

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 11 November 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officers: Debra Paris (Planning Committee Clerk)

1 member of the public

PL788 Apologies for Absence

Apologies for absence were received from Cllr Angold-Stephens. The Planning Committee Clerk reported that Cllr C C Pond had been nominated as her substitute for this meeting.

PL789 Declarations of Interest

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.

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

- 1) planning application EPF/2327/19: The Avenue Lawn Tennis Club, IG10 4PT and agenda item 7.1.1 Notice of application to vary the premises licence under the Licensing Act 2003 in respect of Wo Fat Restaurant, 270-272 High Road, Loughton, IG10 1RB owing to comments received from the LRA Plans Group; and
- 2) Agenda item 4.1, amended plans – application EPF/1602/19: 20 Wellfields, IG10 1NX, as the speaker was known to members.

PL790 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 28 October 2019 were CONFIRMED as a correct record and signed by the Chairman.

Cllr Pond brought to the attention of the Committee that it had the right to comment on applications listed under 'Determinations and Works to Trees in Conservation Areas' if members had strong reservations about such proposals. The Committee NOTED his comment.

PL791 Matters for Report

791.1 Amended plans – EPF/1602/19: 20 Wellfields, Loughton, IG10 1NX – Proposal: Glazed lantern on the existing rear single storey roof, use of the existing garage as study, 3 no. new dormers to the front elevation and a widening of the existing rear roof extension * AMENDED DESCRIPTION AND PLANS ** – Min no PL725.1**

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

The Committee OBJECTED to this application, reiterating its previous comments, which were:

“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 no’s 18 and 22.

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

In addition, members stated that the lack of dimensions on the amended plans, in relation to the widening of the existing rear roof extension, made it difficult to give clear and precise comments regarding this aspect of the proposal.

PL792 Epping Forest Special Area of Conservation (SAC) – Position Statement

The Committee APPROVED the draft statement in the supplementary Agenda, subject to the addition of a paragraph on air quality and AGREED that Cllr C C Pond would prepare a response (to be issued to the Local Planning Authority and other interested organisations as soon as possible) on behalf of Loughton Town Council to this Statement.

Members CONFIRMED they would reflect this response when commenting on future applications for new developments or extensions, which could increase occupancy levels, within a mile radius of the forest, and thus have a deleterious effect on the Special Area of Conservation.

PL793 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/13/19: The Loughton Club, 8 Station Road, Loughton IG10 4NZ

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

PL794 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

794.1 Application No: EPF/2327/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Paul Elliott

Planning File No: 003658

Location: The Avenue Lawn Tennis Club, 18 The Avenue, Loughton IG10 4PT

Proposal: Proposed replacement of lighting on existing tennis court with additional lighting to x2 no. tennis courts, including ground & duct works with an option to expand flood lighting to a 4th court in the future.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, on the grounds of the detrimental effect caused by light pollution that this proposal would have on the amenity of neighbours in The Crescent and The Avenue.

Members also brought to the attention of the Planning Officer the comments in the Tree and Landscaping Officer's report.

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/2393/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Kevin Milligan

Planning File No: 006876

Location: Unit A, Landmark House, 32 Barrington Green, Loughton IG10 2BA

Proposal: Proposed change of use to D2 (Gym & fitness centre) & change of opening hours:- Mon to Friday 06:30 - 21:00, Saturday 08:00 - 12:00 & Sunday 09:00 - 12:00. ***AMENDED OPENING HOURS***

The Committee had NO OBJECTION to this application.

However, if the local planning authority was minded to grant this application, members requested that a condition be imposed for doors and windows to remain closed to protect the residents of Landmark House from noise disturbance.

Application No: EPF/2401/19

Officer: Sukhdeep Jhooti

Applicant Name: Dr David Dighton

Planning File No: 003028

Location: Loughton Clinic, Doctors Surgery, 115 High Road, Loughton IG10 4JA

Proposal: Change of use from doctor's surgery to a 3 bedroom dwelling with associated alterations & provision of 3 parking spaces & cycle storage.

The Committee OBJECTED to this application on the basis of the increase in occupancy.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

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/2423/19

Officer: Honey Kojouri

Applicant Name: Mr Aaruran Sivanathan

Planning File No: 030402

Location: 115 Grosvenor Drive, Loughton, IG10 2LB

Proposal: Proposed loft conversion with a hip to gable.

The Committee had NO OBJECTION to this application.

Application No: EPF/2456/19

Officer: Honey Kojouri

Applicant Name: Mrs Irow

Planning File No: 007918

Location: Spencer Munson Lettings Ltd, 128 High Road, Loughton, IG10 4BE

Proposal: Erection of second floor extension and creation of new, one bedroom flat at second floor level. Existing office use to remain at ground and first floor level

The Committee OBJECTED to this application on the basis of the increase in occupancy, the lack of parking provision and concern for the erection of a second floor development.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

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

If the Local Planning Authority is mindful of approving this application, members requested that the proposal should be of matching design along the terrace of 1850s shops to maintain consistency all along the terrace.

