

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 1 July 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)

2 members of the public

The Committee AGREED to bring forward planning applications EPF/1370/19, 140 Forest Road, and EPF/1434/19, 8 Goldings Hill, after Confirmation of Minutes on the agenda, as members of the public were interested in these items.

PL705 Apologies for Absence

No apologies for absence were received.

PL706 Declarations of Interest

The Committee declared a non-pecuniary interest in Notice of Appeal EPF/3302/18, Rear of 165 High Road, and planning application EPF/1437/19, 38 Chigwell Lane, owing to comments received from the LRA Plans Group.

PL707 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 17 June 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL708 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

708.1 Application No: EPF/1370/19

Officer: Natalie Price

Applicant Name: Mr Thomas Kosh

Planning File No: 030358

Location: 140 Forest Road, Loughton, IG10 1EG

Proposal: Proposed two storey rear extension.

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

The Committee had NO OBJECTION to this application.

Application No: EPF/1434/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Bhagesh Katechia

Planning File No: 010998

Location: 8 Goldings Hill, Loughton, IG10 1LL

Proposal: Change of use of shop & part rear area from A1 retail to A1/D1 mixed medical/healthcare retail with associated consulting rooms.

The Committee had NO OBJECTION to this application.

PL709 Matters for Report

709.1 Notice of Appeal

EPF/3302/18 – Rear of 165 High Road, Loughton, IG10 4LF. Proposal: Erection of a one storey roof extension to provide an additional 2 no. flats (2 x 1-bedroom penthouse flats) (- as an addition to 5 storey building being erected on the site under EPF/2600/14). (Appeal ref no: APP/J1535/W/19/3226911) – Min no PL615.1

The Committee NOTED the contents of a letter of objection.

The Committee had NO FURTHER COMMENTS to make on this application.

PL710 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

710.1 Application No: EPF/1202/19

Officer: Muhammad Rahman

Applicant Name: Mrs Jodie Erics

Planning File No: 013981

Location: The Thomas Willingale County Primary School, The Broadway Loughton, IG10 3SR

Proposal: Remove old 1.8m high internal football area fence and replace with new 3m high fence. To replace broken and dangerous fencing and to stop the footballs flying over the fence into pedestrians and the road.

The Committee had NO OBJECTION to this application.

Application No: EPF/1309/19

Officer: Natalie Price

Applicant Name: c/o Agent

Planning File No: 003307

Location: 24 Mornington Road, Loughton, IG10 2AL

Proposal: Proposed rear & side extension to the property, rear extension single storey full width with a pitched roof with side extension over two storeys & front porch with a pitched roof.

The Committee had NO OBJECTION to this application, but expressed concern about building to the boundary which would affect the street scene and would set a precedent creating a terracing effect.

Application No: EPF/1356/19

Officer: Marie-Claire Tovey

Applicant Name: Ms Maha Kouzbor

Planning File No: 021089

Location: 47 Harvey Gardens, Loughton, IG10 2AD

Proposal: Application for Removal of Condition 5 "occupiers only be students enrolled at either Epping Forest College (Borders or East 15 Acting School. (Change of use from residential dwelling (C3) to multiple occupancy (7 persons) (sui generis) and erection of a front porch).

The Committee OBJECTED to this application on the grounds that removing Condition 5 would create insufficient parking provision, citing that this was the reason the condition had been imposed initially by the local planning authority.

Members stated that they were unable to comment on the proposal for the erection of a front porch as no plans had been provided for this. However,

they NOTED that the porch had already been built and requested that Planning Enforcement investigate and take action on this matter.

Application No: EPF/1365/19

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Nicolouzos

Planning File No: 020744

Location: 10 Bushfields, Loughton, IG10 3JS

Proposal: Proposed single storey side extension with a canopy to the front elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/1373/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Bradley Jones-Chapman

Planning File No: 012273

Location: 14 Upper Park, Loughton, IG10 4EW

Proposal: Proposed two storey side extension, new roof forming a loft conversion with one front dormer & cladding to part of the front elevation. (Amended application to EPF/3228/18.)

