

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 29 July 2019 at 7.45pm at Loughton Library & Town Hall.**

**Present:**

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

**Officers:** Mark Squire (Town Clerk)  
Debra Paris (Planning Committee Clerk)

4 members of the public

**PL722 Apologies for Absence**

Apologies for absence were received from Cllr Downing. The Planning Committee Clerk reported that Cllr C C Pond had been nominated as his substitute for this meeting.

**PL723 Declarations of Interest**

Cllr Cochrane declared a non-pecuniary interest in planning applications EPF/1675/19, 32 Queens Road, as the applicants were known to her; and EPF/1677/19, 71 Roundmead Avenue, as the architect was known to her.

Cllr C C Pond declared a non-pecuniary and non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Sub-Committee South. He stated that any views he gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

He also declared a non-pecuniary interest in the following items on the agenda:

- 1) Planning applications:  
EPF/1635/19, Junction of Potters Close and York Hill, as he was acquainted with the owner and objector to this proposal;  
EPF/1602/19, 20 Wellfields, as the objector was known to him;  
EPF/1718/19, 8 Brooklyn Avenue, as he knew the applicant; and
- 2) Agenda item 7, Designating the Town Council/Library Building as an Asset of Community Value, as a member of Essex County Council and an Honorary Fellow of the Institute of Librarians and Information Practitioners. Cllr Pond stated that any views he gave at this meeting would be considered anew if the application came before a County Council committee.

Cllr Angold-Stephens declared a non-pecuniary interest in planning application, EPF/1718/19, 8 Brooklyn Avenue, as she was acquainted with the applicant.

The Committee declared a non-pecuniary interest in the following items:

- 1) Agenda item 7, Designating the Town Council/Library Building as an Asset of Community Value, as the Council had an interest in this building;

- 2) planning applications EPF/1113/19 – 305-307 High Road, EPF/1623/19 – 202 High Road and EPF/1630/19 – The Last Post, 227 High Road, owing to comments received from the LRA Plans Group;
- 3) planning applications EPF/1635/19 – Junction of Potters Close and York Hill & EPF/1714/19 – 17 Stony Path, as the architect was known to the Council; and
- 4) planning application, EPF/1602/19 – 20 Wellfields, as the person speaking against this application was known to the Committee.

The Committee AGREED to bring forward planning applications, EPF/1602/19, EPF/1630/19 and EPF/1635/19 after the next agenda item as members of the public were interested in these items.

**PL724 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 15 July 2019 were CONFIRMED as a correct record and signed by the Chairman.

**PL725 Planning Applications**

The following planning applications were CONSIDERED and the plans inspected.

**725.1 Application No: EPF/1602/19**

**Officer:** Honey Kojouri

**Applicant Name:** Mrs Shahnilah Razaq

**Planning File No:** 020825

**Location:** 20 Wellfields, Loughton, IG10 1NX

**Proposal:** New glazed lantern on the existing rear single storey roof, change of use of existing garage, x3 no. new dormers to the front elevation & miscellaneous windows.

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

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application, and also drew the Planning Officer's attention to the air conditioning units which had been installed without planning permission.

The Committee OBJECTED to this application on the grounds that the 3x dormers to the front elevation had an ungainly effect on the street scene; and the seeming deception on the application relating to the lantern window, the installation of which was overbearing on the amenity of the neighbours at nos 18 and 22.

The Committee had NO OBJECTION to the change of fenestration or change of use of the existing garage in this proposal.

**Application No: EPF/1630/19**

**Officer:** Natalie Price

**Applicant Name:** Miss Emma Fallon

**Planning File No:** 008961

**Location:** The Last Post, 227 High Road, Loughton, IG10 1BB

**Proposal:** Application for Variation of Condition 1 'opening hours' for EPF/2207/14. (Continued use as a pub/restaurant).

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

The Committee NOTED the contents of three letters of objection.

The Committee OBJECTED to this application on the grounds that it would be deleterious to the amenity of residents in the flats above the premises in the High Road and those in nearby roads, particularly Priory Road.

**Application No:** EPF/1635/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Gaffney

**Planning File No:** 013593

**Location:** Junction of Potters Close & York Hill, Loughton, IG10 1JA

**Proposal:** Proposed erection of a detached x2 no. bedroom cottage.

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

The Committee OBJECTED to this application stating that it was garden grabbing and overbearing on the street scene, causing a grave adverse effect on the Conservation Area of York Hill. Members deplored the loss of trees in the Conservation Area and noted the access difficulty to the site.

**PL726 Matters for Report**

**726.1 Notice of Appeal**

**EPF/0332/19 – 62 The Crescent, Loughton, IG10 4PU – Proposal: Proposed single storey rear extension, two storey side extension and first floor extension with a pitched roof and rooms in void with associated crossovers and hard landscaping (Appeal ref no: APP/J1535/D/19/3231817) – Min no PL642.1**

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

**726.2 Planning Enforcement Complaints**

The Committee NOTED the information received from Epping Forest District Council. The Planning Committee Clerk reported that the link advised by EFDC for use had now been updated to:

[https://eppingforestdc-self.achieveservice.com/service/Report\\_a\\_planning\\_breach](https://eppingforestdc-self.achieveservice.com/service/Report_a_planning_breach)

**PL727 Air Pollution / Air Quality**

The Committee NOTED the request of the Environment and Heritage Committee – Min no EH142.

**PL728 Consultation: Revised Statement of Community Involvement – Draft June 2019**

The Committee CONFIRMED it had nothing to add to this revised statement, other than to bring to the attention of Epping Forest District Council that the contact hours in paragraph 1.4, were incorrectly stated as being between 9am and 1pm, rather than 9am and 11.30am Monday to Friday.

