

THESE MINUTES NOT YET CONFIRMED

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 2 September 2019 at 7.45pm at Loughton Library & Town Hall.**

**Present:**

**Councillors:** J Angold-Stephens (in the Chair)  
P Abraham T Cochrane C Davies (from min no 750.1)  
T Downing K Latchford S Murphy

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

**PL746 Apologies for Absence**

No apologies for absence were received.

**PL747 Declarations of Interest**

Cllr Latchford declared a non-pecuniary interest in planning application EPF/1972/19, Loughton Dental Spa, as he attends this practice.

The Committee declared a non-pecuniary interest in the following items: planning applications EPF/1908/19 – Unit 20, Oakwood Hill Industrial Estate, EPF/1917/19 – Lidl, 140-142 Church Hill and agenda item 5.4 (Others): EPF/2053/19 - Debden Station (listed for info only), owing to comments received from the LRA Plans Group.

**PL748 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 19 August 2019 were CONFIRMED as a correct record and signed by the Chairman.

**PL749 Matters for Report**

**749.1 Notice of Appeal**

**EPF/0698/19 – 22 Stony Path, Loughton, IG10 1SJ – New roof extension above existing garage to mirror the opposite side of the property. (Appeal ref no: APP/J1535/D/19/3233984) – Min no PL669.1**

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

**749.2 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/10/19: 119 York Hill, Loughton IG10 1RX**

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

**PL750 Planning Applications**

The following planning applications were CONSIDERED and the plans inspected.

**750.1 Application No: EPF/1819/19**

**Officer:** Natalie Price

**Applicant Name:** Mr & Mrs M. Talaie

**Planning File No:** 030415

**Location:** 16 Barfields, Loughton, IG10 3JQ

**Proposal:** Proposed two storey side and rear extension and front porch.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1822/19

**Officer:** Honey Kojouri

**Applicant Name:** Mr Aaruran Sivanathan

**Planning File No:** 030402

**Location:** 115 Grosvenor Drive, Loughton, IG10 2LB

**Proposal:** Proposed demolition of the rear conservatory, create a single storey rear/side extension with creation of a hard-standing in the front garden for an additional vehicle. Alteration to the size of front & rear windows

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1905/19

**Officer:** Muhammad Rahman

**Applicant Name:** Miss Thi Pham

**Planning File No:** 008891

**Location:** Ground floor shop, 10 Forest Road, Loughton, IG10 1DX

**Proposal:** Proposed change of use from A1 to Sui Generis (nail bar).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1908/19

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Aaran Hall

**Planning File No:** 012775

**Location:** Unit 20, Oakwood Hill Industrial Estate, Loughton, IG10 3TZ

**Proposal:** Proposed new 5 storey office building with associated parking.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was out of keeping with the site and would be intrusive on the residents on the other side of the railway line, namely in Lushes Court, Lushes Road, Chequers Road and Crossfields.

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/1917/19

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Lidl Great Britain Ltd

**Planning File No:** 006441

**Location:** 140-142 Church Hill, Loughton, IG10 1LJ

**Proposal:** Proposed installation of an external plant area comprising of x3 no. 3-pipe heat recovery outdoor units, x2 no. food refrigeration pump stations & x2 no. food refrigeration dry coolers.

The Committee expressed a CONCERN about the level of noise disturbance for residents in nearby roads, namely Millsmead Way and Sedley Rise. Members requested clarification of the acoustic plant specification.

Cllr Davies joined the meeting during the next item.

**Application No:** EPF/1925/19

**Officer:** Muhammad Rahman

**Applicant Name:** Mr P Giordano

**Planning File No:** 003011

**Location:** 39 Albion Hill, Loughton, IG10 4RD

**Proposal:** Proposed two storey rear extension with internal alterations.

The Committee OBJECTED to this application on the grounds of the comments made in the Tree Officer's report, dated 19 August 2019.

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/1940/19  
**Officer:** Sukhdeep Jhooti  
**Applicant Name:** Mrs Rachel Ellis  
**Planning File No:** 021920  
**Location:** 77 Lushes Road, Loughton, IG10 3QD  
**Proposal:** Two storey side extension and rear/side ground floor extension.

The Committee would not comment on this proposal, NOTING that the plans submitted for this application were incomplete failing to show the first floor plans for the rear/side elevation.

**Application No:** EPF/1946/19  
**Officer:** Sukhdeep Jhooti  
**Applicant Name:** Mr Singh  
**Planning File No:** 017351  
**Location:** Foxwood, Nursery Road, Loughton, IG10 4DZ  
**Proposal:** Proposed double storey front & rear extensions, basement extension & a mansard roof loft conversion with front & rear dormer windows.

The Committee OBJECTED to this application on the basis of the Tree Officer's report, dated 20 August 2019.

