

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6 January 2020 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane K Latchford
S Murphy M Stubbings (as substitute for Cllr Downing)

Officers: Debra Paris (Planning Committee Clerk)

2 Members of the Public

PL818 Apologies for Absence

Apologies for absence were received from Cllrs Davies and Downing. The Planning Committee Clerk reported that Cllr Stubbings had been nominated as substitute for Cllr Downing for this meeting.

PL819 Declarations of Interest

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

- i) EPF/2418/19 – 33 Valley Hill, EPF/2561/19 – Land r/o 33-37 Hillyfields, EPF/2726/19 – Rear of 184-186 High Road, EPF/2741/19 – 16 Stanmore Road, EPF/2858/19 – 150 Englands Lane, EPF/2861/19 – Landmark House, 3 The Broadway, EPF/2893/19 – Loughton Cricket Club, High Road, EPF/2905/19 – EPF College, Borders Lane, EPF/2948/19 – 117 High Road, and EPF/2961/19 – 10 Eleven Acre Rise, owing to comments received from the LRA Plans Group;
- ii) EPF/2823/19 & EPF/2824/19 – 107 York Hill, EPF/2885/19 – 41 Sparelease Hill, and EPF/2893/19 – Loughton Cricket Club, High Road, as the architect was known to them; and
- iii) EPF/2893/19 - Loughton Cricket Club, High Road, as Loughton Town Council are the landowners.

PL820 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 9 December 2019 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning applications EPF/2561/19, Land r/o 33-37 Hillyfields, and EPF/2944/19, 117 High Road, before Matters for Report on the agenda, as members of the public were interested in these items.

PL821 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

821.1 Application No: EPF/2561/19

Officer: Ian Ansell

Applicant Name: Mr S Tappenden

Planning File No: 002742

Location: Land r/o 33 - 37 Hillyfields, Loughton, IG10 2PT

Proposal: Proposed 4 bedroom two storey dwelling (in addition to those approved under EPF/2913/16).

The Committee noted the contents of two letters of objection.

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

The Committee OBJECTED to this application on the grounds that this was an overdevelopment of the site, as cited by the Local Planning Authority in its refusal of previous application, EPF/0513/16, for a similar proposal.

Members also considered the access road to this development was too narrow for refuse collection vehicles and emergency fire vehicles to negotiate, there being only sufficient width for one standard vehicle to use. An increase in the number of houses and subsequent extra vehicles on this site would further exacerbate access problems.

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/2948/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Tim Parrey

Planning File No: 003028

Location: 117 High Road, Loughton, IG10 4JA

Proposal: Proposed conversion of an existing dwelling to incorporate x3 no. two bedroom flats. Proposed rear extension to the existing property x1 no. two bedroom flats, x1 no. three bedroom flat & x1 no. one bedroom flat. Provision of x6 no. car parking spaces with a disabled bay, cycle & bin stores.

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was an overdevelopment of the site. It was overbearing due to its height and bulk and would be detrimental to the amenity of neighbouring properties in Meadow Road.

The application provided insufficient parking provision which would exacerbate existing problems in Meadow Road, where parking restrictions already applied. The proposed narrow access points in Meadow Road to the parking spaces would create potential danger to users of the highway.

The overdevelopment of the site also failed to allow the ability to provide sufficient landscaping, and thus failed to improve green infrastructure.

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.

PL822 Matters for Report

822.1 Notice of Appeal

EPF/1373/19 – 14 Upper Park, Loughton, IG10 4EW – Proposed two storey side extension, new roof forming a loft conversion with one front dormer and cladding to part of the front elevation (Appeal ref no: APP/J1535/D/19/3238176) – Min no PL710.1

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

PL823 Consultation on Consolidated and Updated Viability Assessment

Following the Local Plan Examination Hearing Session on – Infrastructure & Delivery – Epping Forest District Council made a commitment to the Local Plan Inspector that its viability documents would be updated and consolidated. Comments/suggestions from the Committee were invited to be submitted.

The Committee had no comment to make on this consultation draft, but drew attention to the Town Clerk's letter to the Interim Assistant Director of Planning Policy, dated 19 November 2019, proposing an Inner Zone Exclusion Area (IZEA) be instituted within one mile of the boundary of the Epping Forest Special Area of Conservation (EF SAC).

