dormers.

The Committee AGREED to consider the next two applications together.

Application No: EPF/1130/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Bret

Planning File No: 006441

Location: Homebase, 140 Church Hill, Loughton, IG10 1LH

Proposal: Advertising & signage application for proposed food store including fascia signs, totem sign, directional sign, poster display unit & billboards.

Application No: EPF/1131/19

Officer: Natalie Price

Applicant Name: Mr Bret

Planning File No: 006441

Location: 140 Church Hill, Loughton, IG10 1LH

Proposal: Proposed fit-out of existing building with a new shop front, elevational treatment, car parking with repair works to the roof.

The Committee had NO OBJECTION to these applications, but requested that the blue heritage plaque, commemorating the site of the former Loughton Bus Garage, be retained on the new building.

Application No: EPF/1132/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Warren

Planning File No: 021048

Location: 36 Hilltop, Loughton, IG10 1PX

Proposal: Demotion [*sic*] of an existing garage & creation of a patio/terrace, utilising the base of the garage, including a perimeter safety balustrade.

The Committee had NO OBJECTION to this application.

Application No: EPF/1135/19

Officer: Honey Kojouri

Applicant Name: Mr Nurtac Timur

Planning File No: 030327

Location: 229 High Road, Loughton, IG10 1AD

Proposal: Retention of extension to outbuilding and condensing unit to main building roof.

The Committee deplored the retrospective application but had NO OBJECTION to the proposals.

Application No: EPF/1143/19

Officer: Robin Hellier

Applicant Name: Mr Edwards

Planning File No: 019038

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

Proposal: TPO/EPF/12/02

T6: Hornbeam, T11: Ash, T13-T15: 3 x Holm Oaks - reduce back to neighbouring boundary.

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/1157/19

Officer: Honey Kojouri

Applicant Name: Mr Venay Jethwa
Planning File No: 026307
Location: 68 The Crescent, Loughton, IG10 4PU
Proposal: Single storey rear extension with internal remodelling. Demolish existing attached garage & rebuild into a habitable room (Revised application to EPF/0504/19).

Incorrect plans were available for the Committee to comment. The application will be relisted at the next Planning and Licensing Committee meeting on 17 June for consideration.

Application No: EPF/1160/19
Officer: Robin Hellier
Applicant Name: Mrs N J Goldstein
Planning File No: 030331
Location: 96 - 98 York Hill, Loughton, IG10 1JA
Proposal: TPO/EPF/06/00
T1: Oak - Crown reduce height by up to 2.5m and laterals by up to 2m, 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/1162/19
Officer: Sukhdeep Jhooti
Applicant Name: Kevin De Souza
Planning File No: 007759
Location: Lawlors Property Services, Car Park Next To 165 High Road, Loughton, IG10 4LF
Proposal: Proposed split of an approved single retail unit into x2 no. units with alterations to doors to elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/1169/19
Officer: Muhammad Rahman
Applicant Name: Mr Robert Park
Planning File No: 030333
Location: 4 Rochford Green, Loughton, IG10 2BT
Proposal: Proposed single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1191/19
Officer: Honey Kojouri
Applicant Name: Mr Nurtac Timur
Planning File No: 030327
Location: Halfords Ltd, 229 High Road, Loughton, IG10 1AD
Proposal: Advertisement consent to install a new awning & signage to the front elevation.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/1179/19

Officer: Julie Cottrell

Applicant Name: Mr Tom Spinx

Planning File No: 004099

Location: 40 Baldwins Hill, Loughton, IG10 1SF

Proposal: Baldwins Hill Conservation Area

T1: Leyland Cypress - Face back, as specified.

T2: Bay - Fell.

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

693.3 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/1073/19

Officer: Alastair Prince

Applicant Name: Mr Chris Doulou

Planning File No: 030321

Location: 14 Southview Road, Loughton, IG10 3LG

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with Juliet balcony.

693.4 Others – provided for information only: EPF/0938/19, EPF/1148/19, EPF/1151/19, EPF/1227/19, EPF/1229/19 and EPF/1304/19

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

PL694 Decisions

694.1 Decisions by Epping Forest District Council

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

PL695 Licensing Applications

695.1 Notice of application to vary a Premises Licence under the Licensing Act 2003 in respect of Baylis News, 159 High Road, Loughton, IG10 4LF

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application as the shop has residential units opposite and nearby. The proposed opening and licensing hours to 1am on Fridays and Saturdays (including the provision of a new delivery service) would cause disturbance to those residents.

Members also expressed concern for possible crime and disorder in the area caused by the sale of alcohol at these hours, when other nearby licensed premises had closed.

This would be contrary to the following licensing objectives:

- 1) The prevention of crime and disorder;
- 2) The prevention of public nuisance; and
- 3) The protection of children from harm.

Members would be willing to waive their objection if the opening and licensing hours were restricted to the following:

Monday to Thursday 07:00hours – 23:00hours

Friday to Saturday 07:00hours – midnight

Sunday 08:00hours – 23:00hours

695.2 Notice of application for a new Premises Licence under the Licensing Act 2003 in respect of Wo Fat Restaurant, 270-272 High Road, Loughton, IG10 1RB

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application.

The proposed supply of alcohol and provision of recorded music to midnight on Mondays to Saturdays (and until 23:30 hours on Sundays) caused by customers and their vehicles leaving the premises would result in disturbance to the occupiers of the residential units above this establishment and nearby.

This would be contrary to the following licensing objectives:

- 4) The prevention of crime and disorder;
- 5) The prevention of public nuisance; and
- 6) The protection of children from harm.

Members believed that 23:00 hours was the latest time that a restaurant located in a residential area should be providing alcohol and recorded music.

PL696 Enforcement and Compliance

696.1 No reports had been received.

Signed:

Date: 17 June 2019