

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 17 June 2019 at 7.45pm at Loughton Library & Town Hall.**

**Present:**

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

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

5 members of the public

**PL697 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.

**PL698 Declarations of Interest**

Cllr Latchford declared a non-pecuniary interest in planning application EPF/1257/19, 132 Church Lane, as he was acquainted with the residents of 2 Sedley Rise, the property situated behind the application site.

The Committee declared a non-pecuniary interest in planning application EPF/1257/19, 132 Church Hill, owing to comments received from the LRA Plans Group.

**PL699 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 3 June 2019 were CONFIRMED as a correct record and signed by the Chairman.

**PL700 Matters for Report**

**700.1 Amended Plans**

**EPF/1157/19 – 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) \* Amended plan received \* – Min no PL693.1**

The Planning Committee Clerk reported that the architects for this application had advised that the applicant no longer wished to convert the garage into a habitable room.

The Committee had NO OBJECTION to this application.

**700.2 Notice of application for a new Premises Licence under the Licensing Act 2003 – Lidl Great Britain Ltd, 140 Church Hill, Loughton, IG10 1LH – Min no PL687.1**

The Licensing Officer at Epping Forest District Council had advised that if the Planning and Licensing Committee wished to vary the Sunday trading hours suggested in the above proposal, as indicated in its comments in Min no PL687.1, it would represent an objection to this application. Members were asked to clarify their position in this regard.

The Planning Committee confirmed that it did OBJECT to this application, on the basis that the Sunday hours for the sale of alcohol be restricted to 6 hours, as per Sunday trading laws, which are applicable to other supermarkets of similar size, in the area. The Committee had no concerns regarding the proposed trading hours and supply of alcohol Monday-Saturday.

A member of the Committee would not attend the proposed Licensing Hearing, on 2 July 2019, to decide this application as they had nothing further to add to their objection.

**700.3 Blue Heritage Plaque, 140 Church Hill, Loughton, IG10 1LH – Min no PL693.1**

It was NOTED that the new occupiers of the above premises, Lidl GB, had confirmed that the Blue Heritage Plaque, erected on this building to commemorate the London General Omnibus Company garage, had been removed for safe keeping during the proposed building works to the front elevation, and would be restored upon completion of these works.

**PL701 Planning Applications**

The following planning applications were CONSIDERED and the plans inspected.

**701.1 Application No:** EPF/0730/19

**Officer:** Marie-Claire Tovey

**Applicant Name:** Ms Kate Hersey

**Planning File No:** 001222

**Location:** Lincoln Hall, 125 High Road, Loughton, IG10 4LT

**Proposal:** Demolition of existing hall and replacement with a purpose designed pre-school building.

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

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

- 1) The design was not in keeping with the street scene, due to its height, bulk and massing;
- 2) The proposal would be detrimental to highway safety. This is a fast busy road with a bus stop and controlled crossing in close proximity. The existing number of drop-offs at this nursery caused an excessive degree of traffic congestion and the proposal would only exacerbate this problem.

**Application No:** EPF/1096/19

**Officer:** Honey Kojouri

**Applicant Name:** Mr Griffiths

**Planning File No:** 002951

**Location:** Alderton Hall, 67 Alderton Hill, Loughton, IG10 3JD

**Proposal:** Grade II Listed Building Consent for installation of a through the floor lift.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1156/19

**Officer:** Honey Kojouri

**Applicant Name:** Mrs Jeena Given

**Planning File No:** 040008

**Location:** 91 Grosvenor Drive, Loughton, IG10 2LA

**Proposal:** Proposed single storey ground floor front, side & rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1177/19

**Officer:** Ian Ansell

**Applicant Name:** Mr John Hayes - EFDC

**Planning File No:** 026583

**Location:** Garages at Lower Alderton Hall Lane, Loughton, IG10 3HA

**Proposal:** Demolish existing garages and erect x 2 no. affordable homes.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1226/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mr & Mrs Kumar

**Planning File No:** 013721

**Location:** 46 Goldingham Avenue, Loughton, IG10 2JF

**Proposal:** Proposed extension to front porch on ground floor with a first floor side extension over existing ground floor side extension. (Amended application to EPF/0187/19).

The Committee noted the contents of a letter of objection.

The Committee had NO OBJECTION to this application. Members noted and commended that the proposal included obscured glass and restricted openings to the rear bedroom windows in the extension to avoid overlooking of the neighbours at no 44.

**Application No:** EPF/1257/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Alan Barter

**Planning File No:** 022085

**Location:** 132 Church Hill, Loughton, IG10 1LH

**Proposal:** Proposed demolition of a single storey annexe & construction of a two storey dwelling house (Revised application to EPF/0426/19).

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application, reiterating its previous comments, in respect of the previous application EPF/0426/19, which were:

*The Committee noted the contents of a letter of objection from one non-councillor resident.*

*The Committee supported the resident's concerns and OBJECTED to this application on the grounds that it was an overdevelopment of the site, garden grabbing and the removal of the trees to the rear of the property, which had provided screening, now caused overlooking to the neighbours at 2 Sedley Rise.*

*The proposal was therefore contrary to Local Plan and Alterations policies CP2 (iv), CP7, DBE1(i) and DBE2 which were consistent with the National Planning Policy Framework.*

Members also OBJECTED on the grounds that there was no parking provision in this new application which would exacerbate parking stress on

nearby streets. The increase in parking stress would be harmful to the amenities enjoyed by local residents.

