

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 25 November 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)

PL798 Apologies for Absence

Apologies for absence were received from Cllr Davies.

PL799 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application EPF/2486/19, 5 Staples Road, IG10 1HP, as the neighbour at no.7 was known to members.

Cllr Cochrane declared a non-pecuniary interest in planning application EPF/2213/19, 32 Queens Road, IG10 1RS, as the owners were known to her.

PL800 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 11 November 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL801 Matters for Report

801.1.1 EPF/2881/18 – 76 Algiers Road, Loughton IG10 4NF – Proposed Demolition of Existing Dwelling and replacement with a new building consisting of x3 1 bed and x3 2 bed apartments. (Appeal ref no: APP/J1535/W/19/3238169) – Min no PL649.1.1

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

Members noted that the amended plans proposed a reduction in the number of flats; however the revisions not take into account any of their former concerns. The Committee therefore reiterated its previous comments which were:

The application for ~~seven~~ six apartments to replace an existing family home was an overdevelopment of the site and would destroy the nature of the location, changing the street scene and setting a harmful precedent in the locality where there were only single dwelling houses and no flats.

The development was considered overbearing, being significantly larger in scale than the existing and neighbouring properties. It would cause overlooking and overshadowing of neighbouring properties, particularly no 74 Algiers Road, which would be detrimental to the amenity of those residents.

It provided inadequate amenity space for the occupants of the proposed dwellings and in failing to provide any parking provision would exacerbate the existing parking and highway safety problems experienced in that area.

In addition, 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.

801.1.2 EPF/0758/19 – 2 Danbury Road, Loughton IG10 3AP – Proposed Conversion of Existing Property to x3 no. flats. (Appeal ref no: APP/J1535/W/19/3237700) – Min no PL677.1

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

The Committee OBJECTED to this application stating that the amendments failed to address its previous objections. In particular, the reduction of the extension still failed to provide adequate amenity space and parking on this congested road would still be a problem.

PL802 Estimates and Budgets 2020/21

The Estimates for 2020/21 as presented in the Agenda were AGREED.

PL803 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/16/19: 7 Staples Road, Loughton IG10 1HP

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

PL804 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

804.1 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 and loft conversion with rear dormer.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the size of the proposed extension was too large and would be overbearing, dominating the street scene and destroying the symmetry.

Members felt that an extension of 4m deep would be the maximum size this property could accommodate.

Application No: EPF/2213/19

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Smith

Planning File No: 030389

Location: 32 Queens Road, Loughton, IG10 1RS

Proposal: Proposed annexe.

The Committee OBJECTED to this application on the grounds that this was an overdevelopment of the property.

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.

However, if the local planning authority was minded to grant this application, members requested that a condition be imposed for the annexe to remain ancillary to the main dwelling.

Application No: EPF/2486/19

Officer: Natalie Price

Applicant Name: Mr Matthew Wood

Planning File No: 016390

Location: 5 Staples Road, Loughton, IG10 1HP

Proposal: Ground and lower ground floor rear renovation and extension.

The Committee OBJECTED to this application on the grounds that this proposal was out of keeping with the style of the property, which is in the Staples Road Conservation Area. Members also commented that the proposal had the potential to cause a flood risk to neighbouring properties in Shaftesbury.

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/2548/19

Officer: Honey Kojouri

Applicant Name: Mrs Audrey Gee

Planning File No: 017839

Location: 8 West View, Loughton, IG10 1TA

Proposal: Proposed first floor front and side extension. (Amended application to EPF/1674/18.)

The Committee had NO OBJECTION to this application.

Application No: EPF/2597/19

Officer: Natalie Price

Applicant Name: Mr Tony Baker

Planning File No: 022891

Location: 10 Goldings Rise, Loughton, IG10 2QP

Proposal: Hip to gable loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/2601/19

Officer: Muhammad Rahman

Applicant Name: Mrs Thomas

Planning File No: 011889

Location: 27 Lower Park Road, Loughton, IG10 4NB

Proposal: Proposed rear single storey rear extension to adjoin existing rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2603/19

Officer: Natalie Price

Applicant Name: Mr Mehmet Boztepe

Planning File No: 030474

Location: 30 Kenilworth Gardens, Loughton, IG10 3AF

Proposal: Proposed first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2605/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Lee Cummings

Planning File No: 004202

Location: 2 Warren Hill, Loughton, IG10 4RL

Proposal: Proposed two storey front/rear/side extensions. Proposed loft conversion with rear dormers.

NB: Notification has been received of an amended description to "**Proposed two storey front/rear/side extensions. Proposed loft conversion with rear dormers and raising of roof. ***REVISED DESCRIPTION*****"

The Committee OBJECTED to this application on the basis that the proposal was too large.

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.

Members were concerned that the self-contained annexe could be used as a separate property. If the local planning authority was minded to grant this application, members requested that a condition be imposed that the annexe remains ancillary to the main dwelling.

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/2617/19

Officer: Robin Hellier

Applicant Name: Subsidence Management Services

Planning File No: 016280

Location: 66 Spring Grove, Loughton, IG10 4QE

Proposal: TPO/EPF/19/89 (Ref T2)

T1: Ash - Fell.

Following information received from Epping Forest District Council's Tree Officers, the Committee had NO OBJECTION to this application.

Application No: EPF/2633/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Keith Russell
Planning File No: 030039
Location: 6 The Beacons, Loughton, IG10 2SQ
Proposal: Proposed single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2641/19
Officer: Muhammad Rahman
Applicant Name: Mrs Aniqah Mushtaq
Planning File No: 024243
Location: 74 Roundmead Avenue, Loughton, IG10 1PZ
Proposal: Proposed side & rear dormers to the roof (Revised application to EPF/0866/16).

The Committee had NO OBJECTION to this application.

Application No: EPF/2664/19
Officer: Muhammad Rahman
Applicant Name: Mr Kayhan Yavuz
Planning File No: 008597
Location: 10 Marjorams Avenue, Loughton, IG10 1PT
Proposal: Proposed single storey side/rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2668/19
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 with new front elevation signage & new air conditioning/ ventilation system.

The Committee had NO OBJECTION to this application.

Application No: EPF/2672/19
Officer: Muhammad Rahman
Applicant Name: Mrs Chaitalee Sheth
Planning File No: 020710
Location: 2 Fallow Fields, Loughton, IG10 4QP
Proposal: Proposed two storey side extension to extend an existing garage & loft conversion with a rear dormer.

The Committee had NO OBJECTION to this application.

804.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/2571/19
Officer: Brendan Meade
Applicant Name: Mr & Mrs Goldstein
Planning File No: 005670
Location: Woodberrie, Kings Hill, Loughton, IG10 1JE
Proposal: Application for a Lawful Development Certificate for a Proposed shed/ pool outbuilding.

804.3 Others – provided for information only: EPF/2546/19, EPF/2575/19, EPF/2576/19 and EPF/2596/19
The Committee NOTED the information received from Epping Forest District Council.

PL805 Decisions

805.1 Decisions by Epping Forest District Council

No decision notices have been received.

PL806 Licensing Applications

No licensing applications had come to the attention of officers.

PL807 Enforcement and Compliance

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

807.1.2 No reports had been received.

807.1.3 Members requested that the Planning Committee Clerk report to Enforcement the illuminated signage that had recently been erected on the retail premises at the corner of 232 High Road and The Drive, for which no planning application had been received.

Signed:

Date: 9 December 2019