

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16 September 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

Officers: Debra Paris (Planning Committee Clerk)

1 Member of the Public

PL754 Apologies for Absence

Apologies for absence were received from Cllr Davies.

PL755 Declarations of Interest

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

- i) planning application EPF/1940/19 – 77 Lushes Road, and agenda item 7.1.1 – Licensing Application – The Loughton Club, owing to comments received from the LRA Plans Group; and
- ii) agenda item 7.1.2 – Street Trading Consent – Essex Farmers Market as the Committee are all members of the Loughton Residents Association.

PL756 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 2 September 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL757 Matters for Report

757.1 Amended Plans

EPF/1805/19 – 40 Traps Hill, Loughton, Essex, IG10 1SZ – Proposal: Proposed double garage. (Revised application to EPF/0171/19) – Min no PL742.1

The Committee OBJECTED to this application as the proposed garage was above single storey and forward of the building line. It was not in keeping with the street scene and would spoil the look of that part of Traps Hill.

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

757.2 Licensing Sub Committee Hearing – The Hub, 3 The Broadway, Loughton: 1 October 2019, at the Civic Offices, High Street, Epping CM16 4BZ at 10am

The Planning Committee Clerk reported that a member of the Committee had been invited by Epping Forest District Council, Licensing Team, to attend the above meeting to comment further on this application.

The Chairman AGREED that she would attend the hearing to make representations.

757.3 Public Health Act 1925 – Street Naming and Numbering: x7 residential properties rear of Hillyfields, Loughton.

The Committee NOTED the information received from Epping Forest District Council's Head of Environmental Services (Neighbourhood Directorate) as part of its Street Naming and Numbering Policy, proposed for this new housing development. The Committee AGREED that the preferred name of Highgrove Close was a suitable choice.

PL758 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

758.1 Application No: EPF/1704/19

Officer: Natalie Price

Applicant Name: Mr Ioan Misca

Planning File No: 030257

Location: 44 Barrington Green, Loughton, IG10 2BA

Proposal: Single storey rear extension.

The Committee would not comment on this proposal, NOTING that the plans submitted for this application were incomplete failing to show any floor plans.

The Local Planning Authority advised that they would re-consult on this application once the missing drawings had been received from the agent.

Application No: EPF/1864/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Hellen

Planning File No: 008743

Location: 89 Forest Road, Loughton, IG10 1EF

Proposal: Alterations & extensions to convert one dwelling into two dwellings.

The Committee had NO OBJECTION to this application. However, members expressed CONCERN for the loss of a parking space on Forest Road which is covered by the NEPP Parking Scheme.

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 NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2034/19

Officer: Natalie Price

Applicant Name: Ms Maureen Ager

Planning File No: 030422

Location: 19 Valley Close, Loughton, IG10 3AB

Proposal: Proposed two storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2040/19

Officer: Natalie Price

Applicant Name: Mr Hardip Nandra

Planning File No: 001209

Location: 35 Alderton Hill, Loughton, IG10 3JD

Proposal: Proposed side extension & conversion of a garage into a habitable room, front roof with a sky window.

The Committee had NO OBJECTION to this application, but requested a condition that the extension remain ancillary to the main dwelling and not be used as separate accommodation.

Application No: EPF/2044/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr William Simmonds

Planning File No: 007787

Location: 68 The Broadway, Loughton, IG10 3ST

Proposal: Change of use of unit from D1 use (non-residential institutions) to A2 use (financial and professional services). No external changes.

The Committee had NO OBJECTION to this application.

Application No: EPF/2066/19

Officer: Robin Hellier

Applicant Name: Mr Milliken

Planning File No: 011359

Location: 68 Spring Grove, Loughton, IG10 4QE

Proposal: TPO/EPF/19/89

T33: Oak - Reduce lateral stems over neighbouring property, 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/2111/19

Officer: Robin Hellier

Applicant Name: Mr J Gordon

Planning File No: 007018

Location: 18 Albion Park, Loughton, IG10 4RB

Proposal: TPO/EPF/33/88

T1 & T2: Cypress - 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/2104/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Sean Morgan

Planning File No: 001605

Location: Warren Hill Lodge, Manor Road, Loughton, IG10 4RP

Proposal: Demolition of existing dwelling house & replacement with a new dwelling house.

The Committee had NO OBJECTION to this application in principle, subject to the Tree Officer's concerns for the protection of the existing mature trees on the site.

Application No: EPF/2125/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Stanley Rogoff

Planning File No: 029617

Location: 53 The Square, Loughton, IG10 3FE

Proposal: Two storey side extension (Revised application to EPF/1375/19)

The Committee had NO OBJECTION to this application.

Application No: EPF/2126/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Delyn ILen

Planning File No: 030428

Location: 36 Longcroft Rise, Loughton, IG10 3NB

Proposal: Erection of ground floor front and single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2133/19

Officer: Honey Kojouri

Applicant Name: Debbie Balmforth

Planning File No: 030427

Location: 6 Lushes Road, Loughton, IG10 3QB

Proposal: Single storey front extension.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/2067/19

Officer: Robin Hellier

Applicant Name: Mr Walster

Planning File No: 004004

Location: 117 York Hill, Loughton, IG10 1RX

Proposal: TPO/EPF/10/19

T1 & T2: Western Red Cedars - Crown reduce height and lateral branches, as specified.

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

758.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2080/19

Officer: Honey Kojouri

Applicant Name: Mr Elliott Winner

Planning File No: 030424

Location: 26 Longfield, Loughton, IG10 4EE

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

Application No: EPF/2130/19

Officer: Honey Kojouri

Applicant Name: Ian McDougall

Planning File No: 008099

Location: 24 The Summit, Loughton, IG10 1SW

Proposal: Certificate of lawful development for a proposed rear glazed lean to, alteration to front and elevation and replacement windows.

758.4 Others – provided for information only: EPF/2065/19, EPF/2107/19, EPF/2121/19 and EPF/2152/19

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

PL759 Decisions

759.1 Decisions by Epping Forest District Council

The Planning Decisions for July and August 2019 from Epping Forest District Council were NOTED.

PL760 Licensing Applications

760.1 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 – Min no PL744.1

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

760.2 Street Trading Consent – Essex Farmers Markets Ltd, Loughton High Street, Loughton, Essex

The Committee had NO OBJECTION to this application.

PL761 Enforcement and Compliance

No reports had been received.

Signed:

Date: 30 September 2019