PL824 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

824.1 Application No: EPF/2418/19

Officer: Honey Kojouri

Applicant Name: Mr Terry Healy

Planning File No: 026274

Location: 33 Valley Hill, Loughton, IG10 3AE

Proposal: Proposed first floor extension/loft conversion. Double width garage to replace the existing single garage. Increase the width of existing dropped kerb

The Committee noted the contents of a letter of objection.

The Committee had NO OBJECTION to this application. Members requested a condition that the large garage only be used in conjunction with the main dwelling, should the Local Planning Authority be minded to approve this application.

Application No: EPF/2612/19

Officer: Muhammad Rahman

Applicant Name: Mr Zhao

Planning File No: 003227

Location: 9 Goldings Rise, Loughton, IG10 2QP

Proposal: Erection of timber fence and sliding entrance gate.

The Committee had NO OBJECTION to this application.

Application No: EPF/2726/19

Officer: Natalie Price

Applicant Name: KC Estates Ltd

Planning File No: 001017

Location: Rear of 184 - 186 High Road, Loughton, IG10 1DF

Proposal: Proposed conversion of a roof to create a single dwelling with construction of a rear dormer.

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was out of character with the street scene and overbearing due to its excessive height. Members considered the current building to be at its maximum height.

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/2741/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Roger Larr

Planning File No: 021848

Location: 16 Stanmore Way, Loughton, IG10 2SA

Proposal: Proposed part single, part two storey rear & side extension with a loft conversion including raising of ridge to provide 3 floors.

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the roofline was detrimental to the street scene. The proposal was overbearing due to its bulk and height.

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 was minded to approve this application, members requested that obscured glass and fixed windows be used in the loft rooms to prevent overlooking and protect the amenity of neighbours. It was noted that this provision had been omitted from the plans.

Application No: EPF/2766/19

Officer: Brendan Meade

Applicant Name: Ms Angela Brickhill

Planning File No: 020668

Location: 126 Roding Road, Loughton, IG10 3BS

Proposal: Application for a Lawful Development Certificate for an Existing use of a hip to gable loft conversion with a rear dormer.

The Committee had NO OBJECTION to this application; however members deplored the retrospective nature of this proposal.

Application No: EPF/2778/19

Officer: Natalie Price

Applicant Name: Mr Adam Morrish

Planning File No: 026202

Location: 2A Tycehurst Hill, Loughton, IG10 1BU

Proposal: Proposed ground floor extension, first floor & roof extensions (including dormer extension), alterations to fenestration including window openings, first floor SW facing balcony & associated landscaping improvement works.

The Committee OBJECTED to this application on the grounds that the change in the roofline would be detrimental to the street scene and spoil its symmetry.

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.

The Committee AGREED to consider the next two applications together.

Application No: EPF/2788/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Hellen

Planning File No: 008743

Location: 89 Forest Road, Loughton, IG10 1EF

Proposal: Proposed alterations & extensions to the existing dwelling.

Application No: EPF/2984/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Holme

Planning File No: 007300

Location: 91 Forest Road, Loughton, IG10 1EF

Proposal: Proposed loft conversion with rear dormer.

The Committee had NO OBJECTION to these applications.

Application No: EPF/2822/19

Officer: Honey Kojouri

Applicant Name: Mr Bal Lidher

Planning File No: 006374

Location: 12 Hillcrest Road, Loughton, IG10 4QQ

Proposal: Proposed part single, part two storey front, side & rear extension, roof enlargement, hip to gable & loft conversion.

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was overbearing by reason of its height and the proposal to alter the two gables to a hip to gable roof caused it to be out of keeping with the street scene.

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.

The Committee AGREED to consider the next two applications together as they were for the same property.

Application No: EPF/2823/19

Officer: Muhammad Rahman

Applicant Name: Ms Dee Wood

Planning File No: 010015

Location: 107 York Hill, Loughton, IG10 1RX

Proposal: Single storey rear & side extension with internal partition removal, new patio area to the rear with retaining walls supporting high level garden, with new steps to the higher level. (Amendment to EPF/0369/19).

Application No: EPF/2824/19

Officer: Muhammad Rahman

Applicant Name: Ms Dee Wood

Planning File No: 010015

Location: 107 York Hill, Loughton, IG10 1RX

Proposal: Grade II Listed Building application for a single storey rear & side extension with internal partition removal, new patio area to the rear with retaining walls supporting high level garden, with new steps to the higher level.(Amendment to EPF/0373/19).

The Committee had NO OBJECTION to these applications.

