

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 19 August 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Also in attendance

Councillors: M Stubbings D Wixley

Officers: Debra Paris (Planning Committee Clerk)

17 members of the public

PL734 Apologies for Absence

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

PL735 Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/1680/19, 30 York Hill, as members of the public present at the meeting were known to her.

Cllr Murphy declared a non-pecuniary interest in agenda item 5, The Essex County Council (Epping Forest District) (Permitted Parking and Special Parking Area) (Amendment No 28) Order 201, as she resides in High View Close.

Cllr Stubbings declared a non-pecuniary interest in planning application EPF/1872/19, 26 Greenfields, as he was friends with the neighbours of this property.

Cllr Wixley 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 Subcommittee 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.

Cllr Wixley also declared a non-pecuniary interest in agenda item 8.2.1, Street Trading Consent – Fred's Seafood Stall, as he had been consulted in this matter in his role as a District Councillor. He would therefore not participate in the discussion of this item.

The Committee declared a non-pecuniary interest in the following items: planning applications EPF/1729/19 – 52 The Broadway, EPF/1860/19 – 51 High Road and EPF/1883/19 – 60 Tycehurst Hill; and agenda items 8.1.2, Notice of Application to Vary a Premises Licence in respect of Efezade, 12-14 The Broadway, IG10 3ST and 8.1.3, Notice of Application for a Premises Licence in respect of The Hub, 3 The Broadway, IG10 3SP, owing to comments received from the LRA Plans Group.

The Committee AGREED to bring forward planning applications, EPF/1680/19, EPF/1782/19 and EPF/1880/19; and agenda item 8.1.3, Notice of Application for a Premises Licence in respect of The Hub, 3 The Broadway, IG10 3SP after agenda item 3, Confirmation of Minutes, as members of the public were interested in these matters.

PL736 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 29 July 2019 amended from those circulated to read at Min no PL723, Declarations of Interest, paragraph 4, line 3:

“2) ... and an Honorary Fellow of the Institute of Librarians and Information Practitioners”

were CONFIRMED as a correct record and signed by the Chairman.

PL737 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

737.1 Application No: EPF/1680/19

Officer: Natalie Price

Applicant Name: Mr Guvenc Topcuoglu

Planning File No: 023961

Location: 30 York Hill, Loughton, IG10 1HT

Proposal: Proposed two storey, side & rear extension.

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 grounds that it was overbearing due to bulk, mass and height; and was out of keeping with the street scene and conservation area.

The first floor terrace would cause overlooking and be detrimental to the amenity and privacy of the neighbours.

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/1782/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Kevin Milligan

Planning File No: 006876

Location: 3 Landmark House, The Broadway, Loughton, IG10 2FA

Proposal: Erection of a Bin Store within service yard of Landmark Building to facilitate waste removal from the commercial premises.

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

The Committee NOTED the contents of nine 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 due to its proposed siting, particularly as it was under balconies and windows.

The proposal would expose residents to:

- i) increased noise and odour pollution when glass/refuse is being deposited, particularly during unsociable hours, and from waste vehicle collections;
- ii) increased risk of vermin and infestations with the potential effects on the health of residents;
- iii) an increased risk from potential criminal activities. The bin store could be used by burglars to gain access to enter residents' balconies and homes.

The draft local plan states "that the management of waste in flatted properties should avoid compromising the quality and provision of amenity space and forecourts. It should be located and screened to avoid nuisance and adverse impact on visual and other amenity to occupiers; and that planning proposals should reduce the risk and fear of crime."

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

PL738 Licensing Application

738.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of The Hub, 3 The Broadway, Loughton, IG10 3SP

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

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds of all four licensing objectives: the prevention of crime and disorder; public safety; the prevention of public nuisance; and the protection of children from harm.

The application would be detrimental to the amenity of the residents of Landmark House on the following grounds:

- i) noise pollution and disturbance from patrons of the establishment along with the proposed live and recorded music;
- ii) concerns for anti-social behaviour and the increased risk of crime due to the licence for alcohol and late hours, with people loitering in the surrounding area posing a potential risk to the safety of residents and other members of the public;
- iii) the proposal does not conform to other operating hours for licensed premises in the locality that are in such close proximity to residential dwellings – the requested hours ending much too late;
- iv) increase in litter, odours and noise disturbances caused by the patrons smoking, vomiting and drunken behaviour in the street along with the increase in traffic from the use of personal vehicles and taxis; and
- v) the potential harm caused to the health of residents with balconies/windows above the premises arising from patrons who congregate to smoke outside the bar.