**PL729 Designating the Town Council/Library Building as an Asset of Community Value**

The Committee AGREED to register Loughton Library and Town Hall as an 'Asset of Community Value'. The Town Clerk would instigate proceedings with the local authority in this regard and inform Essex County Council accordingly.

**PL730 Planning Applications**

The following planning applications were CONSIDERED and the plans inspected.

**730.1 Application No:** EPF/1113/19

**Officer:** Muhammad Rahman

**Applicant Name:** Threadneedle Pensions Limited

**Planning File No:** 005521

**Location:** 305 – 307 High Road, Loughton, IG10 1AL

**Proposal:** Change of use from Class A1 use (shops) to Class A3 use.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the stated opening hours were unreasonable, they were too long and too late causing detriment to the amenity of the residents in the flats above. Further, if the applicant planned to install air conditioning units (ventilation and extraction), this would further be harmful to neighbours' amenity due to noise and odour.

The Chairman of the Committee AGREED to attend an Area Planning Sub-Committee South meeting to make representations on this application, if required.

**Application No:** EPF/1463/19

**Officer:** Natalie Price

**Applicant Name:** Mr Jonathan Wickham

**Planning File No:** 019473

**Location:** High Elms, 1 Nafferton Rise, Loughton, IG10 1UB

**Proposal:** Proposed two storey side extension with a new gable dormer.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1623/19

**Officer:** Honey Kojouri

**Applicant Name:** McDonald's Restaurants Ltd

**Planning File No:** 001663

**Location:** 202 High Road, Loughton, IG10 1ET

**Proposal:** Proposed installation of x1 no. fascia sign, x1 no. projecting sign, x1 no. window decal & x1 no. LCD digital window poster.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1665/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Tyler Bedworth

**Planning File No:** 030305

**Location:** 98 Pyrles Lane, Loughton, IG10 2NW

**Proposal:** Proposed ground floor side extension with a double hipped roof.

The Committee had NO OBJECTION to this application, but members deplored its retrospective nature.

**Application No:** EPF/1674/19

**Officer:** Honey Kojouri

**Applicant Name:** Mr & Mrs Smith

**Planning File No:** 030389

**Location:** 32 Queens Road, Loughton, IG10 1RS

**Proposal:** Single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1677/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Mark Perring

**Planning File No:** 018762

**Location:** 71 Roundmead Avenue, Loughton, IG10 1PZ

**Proposal:** Alterations/extension to the existing roof/ loft conversion. Alterations to the existing ground floor rear extension/garage extension/internal alterations. (Revised application to EPF/0353/18.)

Members NOTED that this 'revised application' had the same drawings as those submitted for EPF/0353/18.

The Committee OBJECTED to this application by reason of the excessively bulky roof design making the proposal overbearing and detrimental to the street scene. Members commented that they would prefer a hipped roof to match the neighbouring property.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

**Application No:** EPF/1697/19

**Officer:** Ian Ansell

**Applicant Name:** Mr Q Khan

**Planning File No:** 018484

**Location:** 30 Brooklyn Avenue, Loughton, IG10 1BL

**Proposal:** Proposed ground & first floor rear extensions.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1714/19

**Officer:** Natalie Price

**Applicant Name:** Mr & Mrs Lee Georgio

**Planning File No:** 007999

**Location:** 17 Stony Path, Loughton, IG10 1SJ

**Proposal:** Removal of existing roof and construction of higher roof with feature front gable, rear dormer and new pitched roof over rear first floor projection.

The Committee OBJECTED to this application as it was out of keeping with the street scene and would have a dominating effect on the Conservation Area opposite.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having no further comments to add.

**Application No:** EPF/1718/19

**Officer:** Robin Hellier

**Applicant Name:** Mrs Marie Corrigan

**Planning File No:** 013469

**Location:** 8 Brooklyn Avenue, Loughton, IG10 1BL

**Proposal:** TPO/CHI/02/70 (A1)

T1: Ash - Crown reduce by up to 4m, back to 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.

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

**Application No:** EPF/1631/19

**Officer:** Julie Cottrell

**Applicant Name:** Juliet Raine

**Planning File No:** 010993

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

**Proposal:** York Hill Conservation Area

T1: Yew, T2: Goat Willow, T3: Hornbeam & T4: Apple - Tree works as specified.

**Application No:** EPF/1666/19

**Officer:** Julie Cottrell

**Applicant Name:** Mrs Julie Watson

**Planning File No:** 004004

**Location:** 117 York Hill, Loughton, IG10 1RX

**Proposal:** York Hill Conservation Area

T1 & T2 Conifer - Fell.

The Committee NOTED the information received from Epping Forest District Council in respect of the above applications.

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

The Committee NOTED the following applications:

**Application No:** EPF/1647/19

**Officer:** Natalie Price

**Applicant Name:** Mr N Patel

**Planning File No:** 026151

**Location:** 51 The Drive, Loughton, IG10 1HG

**Proposal:** Application for a Lawful Development Certificate for a proposed loft conversion with a rear dormer.

**Application No:** EPF/1671/19

**Officer:** Honey Kojouri

**Applicant Name:** Mr & Mrs Smith

**Planning File No:** 030389

**Location:** 32 Queens Road, Loughton, IG10 1RS

**Proposal:** Application for a Lawful Development for a proposed flat roof dormer addition to the existing gable roof for the loft conversion works.

**730.4 Others – provided for information only:** EPF/1627/19, EPF/1668/19, EPF/1698/19 EPF/1740/19

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

**PL731 Decisions**

**731.1 Decisions by Epping Forest District Council**

The Planning Decisions for June 2019 from Epping Forest District Council were NOTED.

**PL732 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL733 Enforcement and Compliance**

No reports had been received.

**Signed:** .....

**Date:** 19 August 2019