Application No: EPF/2841/19

Officer: Muhammad Rahman

Applicant Name: Mrs Hollie Lill

Planning File No: 026376

Location: 56 River Way, Loughton, IG10 3LH

Proposal: Proposed garage conversion & single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2844/19

Officer: Robin Hellier

Applicant Name: Mr Jonathan Wickham

Planning File No: 019473

Location: High Elms, 1 Nafferton Rise, Loughton, IG10 1UB

Proposal: TPO/EPF/16/87 (Ref: T6)

T1: Scots Pine - 25% Crown reduction & crown thin, 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/2858/19

Officer: Muhammad Rahman

Applicant Name: Mr Gul

Planning File No: 002126

Location: 150 Englands Lane, Loughton, IG10 2NS

Proposal: Proposed removal of a verge of grass to be replaced by pavement for a vehicle crossing.

The Committee noted the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2861/19

Officer: Marie-Claire Tovey

Applicant Name: EFDC

Planning File No: 006876

Location: Landmark House, 3 - 5 The Broadway, Loughton, IG10 3SP

Proposal: Change of Use within Classes: A1- (shops), A3- (restaurants & cafes), & A4 (drinking establishments) - ref: EPF/2163/13 to use within Class D2 (assembly & leisure) as a boxing gym.

The Committee noted the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2862/19

Officer: Honey Kojouri

Applicant Name: Mr Tosko & Ms Surmacz

Planning File No: 030495

Location: 97 Lushes Road, Loughton, IG10 3QD

Proposal: Proposed single storey infill extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2876/19

Officer: Natalie Price

Applicant Name: Mr Robert Bruce

Planning File No: 017197

Location: 45 Avondale Drive, Loughton, IG10 3BZ

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2884/19

Officer: Muhammad Rahman

Applicant Name: Mr Ross Fraser

Planning File No: 008416

Location: 65 The Crescent, Loughton, IG10 4PU

Proposal: Proposed garage conversion, canopy porch roof and alterations to fenestration.

The Committee had NO OBJECTION to this application.

Application No: EPF/2885/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Alderslade

Planning File No: 018287

Location: 41 Sparelease Hill, Loughton, IG10 1BS

Proposal: Demolition of existing dwelling and construction of new dwelling (Amended application to EPF/2635/18).

The Committee had NO OBJECTION to this application.

Application No: EPF/2890/19

Officer: Muhammad Rahman

Applicant Name: Mr J Lock

Planning File No: 030497

Location: 103 Whitehills Road, Loughton, IG10 1TU

Proposal: Proposed single & two storey rear extension & proposed vehicular crossover.

The Committee had NO OBJECTION to this application.

Application No: EPF/2893/19

Officer: Ian Ansell

Applicant Name: Loughton Cricket Club

Planning File No: 000008

Location: Loughton Cricket Club, High Road, Loughton, IG10 1NQ

Proposal: Construction of an enclosure over the existing bowling lanes to allow for year round use.

The Committee noted the contents of a letter of objection.

The Committee had NO OBJECTION to this application, but suggested the planting of hedging pitch-side to screen the enclosure as much as possible.

Application No: EPF/2905/19

Officer: Marie-Claire Tovey

Applicant Name: Mr David Chalmers

Planning File No: 005276

Location: Epping Forest College - Library and Middle Building, Borders Lane, Loughton, IG10 3SA

Proposal: Redevelopment of the site to provide x 139 no. residential units in 3 buildings ranging from 3-5 storeys, car parking spaces, communal landscaped amenity areas, secure cycling parking & other associated development.

The Committee noted the contents of 19 letters of objection.

The Committee OBJECTED to this application on the following grounds:

- 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.
- The proposal was out of keeping with the street scene being very monolithic and out of character with the area. The five storeys were considered too high and overbearing.
- The increase in the number of dwellings to 139 from the proposed 111 in the Local Plan (25%) was excessive.
- Block C was situated too close to the neighbouring housing causing loss of amenity to residents in College and Leaden Close. The obscured glass proposed for the bedrooms of the new dwellings

would not provide sufficient amenity or light to the residents of these new homes.