If Epping Forest District Council, Licensing Unit, is minded to grant this licence members requested that:

live and recorded music be limited to inside only, with sound limiting equipment installed and sufficient sound-proofing to protect the amenity of the residents of Landmark House; and that licensing hours

for the playing of music be limited to 9pm Sunday – Thursday and until 10pm Friday – Saturday;

the sale of alcohol be restricted to 10.30pm Sunday – Thursday and until 11pm Friday – Saturday, with opening hours ceasing at 11pm Sunday – Thursday and 11.30pm Friday – Saturday.

PL739 Planning Application

The following planning application was CONSIDERED and the plans inspected.

739.1 Application No: EPF/1880/19

Officer: Muhammad Rahman

Applicant Name: Mr John Hayes

Planning File No: 026580

Location: Parking area at southern end of cul-de-sac, Thatchers Close, Loughton, IG10 3SP

Proposal: Erection of one 2 storey affordable home with 2 parking spaces (Renewal of previous approved consent EPF/2618/15).

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

Members commented on the poor quality of the drawings to view in respect of this application.

The Committee OBJECTED to this application reiterating its previous concerns for EPF/2618/15, which were:

Members were concerned the combined effect of the height of the proposed dwelling and raised level of the plot, owing to the slope of the land, would overlook and have a detrimental impact on neighbouring properties in Hanson Close and Goldingham Avenue, as well as overshadow these neighbouring gardens.

PL740 Matters for Report

The Planning Committee Clerk reported that Epping Forest District Council had advised that the Planning Inquiry into EPF/2499/17 - 13-15a Alderton Hill, would resume again on 3 September 2019 – 6 September 2019.

The Committee NOTED this information.

PL741 The Essex County Council (Epping Forest District) (Permitted Parking and Special Parking Area) (Amendment No 28) Order 201*

The Committee had NO COMMENT to make on the proposal for waiting restrictions of one hour in the morning and afternoon to be introduced onto High View Close (Monday to Friday), as required by the Local Authority Traffic Orders (Procedure) (England and Wales) Regulations 1996.

PL742 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

The Committee AGREED to take the following two applications together as they were in respect of the same property.

742.1 Application No: EPF/1312/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs White

Planning File No: 030286

Location: 5 Treetops View, Loughton, IG10 4PR

Proposal: Proposed erection of a new front porch with an extension to the existing terrace on first floor level.

Application No: EPF/1884/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs White

Planning File No: 030286

Location: 5 Treetops View, Loughton, IG10 4PR

Proposal: Erection of a new contemporary (but in keeping) single storey rear extension(s). (Amended application to EPF/0899/19.)

The Committee had NO OBJECTION to these applications.

Application No: EPF/1695/19

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Fry

Planning File No: 024073

Location: 7 Meadow Road, Loughton, IG10 4HY

Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1723/19

Officer: Natalie Price

Applicant Name: Abi Dooney

Planning File No: 017599

Location: 102 Lawton Road, Loughton, IG10 2AA

Proposal: Single storey side extension, enlargement of existing dormer and new front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1729/19

Officer: Muhammad Rahman

Applicant Name: Mr Christopher Lovelock

Planning File No: 006103

Location: 52 The Broadway, Loughton, IG10 3ST

Proposal: Change of use from A1 to Sui Generis.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of the prevention of noise pollution which would be detrimental to the residents of the flats above the shops, caused by departing customers and staff. The proposed opening until midnight on Saturdays was too late and should be restricted until no later than 11.30pm.

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/1742/19

Officer: Robin Hellier

Applicant Name: Mrs Rachel McGimpsey

Planning File No: 011319

Location: 38 Upper Park, Loughton, IG10 4EQ

Proposal: TPO/EPF/05/89

T2: Cypress - Reduce overhanging laterals, on the side of No 40 Upper Park, by up to 0.5m.

