

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 15 July 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officer: Debra Paris (Planning Committee Clerk)

1 member of the public

PL714 Apologies for Absence

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

PL715 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications EPF/0975/19 – 11 Crossfields, EPF/1540/19 – Debden Hall and EPF/1622/19 – 202 High Road, owing to comments received from the LRA Plans Group.

PL716 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 1 July 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL717 Matters for Report

717.1 Amended Plans

EPF/0304/19 – St Thomas more RC Church Site, Willingale Road, Loughton, IG10 2DB. Proposal: Demolition of a redundant church and associated buildings and redevelopment of site to provide 16 houses and 10 flats, including a new community hall (Class D1/D2), associated parking, access, hard and soft landscaping and all ancillary works
****AMENDED PLANS RECEIVED** – Min no PL660.1**

The Committee had NO OBJECTION to this application.

717.2 Withdrawn Application – EPF/0859/19 – 6 & 7 Smarts Lane Mews, (146 High Road), Loughton, IG10 4GP – Application for Variation of Condition 2:- “completed strictly in accordance with approved drawings” for EPF/1600/14. (Two storey rear extension to provide x 2 no. self-contained flats at the rear of 146 High Road, Loughton) – Min no PL677.1

The Committee NOTED the information received from Epping Forest District Council that this application had been withdrawn by the applicant.

PL718 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

718.1 Application No: EPF/0975/19

Officer: Muhammad Rahman

Applicant Name: Mr Oleg Kovalenko

Planning File No: 021113

Location: 11 Crossfields, Loughton, IG10 3PY

Proposal: Erection of a single storey rear extension and erection of a new attached dwelling, following demolition of existing garage.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, reiterating its comments to the previous application EPF/0162/18 for this site:

The Committee OBJECTED to this application on the grounds that it was garden grabbing. It was a too cramped overdevelopment of the site, which would have a detrimental effect on the neighbours. The vehicle access arrangements were inadequate for the proposal and would be detrimental to the street scene. This was contrary to Local Plan and Alterations policies CP2(ii) and (iv), CP7, DBE1, DBE6 and DBE11(i), which are consistent with the National Planning Policy Framework.

Members confirmed that they would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/1357/19

Officer: Muhammad Rahman

Applicant Name: Mr Sergei Korostelev

Planning File No: 030350

Location: 22 Rookwood Avenue, Loughton, IG10 2DG

Proposal: Proposed erection of a shed (2.4m x 1.8m) in the garden.

The Committee had NO OBJECTION to this application.

Application No: EPF/1425/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Page

Planning File No: 011099

Location: 2 Carroll Hill, Loughton, IG10 1NJ

Proposal: Demolition of an existing 2 storey detached house and replace with new 2 storey detached house.

The Committee had NO OBJECTION to this application.

Application No: EPF/1471/19

Officer: Ian Ansell

Applicant Name: Mr Steve Healey

Planning File No: 002813

Location: 113 Church Hill, Loughton, IG10 1QR

Proposal: Residential development of x10no. apartments with associated parking and external amenity space. (Revised application to EPF/0610/18.)

The Committee had NO OBJECTION to this application.

Application No: EPF/1493/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Liam Mc Whinney

Planning File No: 001860

Location: 38E Chigwell Lane, Oakwood Industrial Estate, Loughton, IG10 3NY

Proposal: Proposed change of use for temporary change from B1 to D2 for a 3-5 year period with a view of opening a women's only light exercise, yoga & stretching studio.

The Committee had NO OBJECTION to this application.

Application No: EPF/1513/19

Officer: Sophie Ward Bennett

Applicant Name: Mr & Mrs Martin Jaycock

Planning File No: 008194

Location: Dragons, Nursery Road, Loughton, IG10 4DZ

Proposal: Application to vary conditions 6 'Hard and soft landscaping' and 7 'Tree protection plan/Arboricultural Method Statement' of EPF/2198/15 and discharged under EPF/2407/16 (Proposed new dwelling on the site of a previous tennis court).

The Committee had NO OBJECTION to this application, subject to the agreement of the Tree & Landscaping Officer.

Application No: EPF/1529/19

Officer: Muhammad Rahman

Applicant Name: Mr Dhanoa

Planning File No: 003579

Location: Elm Lodge, 38 Church Lane, Loughton, IG10 1PB

Proposal: Proposed infill of yard at ground level with substitution of railings for doors to provide internal ancillary accommodation.

The Committee had NO OBJECTION to this application.

Application No: EPF/1540/19

Officer: Ian Ansell

Applicant Name: Mr Richard Chiswell

Planning File No: 000517

Location: Debden Hall, Land associated with the former Debden Hall Estate, England's Lane, Loughton

Proposal: Alteration to previously approved scheme; erection of block of four no. four bed town houses.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was considered inappropriate development of green belt land.

Members supported the previous proposal for a single house, but felt four houses was over-intensification of this site. It was considered this proposal would impact on and irrevocably disturb the existing flora and fauna in this rural enclave, and also be detrimental to the properties bordering the site and the surrounding neighbourhood.