**Application No:** EPF/1278/19  
**Officer:** Honey Kojouri  
**Applicant Name:** Mr Parvinder Dhanoa  
**Planning File No:** 030341  
**Location:** 122 Roding Road, Loughton, IG10 3EJ  
**Proposal:** Two storey side extensions and first floor rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1290/19  
**Officer:** Sukhdeep Jhooti  
**Applicant Name:** Mr Simon Martindale  
**Planning File No:** 030344  
**Location:** 1 Thistle Mead, Loughton, IG10 1TR  
**Proposal:** Part double storey side extension, part single storey front extension with a porch.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1306/19  
**Officer:** Muhammad Rahman  
**Applicant Name:** Gail's Ltd  
**Planning File No:** 003730  
**Location:** Ground Floor, 199 High Road, Loughton, IG10 4LF  
**Proposal:** Change of use of the public highway for the placing of 6 no. tables, x12 no. chairs and x1 no. planter

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1307/19  
**Officer:** Muhammad Rahman  
**Applicant Name:** Gail's Ltd  
**Planning File No:** 003730  
**Location:** Ground Floor, 199 High Road, Loughton, IG10 4LF  
**Proposal:** Installation of 1 no. AC twin condenser unit, 1 no. high level fan and 2 no. louvres

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1317/19  
**Officer:** Sukhdeep Jhooti  
**Applicant Name:** Trevelyan House Ltd  
**Planning File No:** 001876  
**Location:** Trevelyan House, Goldings Hill, Loughton, IG10 2SW  
**Proposal:** Application for Variation of Condition 2:"completed strictly with approved drawings" for EPF/1578/16. (Demolition of three existing properties & associated buildings to be replaced with x8 no. dwelling houses, new access road, parking & landscaping). Erection of 7no. street lights accompanied by a lighting report.

The Committee had NO OBJECTION to this application, but expressed concern that low voltage lighting be used due to the close proximity to the forest to protect the wildlife habitat.

**Application No:** EPF/1320/19

**Officer:** Ian Ansell

**Applicant Name:** Mr & Mrs Faye & Lachlan Roos

**Planning File No:** 010541

**Location:** 47 Traps Hill, Loughton, IG10 1TB

**Proposal:** Proposed single storey front & rear ground floor extensions. New attached garage structure, front porch canopy, external landscaping works & new boundary railing with gate. Extension to the rear terrace, raised heads to first floor windows with flat roof structure & gable extension to existing garage roof. Addition of external wall insulation with render finish.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1321/19

**Officer:** Robin Hellier

**Applicant Name:** Mr Danny Moore

**Planning File No:** 016270

**Location:** 51 Smarts Lane, Loughton, IG10 4BU

**Proposal:** TPO/EPF/07/80

T1: Horse Chestnut - Reduce overhanging branches by up to 4m, 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.

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.

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

**Application No:** EPF/1350/19

**Officer:** Julie Cottrell

**Applicant Name:** Mrs Teraine

**Planning File No:** 010993

**Location:** 19 Forest Way, Loughton, IG10 1JG

**Proposal:** York Hill Conservation Area

T1: Goat Willow - Crown reduce by up to 2m.

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

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

The Committee NOTED the following applications:

**Application No:** EPF/1216/19

**Officer:** Honey Kojouri

**Applicant Name:** Mr Stuart Bales

**Planning File No:** 023936

**Location:** 32 Algiers Road, Loughton, IG10 4NG

**Proposal:** Certificate of lawful development for a proposed loft conversion with hip to gable roof extension and rear dormer window and front roof lights.

**Application No:** EPF/1274/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mr & Mrs Grey  
**Planning File No:** 024349  
**Location:** 4 Collard Green, Loughton, IG10 2ES  
**Proposal:** Application for a Lawful Development Certificate for a Proposed loft conversion with a rear dormer.

**Application No:** EPF/1283/19  
**Officer:** Natalie Price  
**Applicant Name:** Mr Merdzhanov  
**Planning File No:** 026891  
**Location:** 11 Barrington Green, Loughton, IG10 2BA  
**Proposal:** Application for a Lawful Development Certificate for a Proposed loft conversion with a rear dormer & x3 no. roof lights to the front elevation.

**Application No:** EPF/1299/19  
**Officer:** Muhammad Rahman  
**Applicant Name:** Miss Rachel Marney  
**Planning File No:** 030343  
**Location:** 83 Englands Lane, Loughton, IG10 2QL  
**Proposal:** Application for a Lawful Development Certificate for a Proposed 3 metre single storey rear extension with a pitched roof.

**Application No:** EPF/1314/19  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mr & Mrs Darren Belnikoff  
**Planning File No:** 009564  
**Location:** 49 High Beech Road, Loughton, IG10 4BN  
**Proposal:** Certificate of Lawful Development for a proposed hip to gable loft conversion with rear dormer and front rooflights.

**Application No:** EPF/1333/19  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mr Manish Chudasama  
**Planning File No:** 024245  
**Location:** 22 Millsmead Way, Loughton, IG10 1LR  
**Proposal:** Certificate of lawful development for a proposed hip to gable loft conversion with rear dormer including Juliet balcony and roof lights windows to front.

**701.4 Others – provided for information only:** EPF/1279/19, EPF/1330/19 and EPF/1422/19  
The Committee NOTED the information received from Epping Forest District Council.

**PL702 Decisions**

**702.1 Decisions by Epping Forest District Council**

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

**PL703 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL704 Enforcement and Compliance**

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

**Signed:** .....  
**Date:** 1 July 2019