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/1746/19
Officer: Muhammad Rahman
Applicant Name: Mr Richard Bernstein
Planning File No: 008690
Location: 2 Whitehills Road, Loughton, IG10 1TS
Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1749/19
Officer: Honey Kojouri
Applicant Name: Mr H Patel
Planning File No: 023451
Location: 7 Smarts Lane Mews, Smarts Lane, Loughton, IG10 4GP
Proposal: Retention of three-bed house & one-bedroom flat extended to form a two-bedroom flat above shop on Loughton high road. (Ref: EPF/1600/14).

The Committee had NO OBJECTION to this application.

Application No: EPF/1752/19
Officer: Marie-Claire Tovey
Applicant Name: Ms Frances Page
Planning File No: 030391
Location: 37 Colebrook Lane, Loughton, IG10 2HJ
Proposal: Single storey rear and side extension along with a front porch refurbishment.

The Committee had NO OBJECTION to this application.

Application No: EPF/1760/19
Officer: Robin Hellier
Applicant Name: Mr M Blake
Planning File No: 030395
Location: 200 The Broadway, Loughton, IG10 3TF
Proposal: TPO/EPF/16/84 (Ref: T6)
T1: Ash - Crown reduce 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/1763/19

Officer: Honey Kojouri

Applicant Name: Mr Kishore Chudasama

Planning File No: 018587

Location: 35 Torrington Gardens, Loughton, IG10 3TB

Proposal: Proposed x 2 no. bedroom new dwelling to the side of the property.

The Committee OBJECTED to this application on the grounds that it was garden grabbing, an over-development of the site, too cramped and went right up to the border.

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/1766/19

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Maggie Handley

Planning File No: 029826

Location: 1 Ibbetson Path, Loughton, IG10 2AS

Proposal: Proposed single storey rear extension and loft conversion with Juliet balcony.

The Committee had NO OBJECTION to this application.

Application No: EPF/1767/19

Officer: Natalie Price

Applicant Name: Mr James Rampton

Planning File No: 026829

Location: 48 Harwater Drive, Loughton, IG10 1LW

Proposal: Two storey side, single storey rear and front extensions.

The Committee OBJECTED to this application stating it was an over-development of the site. The proposal was out of keeping with the street scene causing a terracing effect.

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/1796/19

Officer: Robin Hellier

Applicant Name: Nandos

Planning File No: 003730

Location: Unit 1, 2 Station Road, Loughton, IG10 4NZ

Proposal: TPO/EPF/07/79

T1: Cedar - Crown lift to 2.5m, 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.

The Committee AGREED to take the following two applications together as they were in respect of the same property.

Application No: EPF/1805/19
Officer: Muhammad Rahman
Applicant Name: Mr Alan Marcelis
Planning File No: 013058
Location: 40 Traps Hill, Loughton, IG10 1SZ
Proposal: Proposed double garage. (Revised application to EPF/0171/19.)

The Committee OBJECTED to this application referring to the Tree and Landscaping Officer's report of 6 March 2019, in respect of EPF/0719/19, which stated:

"We note that the applicant states that there was a previous permission for a garage in this general location. That application (EPF/0500/08) retained the mature vegetation that was present along both the Traps Hill and West View boundaries. As the vegetation has now been removed, it is a very different application to that previously presented. The officer report for the 2008 application stated that 'The location of the proposed garage would be in front of the main house, but behind a thick belt of conifer trees which have formed a solid evergreen hedge', and 'The house and front garden is well screened and provided the hedgerow remains, there will be no loss of amenity to the street scene.'

Application No: EPF/1866/19
Officer: Honey Kojouri
Applicant Name: Alan Marcelis
Planning File No: 013058
Location: 40 Traps Hill, Loughton, IG10 1SZ
Proposal: External rear light well with additional roof-lights & internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/1812/19
Officer: Marie-Claire Tovey
Applicant Name: Mr Luke Cadman
Planning File No: 017721
Location: 256 High Road, Loughton, IG10 1RB
Proposal: Minor material amendment to EPF/3210/17 (Demolition of existing buildings & construction of x29 no. retirement apartments in a single building of 3, 4 and 5 storeys in height, alongside associated access, amenity space, landscaping & parking) to allow a roof terrace with privacy screens at third floor level.

The Committee had NO OBJECTION to this application.

Application No: EPF/1815/19
Officer: Marie-Claire Tovey
Applicant Name: Luke Cadman
Planning File No: 017721

Location: 256 High Road, Loughton, IG10 1RB

Proposal: Retention of a non-illuminated vinyl banner at a construction site advertising the proposed development.