The Committee members confirmed that they would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/1563/19

Officer: Robin Hellier

Applicant Name: Ginny Richard

Planning File No: 001496

Location: Loughton Baptist Church, 92 High Road, Loughton, IG10 4QU

Proposal: TPO/EPF/07/79

T15: Ash - Reduce specific limb by up to 6m & remove sucker stem.
T25: Horse Chestnut - Pollard at 5-6m, from ground level.
T34: Horse Chestnut - Reduce crown, 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/1573/19
Officer: Robin Hellier
Applicant Name: Mr A Shafron
Planning File No: 012237
Location: 5 Monkchester Close, Loughton, IG102SN
Proposal: TPO/EPF/07/91 (Ref: T9)
T2: Sycamore - Pollard to 6 metres.

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/1589/19
Officer: Robin Hellier
Applicant Name: Mrs Amanda Hart
Planning File No: 030378
Location: 5 Brancaster Place, Church Hill, Loughton, IG10 1QN
Proposal: TPO/EPF/12/15
T4: Ash - Fell and replace, 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.

Application No: EPF/1595/19
Officer: Robin Hellier
Applicant Name: Mr Dan Clayphan
Planning File No: 001190
Location: 18 Upper Park, Loughton, IG10 4EW
Proposal: TPO/EPF/26/11 (Ref: T6)
T1: London Plane - Crown lift, 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/1571/19
Officer: Marie-Claire Tovey
Applicant Name: Mr Adam Brooks
Planning File No: 001401
Location: 19 Church Lane, Loughton, IG10 1PD
Proposal: Retention of railings & gates.

The Committee deplored the retrospective nature of this application.

The Committee had NO OBJECTION to this application, but requested a condition for planting of mixed native species along the fence line to soften the impact of the metal railings on the street scene.

Application No: EPF/1601/19
Officer: Robin Hellier
Applicant Name: Mrs Ruth Humphries
Planning File No: 012776
Location: 17 Grange Court, Loughton, IG10 4QY
Proposal: TPO/EPF/40/88 (Ref: A1)
T16: Ash & T37: Horse Chestnut - Crown lift, 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/1604/19
Officer: Honey Kojouri
Applicant Name: Mr James Penn
Planning File No: 030379
Location: 70 Colebrook Lane, Loughton, IG10 2HL
Proposal: Demolition of existing outbuildings & construction of a new single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1620/19
Officer: Robin Hellier
Applicant Name: Mrs Amanda Hart
Planning File No: 000838
Location: Hope Centre, St Marys Church, High Road, Loughton, IG10 1BB
Proposal: TPO/EPF/09/99
T3: Horse Chestnut - Reduce two lowest branches, as specified.
T9: Plane - Crown reduce by up to 3m, as specified.
T13: Cherry - Reduce to previous points.

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/1622/19

Officer: Honey Kojouri

Applicant Name: McDonald's Restaurants Ltd

Planning File No: 001663

Location: 202 High Road, Loughton, IG10 1ET

Proposal: Proposed new shopfront. The installation of a digital window poster sited behind the shopfront glazing & new plant equipment to the roof with alterations to the rear elevation.

The Committee NOTED the contents of a letter of objection.

Members expressed the following CONCERNS in respect of this application:

- 1) disturbance for the residents living in Clifton Road and above the shops in the High Road caused by anti-social activities in the late evening, that such an establishment was likely to attract; and
- 2) the additional vehicles that a take-away establishment would draw, resulting in a detrimental impact on the Epping Forest SAC (Special Area of Conservation).

The Committee requested a Section 106 Agreement for additional litterbins to be provided on the High Road, along with extra street-cleaning, to facilitate the increase in rubbish this proposal will create.

718.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1515/19

Officer: Honey Kojouri

Applicant Name: Mr Chris Smith

Planning File No: 002144

Location: 10 Southernhay, Loughton, IG10 4EN

Proposal: Certificate of lawful development for proposed extension to existing rear extension.

Application No: EPF/1583/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Rob and Sam Batchell

Planning File No: 026573

Location: 4 Alderton Way, Loughton, IG10 3EQ

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

718.3 Others – provided for information only: EPF/1489/19, EPF/1503/19, EPF/1542/19, EPF/1599/19, EPF/1639/19 and EPF/1650/19

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

PL719 Decisions

719.1 Decisions by Epping Forest District Council

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

PL720 Licensing Applications

720.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of Efezade, 12-14 The Broadway, Loughton, IG10 3ST

The Committee OBJECTED to this proposed licensing application on the grounds of the prevention of crime and disorder and the prevention of public nuisance, confirming that the property had residential accommodation above and the occupants would be adversely affected by the late operation of this licence.

If Epping Forest District Council, Licensing Unit, is minded to grant this licence the Committee requested that the hours for the sale of alcohol be limited to 11pm Sunday to Thursday, and 12pm Friday to Saturday; and for no recorded music to be audible outside the premises after 9pm Sunday to Thursday and 10pm Friday to Saturday.

PL721 Enforcement and Compliance

No reports had been received.

Signed:

Date: 29 July 2019