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/1953/19  
**Officer:** Natalie Price  
**Applicant Name:** Mrs Sullivan  
**Planning File No:** 030416  
**Location:** 16 Alderton Way, Loughton, IG10 3EQ  
**Proposal:** Proposed single storey rear and side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1957/19  
**Officer:** Natalie Price  
**Applicant Name:** Miss Ellis Edwards  
**Planning File No:** 010562  
**Location:** 27 Durnell Way, Loughton, IG10 1TG  
**Proposal:** Proposed two storey rear extension.

The Committee OBJECTED to this application on the grounds that it was too overbearing on neighbours at the first floor level. Members stated that the proposed 5m extension was too deep; a 3m extension would be a more reasonable proposal.

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 consider the following two applications together as they were for the same proposal.

**Application No:** EPF/1963/19  
**Officer:** Honey Kojouri  
**Applicant Name:** The Hub Loughton Limited  
**Planning File No:** 006876  
**Location:** 1 Landmark House, 3 The Broadway, Loughton, IG10 2FA  
**Proposal:** New front facade to existing shell for public house.

**Application No:** EPF/1969/19  
**Officer:** Honey Kojouri  
**Applicant Name:** The Hub Loughton Limited  
**Planning File No:** 006876  
**Location:** 1 Landmark House, 3 The Broadway, Loughton, IG10 2FA  
**Proposal:** New front signage.

The Committee had NO OBJECTION to these applications.

**Application No:** EPF/1972/19  
**Officer:** Natalie Price  
**Applicant Name:** Loughton Dental Spa  
**Planning File No:** 006168  
**Location:** Dental Surgery, 138 Church Hill, Loughton, IG10 1LJ  
**Proposal:** Application for Consent to Display a replacement of existing advertisement signs & proposed x2 no. internally illuminated fascia signs across its two frontages.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1987/19  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr Brown  
**Planning File No:** 009244  
**Location:** Land to the rear of Hatfield House, E15 Acting School, Rectory Lane, Loughton  
**Proposal:** Application for Variation of Conditions 2,3,4,9,10,11,12,14,15,16 & 17 to EPF/1904/16. (Phased development to provide higher education facilities (Use Class D1) and permission for the permanent retention and external upgrade of the two existing studio buildings, together with associated landscaping and highway works).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2004/19  
**Officer:** Natalie Price  
**Applicant Name:** Mr Stuart Ballard  
**Planning File No:** 030419  
**Location:** 68 Church Hill, Loughton, IG10 1LB  
**Proposal:** Proposed demolition of an existing garage/outbuilding. Double storey rear extension, alterations to the front elevation, main roof & a loft conversion.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2008/19  
**Officer:** Natalie Price  
**Applicant Name:** Mrs Amanda Dempsey  
**Planning File No:** 030418  
**Location:** 240 Chester Road, Loughton, IG10 2LR  
**Proposal:** Proposed single storey front & side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2015/19  
**Officer:** Sukhdeep Jhooti  
**Applicant Name:** c/o agent  
**Planning File No:** 006441  
**Location:** 140-142 Church Hill, Loughton, IG10 1LJ  
**Proposal:** Application for Variation of Condition 2 'opening hours' for EPF/0756/79. (Amendments to proposed builders merchants as Do It Yourself store).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would be detrimental to the amenity of neighbours in Sedley Rise and Millsmead Way, noting the proposal stated that deliveries would be undertaken out of hours.

Members considered opening hours of 8am to 10pm Monday – Saturday and 10am to 4pm Sundays would be sufficient.

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/2018/19  
**Officer:** Natalie Price  
**Applicant Name:** Mr Muzaffer Ozdan  
**Planning File No:** 024155  
**Location:** 14 Chigwell Lane, Loughton, IG10 3RW  
**Proposal:** Proposed single storey side & rear extension with erection of first floor rear window.

The Committee had NO OBJECTION to this application.

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

**Application No:** EPF/2021/19  
**Officer:** Julie Cottrell  
**Applicant Name:** Mr Lyle  
**Planning File No:** 025090  
**Location:** 75 York Hill, Loughton, IG10 1HZ  
**Proposal:** York Hill Conservation Area  
T2: Cherry, T11: Apple, T12: Willow Leafed Pear, T13: Hornbeam, T15: Holly & T16:  
Hazel - Pruning works, as specified.

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

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

There were no applications listed under Deemed Permission.

**750.4 Others – provided for information only:** EPF/1885/19, EPF/1888/19, EPF/1961/19, EPF/1971/19, EPF/1989/19, EPF/2026/19 and EPF/2053/19  
Members NOTED the contents of a letter of concern, regarding EPF/2053/19.

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

In respect of EPF/2053/19, Debden Station, IG10 3TG, the COMMITTEE commented that it is very important that the 1891 footbridge is not damaged or affected in any way during these works and suggested that the local planning authority impose suitable condition(s) to ensure that great care is taken to protect it during the works.

**PL751 Decisions**

**751.1 Decisions by Epping Forest District Council**

No decision notices had been received.

**PL752 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL753 Enforcement and Compliance**

No reports had been received.

**Signed:** .....  
**Date:** 16 September 2019