The Committee OBJECTED to this application on the grounds that the proposed cladding to the front elevation was out of keeping with the street scene.

Application No: EPF/1375/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Amir Nathan

Planning File No: 029617

Location: 53 The Square, Loughton, IG10 3FE

Proposal: Proposed two storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1384/19

Officer: Honey Kojouri

Applicant Name: Mr James Brennan

Planning File No: 030357

Location: 53 Southview Road, Loughton, IG10 3LQ

Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1386/19

Officer: Robin Hellier

Applicant Name: Miss Amanda King

Planning File No: 020418

Location: 7 Church Hill, Loughton, IG10 1QP

Proposal: TPO/EPF/29/04 (Ref: T1)

T1: Cedar - Fell and replace, as specified.

The Committee NOTED the contents of a report from the Tree Officer.

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.

Application No: EPF/1418/19
Officer: Honey Kojouri
Applicant Name: Mr & Mrs Indraneil & Alita Basu
Planning File No: 000738
Location: 4 Southernhay, Loughton, IG10 4EN
Proposal: Proposed single storey rear & side extension with a new lean to roof to front dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/1432/19
Officer: Alastair Prince
Applicant Name: Mr Steven Awosunle
Planning File No: 016325
Location: 99 Forest Road, Loughton, IG10 1EF
Proposal: Proposed single storey side & rear extension with a first floor extension. (Revised application to EPF/2643/18.)

The Committee had NO OBJECTION to this application.

Application No: EPF/1437/19
Officer: Sukhdeep Jhooti
Applicant Name: Mr Baljit Virk
Planning File No: 001860
Location: 38 Chigwell Lane, Loughton, IG10 3NY
Proposal: Proposed extension of opening time to 7am - 9pm (Monday to Saturday) & a single storey extension to create WC space to the cafe space. (Revised application to EPF/0457/18.)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the proposed extension of the opening time on the grounds previously cited by the local planning authority:
“the proposal relates to premises not in a town centre but within an employment area. The proposal is likely to introduce excessive noise and activity in the vicinity of the site, significantly later than the normal working day. Such noise and activity is likely to cause excessive harm to the living conditions of occupiers of neighbouring dwellings, particularly the four dwellings to the north of the site”.

However, members had NO OBJECTION to the proposal for a single storey extension to create WC space to the cafe space.

Application No: EPF/1521/19
Officer: Robin Hellier
Applicant Name: Mrs Julie Compton
Planning File No: 016280
Location: 66 Spring Grove, Loughton, IG10 4QE
Proposal: TPO/EPF/19/89

T2: Ash - Fell & replace, as specified.

The Committee NOTED the contents of a report from the Tree Officer.

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.

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

Application No: EPF/1490/19

Officer: Robin Hellier

Applicant Name: Millie Properties Ltd

Planning File No: 024531

Location: 47 Baldwins Hill, Loughton, IG10 1SF

Proposal: Baldwins Hill Conservation Area

1 x Ash - Reduce back branches overhanging neighbouring property, to give clearance from building.

Application No: EPF/1510/19

Officer: Julie Cottrell

Applicant Name: Mrs Jane McLeod

Planning File No: 023690

Location: 29 York Hill, Loughton, IG10 1HU

Proposal: York Hill Conservation Area

T1: Hornbeam - Crown reduce height by 2m.

T2: Silver Birch & T3: Sycamore - Reduce back from adjacent property & drive as specified.

T4: Cypress - Reduce laterals back from Silver Birch.

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

710.3 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/1404/19

Officer: Honey Kojouri

Applicant Name: Miss Sue Painter

Planning File No: 030355

Location: 286 Willingale Road, Loughton, IG10 2BP

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

710.4 Others – provided for information only: EPF/1127/19, EPF/1405/19, EPF/1430/19, EPF/1449/19, EPF/1450/19 and EPF/1452/19

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

PL711 Decisions

711.1 Decisions by Epping Forest District Council

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

PL712 Licensing Applications

No licensing applications had come to the attention of officers.

PL713 Enforcement and Compliance

No reports had been received.

Signed:

Date: 15 July 2019