The Committee had NO OBJECTION to this application.

Application No: EPF/1830/19

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Cannelle Kunstel

Planning File No: 014731

Location: 8 Greensted Road, Loughton, IG10 3DW

Proposal: Proposed wooden pergola attached to the main part of the house.

The Committee had NO OBJECTION to this application.

Application No: EPF/1837/19

Officer: Natalie Price

Applicant Name: Mr Selahattin Cicek

Planning File No: 030405

Location: 46 Ibbetson Path, Loughton, IG10 2AS

Proposal: Proposed erection of a two storey side extension & front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1860/19

Officer: Muhammad Rahman

Applicant Name: Mr Roberts

Planning File No: 006706

Location: 51 High Road, Loughton, IG10 4JE

Proposal: Development of an underused piece of land with a single house, replaced with a new building consisting of 9 apartments.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the roofline was out of keeping with the street scene. It was an over-development of the site by reason of its massing and the extent of the built form proposed.

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

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.45pm.

Application No: EPF/1870/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Nigel Green

Planning File No: 008872

Location: 52 Harwater Drive, Loughton, IG10 1LW

Proposal: Proposed conversion of an existing integral garage & single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1872/19

Officer: Natalie Price

Applicant Name: Mr DL Building Solutions

Planning File No: 021972

Location: 25 Greenfields, Loughton, IG10 3HF

Proposal: Retrospective application for the erection of a shed.
The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application. The Committee requested the following condition be imposed by the local planning authority that the structure should only be used as a shed and **not** as living accommodation.

Application No: EPF/1883/19

Officer: Muhammad Rahman

Applicant Name: Mr Mohamad Hanif

Planning File No: 005806

Location: 60 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Proposed construction of a second vehicle cross-over from the property onto the highway, with a new boundary wall at the front, piers, metal railings & gates.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, but requested the planting of native species to soften the impact of the metal railings and to enhance the appearance of the street scene.

Application No: EPF/1886/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Thomas Somers

Planning File No: 026418

Location: 39 Rectory Lane, Loughton, IG10 1NZ

Proposal: Proposed front elevation canopy & elevation alterations.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/1797/19

Officer: Julie Cottrell

Applicant Name: Mr Vic McDonald

Planning File No: 011227

Location: 5 Wallers Hoppet, Loughton, IG10 1SP

Proposal: York Hill Conservation Area

T1: Silver Birch - Crown reduce height by up to 3m & lateral branches by up to 1.5m.

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

742.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1803/19

Officer: Honey Kojouri

Applicant Name: Ms King

Planning File No: 015709

Location: 108 Oakwood Hill, Loughton, IG10 3ES

Proposal: Application for a Lawful Development Certificate for a Proposed rear extension.

Application No: EPF/1821/19

Officer: Honey Kojouri

Applicant Name: Mr Aaruran Sivanathan

Planning File No: 030402

Location: 115 Grosvenor Drive, Loughton, IG10 2LB

Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion with a hip to gable rear dormer & front rooflights.

Application No: EPF/1863/19

Officer: Muhammad Rahman

Applicant Name: Mr Pav Paul

Planning File No: 030198

Location: 16 Harvey Gardens, Loughton, IG10 2AD

Proposal: Application for a Lawful Development Certificate for a Proposed 6 people HMO.

The Committee expressed CONCERN regarding this application, questioning whether it was correct to be listed under Deemed Permission, specifically as the request was for a 6 people HMO. Members believed that if the request was for more than 5 people it required a full planning application.

742.4 Others – provided for information only: EPF/1801/19 and EPF/1855/19

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

PL743 Decisions

743.1 Decisions by Epping Forest District Council

No decision notices have been received.

PL744 Licensing Applications

744.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of The Loughton Club, 8 Station Road, Loughton, IG10 4NX

The Committee had NO OBJECTION to this application.

744.2 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of Efezade, 12-14 The Broadway, Loughton, IG10 3ST – Min no PL720.1

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this proposed licensing variation 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.

744.3 Street Trading Consent – Fred's Seafood Stall, Gunmakers Arms, 133 Chester Road, Loughton, Essex IG10 2LJ

The Committee had NO OBJECTION to this application.

PL745 Enforcement and Compliance

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

Signed:

Date: 2 September 2019