

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 February 2020 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officers: Debra Paris (Planning Committee Clerk)

4 Members of the Public

The Committee AGREED to bring forward planning application EPF/3083/19, 1 Stony Path, after the Confirmation of Minutes, as members of the public were interested in this application.

PL837 Apologies for Absence

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

PL838 Declarations of Interest

Cllr Stubbings declared a non-pecuniary interest in planning application EPF/0063/20, 8 Alderton Hall Lane, as he had spoken to an objector about this proposal.

PL839 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 20 January 2020 were CONFIRMED as a correct record and signed by the Chairman.

PL840 Planning Application

The following planning application was CONSIDERED and the plans inspected.

840.1 Application No: EPF/3083/19

Officer: Sukhdeep Jhooti

Applicant Name: (see agent details)

Planning File No: 029804

Location: 1 Stony Path, Loughton, IG10 1SJ

Proposal: Demolition of existing garage and erection of side and rear extensions including rear terrace.

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 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 the building and the possible greater number of occupants living there.

Members also drew the attention of the Local Planning Authority to the Tree and Landscaping Officer's report, regarding its holding objection to this application.

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

PL841 Matters for Report

841.1 Amended Plans

EPF/2162/19 – 202 High Road, Loughton, IG10 1ET. Proposal: Change of Use from A3 to A5 (including Air Extraction & Ventilation Details) – Min no PL776.1

The Committee had NO OBJECTION to the Air Extraction and Ventilation Details for this proposal.

However, the Committee reiterated its previous comments to the proposed Change of Use:

The Committee OBJECTED to this application on the grounds that the change of use from A3 to A5 would attract a higher level of traffic to this area, especially at night.

The noise pollution created by the extra traffic, in particular motorbikes used for home deliveries, would be detrimental to the amenity of neighbouring residents in Clifton Road, Forest Road and those living above the shops in the High Road and Centric Parade.

A takeaway food outlet of this nature, of which there are already a sufficient number in the locality, would create excessive litter for the High Road and surrounding areas, particularly Jackson Alley. This problem would also have a harmful effect on the amenity of neighbouring residents.

The subsequent increase in traffic pollution caused by this proposal would create a detrimental impact on the SAC (Special Area of Conservation), which would be further exacerbated by customers who consumed the takeaway food in the nearby forest and then discarded their rubbish.

Members considered it would be preferable for the usage to remain A3 with some A5, and that operating times should be outlined. The Committee recommended that the outlet should not be allowed to open late at night to protect nearby residents from noise disturbance and public nuisance issues which these types of establishments commonly attract.

The Chairman of the Committee confirmed she would be willing to attend an Area Planning Sub-Committee South meeting if required to do so.

841.2 Planning Enforcement: Complaint – not valid: 173 High Road (min no PL833.1)

The Committee NOTED the information received from Epping Forest District Council Planning Enforcement in respect of this matter.

PL842 Consultation on Statement of Principles under the Gambling Act 2005

The Committee NOTED the new draft Statement of Principles produced by the Licensing Authority. Members had NO COMMENTS to add.

PL843 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

843.1 Application No: EPF/3013/19
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Augustine & Adejoke Asemota
Planning File No: 004366
Location: 2 Deepdene Road, Loughton, IG10 3PU
Proposal: Conversion of a house to x4 no. self-contained flats.

The Committee OBJECTED to this application on the grounds that it was out of keeping with the street scene and an over-development of the property. The proposed accommodation was inadequate and did not provide x4 self-contained flats. The studio flats failed to meet the national minimum requirement space standard of 37²m. Members felt that the property should remain a single dwelling house.

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/3032/19
Officer: Robin Hellier
Applicant Name: Mr Alfie Franklin
Planning File No: 014105
Location: 17 Albion Hill, Loughton, IG10 4RA
Proposal: TPO/EPF/23/88 (Ref: T26)
T1: Horse Chestnut - Crown reduce to previous points, 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/3095/19
Officer: Zara Seelig
Applicant Name: Mr Yusuf Kose
Planning File No: 004125
Location: 4 Westfield, Loughton, IG10 4EB
Proposal: Proposed roof extensions including a rear dormer, single storey side extension & a garage conversion into a habitable room.

The Committee OBJECTED to this application on the grounds that the proposed roofline and extension in terms of mass, bulk and height was excessive and it would be detrimental to the street scene. The proposal would have a deleterious effect on the amenity of neighbours at no.3.

The Committee further OBJECTED to this application on the grounds 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 the 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/0007/20

Officer: Muhammad Rahman

Applicant Name: Ms Emma Webster

Planning File No: 015683

Location: Five Bells, 26 Sparelease Hill, Loughton, IG10 1BT

Proposal: Proposed single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0028/20

Officer: Ian Ansell

Applicant Name: Mr Bell

Planning File No: 013161

Location: Ground floor, 273 High Road, Loughton, IG10 1AH

Proposal: Change of Use from existing A1 Retail to Nail Salon (Sui Generis).