Application No: EPF/2475/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Bhagesh Katechia

Planning File No: 010998

Location: 8 Goldings Hill, Loughton, IG10 1LL

Proposal: Further change of use of existing rear ground floor area to mixed medical/healthcare retail with associated consulting rooms.

The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this application, but expressed concern for client parking, bearing in mind this is a Category 1 and A-class road and the property is sited in a dangerous position.

Application No: EPF/2477/19

Officer: Muhammad Rahman

Applicant Name: Mr Barry Moule

Planning File No: 030456

Location: 4 Colson Gardens, Loughton, IG10 3RE

Proposal: Single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2479/19

Officer: Muhammad Rahman

Applicant Name: Mr Tony Williams

Planning File No: 030460

Location: 12 Foxley Close, Loughton, IG10 2HU

Proposal: Proposed single storey side & front porch extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2504/19

Officer: Natalie Price

Applicant Name: Mr Stephen Shakeshaft

Planning File No: 015624

Location: 48 Lower Park Road, Loughton, IG10 4NA

Proposal: Demolition of existing single storey rear extension, and erection of two storey rear extension with two Juliet balconies.

The Committee OBJECTED to this application, on the grounds of the overbearing nature that the proposed extension would have on the amenity of neighbours at no's 50 and 46.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

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/2510/19

Officer: Muhammad Rahman

Applicant Name: Mr Paul Cavanagh

Planning File No: 030465

Location: 176 Willingale Road, Loughton, IG10 2BZ

Proposal: Proposed single storey front extension

The Committee had NO OBJECTION to this application.

Application No: EPF/2529/19

Officer: Honey Kojouri

Applicant Name: Dr Noor Jeelani

Planning File No: 017170

Location: 2 Cloverleys, Loughton, IG10 4EH

Proposal: Garage conversion to habitable room.

The Committee had NO OBJECTION to this application.

Application No: EPF/2532/19

Officer: Muhammad Rahman

Applicant Name: Mr Clifford Trowse

Planning File No: 011606

Location: 18 St Johns Road, Loughton, IG10 1RZ

Proposal: Proposed garage amendment to previously approved application; re-orientate garage entrance door to accord with topography and amend proportions of proposed garage extension.

The Committee had NO OBJECTION to this application, but drew to the attention of the Planning Officer, Condition 3 of planning application EPF/1005/14 previously approved for this property.

Application No: EPF/2541/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Forman

Planning File No: 001435

Location: 32 The Avenue, Loughton, IG10 4PX

Proposal: Proposed loft conversion with side dormer and single storey side/rear extension and partial garage conversion.

The Committee OBJECTED to the proposal for the dormer windows in this application, stating that they would have a detrimental effect on the street scene, resulting in the property being out of character with other houses in the road.

Members had NO OBJECTION to the remainder of the application.

Application No: EPF/2542/19

Officer: Muhammad Rahman

Applicant Name: Alison Tobin

Planning File No: 017605

Location: 50 Lower Park Road, Loughton, IG10 4NA

Proposal: Demolition of an existing conservatory & single storey store to the side. Replacement with a single storey rear & side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2556/19

Officer: Robin Hellier

Applicant Name: Mrs Jo Martin-Robinson

Planning File No: 008194

Location: The Bungalow, 3 Little Dragons, Loughton, IG10 4DG

Proposal: TPO/CHI/04/70 (Ref: A1)

T1: Lime & T3: Oak - 70% volume canopy reduction, as specified, with biennial re-pruning in 2021 & 2023 back to 2019 dimensions.

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.

Members felt the request for a 70% reduction in this application was too drastic.

794.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2487/19

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Cash

Planning File No: 030459

Location: 12 Shaftesbury, Loughton, IG10 1HN

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with a rear dormer & front roof windows. Conversion of a garage to extended hall.

Application No: EPF/2539/19

Officer: Brendan Meade

Applicant Name: Mr Wainer

Planning File No: 030466

Location: 91 Bushfields, Loughton, IG10 3JR

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with rear dormer & x2 no. roof lights to the front elevation.

794.3 Others – provided for information only: EPF/2443/19, EPF/2515/19 and EPF/2589/19
The Committee NOTED the information received from Epping Forest District Council.

PL795 Decisions

795.1 Decisions by Epping Forest District Council

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

PL796 Licensing Applications

796.1 Notice of application for a new Premises Licence under the Licensing Act 2003 in respect of Wo Fat Restaurant, 270-272 High Road, Loughton, IG10 1RB.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of the prevention of public nuisance. Members considered that 11pm was the latest closing time that should be permitted, to protect the amenity of residents living in neighbouring properties.

PL797 Enforcement and Compliance

No reports had been received.

Signed:

Date: 25 November 2019