

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 January 2020 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing K Latchford S Murphy

Officers: Debra Paris (Planning Committee Clerk)

PL828 Apologies for Absence

No apologies for absence were received.

PL829 Declarations of Interest

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

- i) EPF/2931/19 – 173 High Road; EPF/3016/19 – 140-142 Church Hill; and EPF/0060/20 – 1 Landmark House, owing to comments received from the LRA Plans Group; and
- ii) EPF/3012/19 – 49 Church Hill, as the architect was known to them.

PL830 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 6 January 2020 were CONFIRMED as a correct record and signed by the Chairman.

PL831 Matters for Report

831.1 Notice of Appeal

EPF/1677/19 – 71 Roundmead Avenue, Loughton, IG10 1PZ – Alterations/extension to the existing roof/loft conversion. Alterations to the existing ground floor rear extension/garage extension/internal alterations (Appeal ref no: APP/J1535/D/19/3239508) – Min no PL730.1

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

PL832 Permitted Development – min no PL814.3

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

PL833 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

833.1 Application No: EPF/2931/19

Officer: Honey Kojouri

Applicant Name: Mr Syed Hamdani

Planning File No: 005420

Location: 173 High Road, Loughton, IG10 4LF

Proposal: Application for Consent to Display a banner on the outer left wall area of premises.

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that this was out of keeping with and harmful to the character, appearance and visual amenity of the area and the street scene. The proposed banner would create an eyesore.

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

Members commented that there was already in situ an artificial floral display on this wall, for which no planning application had been made, and requested that Planning Enforcement take action.

Application No: EPF/3012/19

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Joff & Kate Butler

Planning File No: 014423

Location: 49 Church Hill, Loughton, IG10 1QP

Proposal: Proposed part two storey rear extension with a part flat part dual pitched roof at ground level, & a hip end roof at first floor level, Bi fold doors & window in the rear elevation at ground floor level, Roof lantern & two roof lights at ground floor level, Windows in the rear elevation at first floor level.

The Committee OBJECTED to this application on the grounds that the proposal was overbearing due to its height and bulk and would be detrimental to the amenity of neighbouring properties in Church Hill which would be overlooked and in deep shadow most of the day.

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/3016/19

Officer: Sukhdeep Jhooti

Applicant Name: Lidl GB Limited

Planning File No: 006441

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

Proposal: Application for Variation of condition 1 of EPF/2015/19 - (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 two letters of objection.

The Committee OBJECTED to this application to protect the amenity of neighbours.

However, should the Local Planning Authority be minded to approve this application, members requested a condition that one refuse collection **only** be allowed on Bank Holiday Monday's between the hours of 16:00 and 18:00, but **no** deliveries to be permitted on either Sundays or Bank Holidays.

Application No: EPF/3031/19

Officer: Natalie Price

Applicant Name: Mr Adam Taylor
Planning File No: 029576
Location: 5 Goldings Road, Loughton, IG10 2QR
Proposal: Proposed front porch extension enclosing existing covered area.

The Committee had NO OBJECTION to this application.

Application No: EPF/3088/19
Officer: Honey Kojouri
Applicant Name: Mr Shaun French
Planning File No: 008437
Location: 33 Pyrles Lane, Loughton, IG10 2NW
Proposal: Proposed two storey rear extension, granny annexe & a loft conversion.

The Committee OBJECTED to this application on the grounds that it 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 grant this application, members requested that a condition be imposed that the annexe remains ancillary to the main dwelling.

Application No: EPF/0009/20
Officer: Natalie Price
Applicant Name: Mr Joey Musaphia
Planning File No: 014566
Location: 55 Wellfields, Loughton, IG10 1PA
Proposal: Proposed extensions to the rear & a loft conversion with rear box dormers with windows to the front slope.

The Committee OBJECTED to this application on the grounds that it 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/0060/20
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 signage.

The Committee noted the contents of a letter of objection.

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

833.2 Deemed Permission – provided for information only:
There were no applications listed under Deemed Permission.

833.3 Others – provided for information only: EPF/0024/20
The Committee NOTED the information received from Epping Forest District Council.

PL834 Decisions

834.1 Decisions by Epping Forest District Council
No decision notices had been received.

PL835 Licensing Applications

No licensing applications had come to the attention of officers.

PL836 Enforcement and Compliance

No reports had been received.

Signed:
Date: 3 February 2020