The Committee had NO OBJECTION to this application.

Application No: EPF/0054/20

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Stringer

Planning File No: 030515

Location: 149 Roding Road, Loughton, IG10 3BS

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0063/20

Officer: Honey Kojouri

Applicant Name: Mrs Thiara

Planning File No: 006395

Location: 8 Alderton Hall Lane, Loughton, IG10 3HJ

Proposal: Demolition of an existing roof, erection of a new roof with an increase in height, loft conversion involving 3no front & 1no rear dormers together with internal & external alterations including rebuilding of garage to be used as habitable accommodation.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would have a negative impact on the street scene, causing a loss of symmetry. Members expressed concern for the visual impact this proposal would have on this prominent corner, which has an open aspect; and for the loss of daylight that comes through the existing vista.

The Committee expressed concern for the loss of amenity for the neighbouring property at 16 Alderton Rise.

Members drew attention to Policy H1(E) of the Draft Local Plan which states “The loss of bungalows will be resisted as they provide a supply of accessible accommodation”.

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/0069/20

Officer: Robin Hellier

Applicant Name: Mr Liam Donnellan

Planning File No: 023439

Location: 4 Nafferton Rise, Loughton, IG10 1UB

Proposal: TPO/EPF/16/87 (Ref: A1)

T2: Oak - Reduce lateral limbs, on building side, by up to 3.5m 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/0070/20

Officer: Robin Hellier

Applicant Name: Mrs Lahon

Planning File No: 004791

Location: 1 Westfield, Loughton, IG10 4EB

Proposal: TPO/CHI/01/72 (Ref: A1)

T1: Lime - Crown reduce to previous points, 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/0088/20

Officer: Robin Hellier

Applicant Name: YHPM Ltd

Planning File No: 017275

Location: Rectory Court, Goldings Hill, Loughton, IG10 1LN

Proposal: TPO/EPF/04/79

T36: Willow - Reduce to previous points.

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/0094/20
Officer: Muhammad Rahman
Applicant Name: Mr Mehmet Boztepe
Planning File No: 030474
Location: 30 Kenilworth Gardens, Loughton, IG10 3AF
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

843.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2853/19
Officer: Brendan Meade
Applicant Name: Mr Alex North
Planning File No: 023503
Location: 38 Smarts Lane, Loughton, IG10 4BX
Proposal: Application for a Lawful Development Certificate for a Proposed new rear extension in red brickwork.

Application No: EPF/0021/20
Officer: Muhammad Rahman
Applicant Name: Mr Andriy Sorych
Planning File No: 030507
Location: 74 Lushes Road, Loughton, IG10 3QB
Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion into a habitable space, incorporating a rear dormer/ removal of the chimney & front Velux lights.

Application No: EPF/0110/20
Officer: Brendan Meade
Applicant Name: Mr Ben Smith
Planning File No: 020571
Location: 52 Forest Road, Loughton, IG10 1EQ
Proposal: Certificate of lawful development for a proposed loft conversion with rear dormer window.

843.3 Others – provided for information only: EPF/3067/19, EPF/3071/19, EPF/3078/19, EPF/3080/19, EPF/3081/19, EPF/0046/20, EPF/0047/20, EPF/0049/20 and EPF/0052/20.

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

PL844 Decisions

844.1 Decisions by Epping Forest District Council

The Planning Decisions for 1 December 2019 to 31 January 2020 from Epping Forest District Council were NOTED.

PL845 Licensing Applications

845.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of T & G's Tapas Bar & Bistro, 154 High Road, Loughton, IG10 4BE

The Committee OBJECTED to this application on the grounds of the following licensing objectives: the prevention of crime and disorder; and the prevention of public nuisance.

The application would be detrimental to the amenity of the residents of the flats above this property and neighbouring outlets on this part of the High Road, on the grounds of noise pollution and disturbance from patrons of the establishment at such late hours.

If the Licensing Authority is minded to grant this licence members requested that the hours for the sale of alcohol on the premises be restricted until 11pm on Sunday – Thursday and 11.30pm on Friday – Saturday; and the added provision of Late Night Refreshment to match those hours.

845.2 Street Trading Consent Renewal – Oakwood Hill Industrial Estate IG10 3TZ

The Committee had NO OBJECTION to this application.

PL846 Enforcement and Compliance

No reports had been received. The Planning Committee Clerk confirmed she would follow up any outstanding reports with the Enforcement Officer.

Signed:

Date: 17 February 2020