- The development could generate approximately 334 residents. The impact this would have on the local health service has not been sufficiently mitigated and the local doctor's surgeries would not cope.
- There are insufficient school places to accommodate the number of extra residents this proposal would attract.
- The proposed security, in particular, bollard lighting is not recommended by the police for safety reasons. Furthermore, this type of lighting encourages vandalism, with them being at a height appropriate to be kicked and smashed. The height is also below the sightline for many elderly people, making them a hazard causing falling.
- There is insufficient parking for the proposed number of residents and no allocation for visitor parking. Underground parking also attracts anti-social behaviour, so is best avoided.
- The proposed access onto Borders Lane is dangerous.
- Traffic in Borders Lane is already too heavy during peak hours and would be further intensified.
- There is inadequate public transport in this area. The Central Line (at Debden Station) is already overcrowded during peak hours. There are no buses servicing Borders Lane after 7pm.

Application No: EPF/2906/19

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 including raising of roof (Revised works to EPF/2605/19).

The Committee OBJECTED to this application on the basis that 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/2910/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Marius Vasiu

Planning File No: 017662

Location: 61 Barfields, Loughton, IG10 3JF

Proposal: Existing porch roof extended forward to form a canopy & access steps redesigned.

The Committee had NO OBJECTION to this application.

Application No: EPF/2915/19

Officer: Brendan Meade

Applicant Name: Miss Michelle Weston
Planning File No: 030498
Location: 43 Pyrles Lane, Loughton, IG10 2NW
Proposal: Proposed single storey front extension & a garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/2961/19
Officer: Honey Kojouri
Applicant Name: Mr & Mrs Davies
Planning File No: 011996
Location: 10 Eleven Acre Rise, Loughton, IG10 1AN
Proposal: Proposed single storey rear & front extensions, alterations to the existing side dormer & additional front roof windows.
The Committee noted the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2975/19
Officer: Honey Kojouri
Applicant Name: Mr Nick Cole
Planning File No: 011195
Location: 11 The Uplands, Loughton, IG10 1NQ
Proposal: Proposed two storey rear extension & alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/2981/19
Officer: Marie-Claire Tovey
Applicant Name: Mr Philip Ayrton
Planning File No: 018375
Location: 29 Newnham Close, Loughton, IG10 4JG
Proposal: Roof alterations, loft conversion with rear dormer and 3 no. roof light windows to front elevation.

The Committee OBJECTED to this application on the grounds that it spoils the symmetry of the street scene.

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.

824.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2587/19
Officer: Brendan Meade
Applicant Name: Mr Ali Sheikh
Planning File No: 012190
Location: 60 The Crescent, Loughton, IG10 4PU
Proposal: Application for a Lawful Development Certificate for a proposed outbuilding.

Application No: EPF/2810/19
Officer: Brendan Meade
Applicant Name: Mr Christopher Addiss
Planning File No: 026318
Location: 75 Goldings Road, Loughton, IG10 2QW
Proposal: Application for a Lawful Development Certificate for Proposed x2 no. new side dormers.

Application No: EPF/2815/19
Officer: Brendan Meade
Applicant Name: Mr Smith
Planning File No: 030493
Location: 4 Plumtree Mead, Loughton, IG10 1TT
Proposal: Application for a Lawful Development Certificate for a Proposed single storey rear extension projecting out 3 metres, use of existing drains & no new access required.

Application No: EPF/2833/19
Officer: Brendan Meade
Applicant Name: Mr Bekim Domi
Planning File No: 030494
Location: 12 Hatfields, Loughton, IG10 1TJ
Proposal: Application for a Lawful Development Certificate for a proposed single storey rear extension.

Application No: EPF/2863/19
Officer: Honey Kojouri
Applicant Name: Mr Tosko & Ms Surmacz
Planning File No: 030495
Location: 97 Lushes Road, Loughton, IG10 3QD
Proposal: Application for a Lawful Development Certificate for a proposed single storey rear extension.

Application No: EPF/3005/19
Officer: Brendan Meade
Applicant Name: Mr James Kenyon
Planning File No: 018250
Location: 52 High Beech Road, Loughton, IG10 4BL
Proposal: Application for a Lawful Development Certificate for a proposed hip to gable loft conversion with rear & side dormer, Juliet balcony & x2 no. roof lights to the front elevation.

- 824.3 Others – provided for information only:** EPF/2923/19, EPF/2927/19 and EPF/2997/19
The Committee NOTED the information received from Epping Forest District Council.

PL825 Decisions

825.1 Decisions by Epping Forest District Council

The Planning Decisions for October and November 2019 from Epping Forest District Council were NOTED.

PL826 Licensing Applications

No licensing applications had come to the attention of officers.

PL827 Enforcement and Compliance
No reports had been received.

Signed:
Date: 20 January 2020