

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 17 February 2020 at 7.45pm at Loughton Library & Town Hall.**

**Present:**

**Councillors:** J Angold-Stephens (in the Chair)  
P Abraham T Cochrane C Davies (from min no 850.2)  
K Latchford S Murphy

**Officers:** Debra Paris (Planning Committee Clerk)

**PL847 Apologies for Absence**

Apologies for absence were received from Cllr Downing.

**PL848 Declarations of Interest**

Cllr Murphy declared a non-pecuniary interest in planning applications EPF/2774/19, 105 Lower Park Road, and EPF/0199/20, Fairmead, 48 Church Lane, as the applicants were known to her. Cllr Murphy stated she would not participate in the Committee's deliberations on these two items.

The Committee declared a non-pecuniary interest in planning applications EPF/2774/19, 105 Lower Park Road; EPF/1805/19, 40 Traps Hill; EPF/3052/19, 21 York Hill; and EPF/0199/20, Fairmead, 48 Church Lane, owing to comments received from the LRA Plans Group.

**PL849 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 3 February 2020 were CONFIRMED as a correct record and signed by the Chairman.

**PL850 Matters for Report**

**850.1 Amended Plans**

**EPF/2961/19 – 10 Eleven Acre Rise, Loughton, IG10 1AN. Proposal: Proposed single storey rear & front extensions, alterations to the existing side dormer & additional front roof windows. \*\* AMENDED PLANS \*\* – Min no PL824.1**

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 keeping in relation to the fenestration at the front of the property, which was excessive.

Cllr Davies arrived during the next item.

**850.2 Notices of Appeal**

The Chairman of the Planning & Licensing Committee, Cllr Angold-Stephens, NOTED that the appeals in respect of planning applications, EPF/0199/20 – Fairmead 48 Church Lane and EPF/2881/18 – 76 Algers Road, had both been dismissed by the Planning Inspectorate citing that the developments would likely have a significant adverse effect on the integrity of the Special Area of Conservation (SAC).

The Chairman concluded that the Committee was justified in objecting to applications for new developments along with proposals for large extensions, which would likely result in greater occupancy levels, on these grounds and recommended it continue to object to such applications on this basis. Members fully AGREED with this proposal.

**850.3 EPF/0517/19 – 6 Ashley Grove, Staples Road, Loughton, IG10 1HS.**

**Proposal: Proposed roof extension. (Appeal ref no: APP/J1535/D/19/3241433) – Min no PL692.1**

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

**850.4 EPF/1805/19 – 40 Traps Hill, Loughton, IG10 1SZ. Proposal: Proposed double garage. (Revised application to EPF/0171/19.) (Appeal ref no: APP/J1535/D/19/3242453) – Min no PL757.1**

The Committee NOTED the contents of a letter of objection.

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

**PL851 Planning Applications**

The following planning applications were CONSIDERED and the plans inspected.

**851.1 Application No: EPF/2774/19**

**Officer:** Ian Ansell

**Applicant Name:** Mr Alan Davey

**Planning File No:** 021337/006222

**Location:** 105 Lower Park Road, Loughton, IG10 4NE

**Proposal:** 2 full storey plus attic rooms- end of terrace separate dwelling utilising existing crossover. Juliet balcony to the rear.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was too cramped and an over-development of the site. The proposed accommodation was built right up to the boundary resulting in the guttering overhanging the neighbouring tennis club's land. Members also referred to the Tree Officer's report objecting to this application based on the concern for the Sycamore, T7, located on the site of the neighbouring tennis courts.

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.

A member of the Committee NOTED that there is a garden office on this plot for which no planning permission had been sought.

**Application No:** EPF/3052/19

**Officer:** Natalie Price

**Applicant Name:** Mr Sean Wylde

**Planning File No:** 022426

**Location:** 21 York Hill, Loughton, IG10 1RL

**Proposal:** Proposed demolition of a rear utility room & stack & erection of a two storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0138/20

**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 (Revised application to EPF/2510/19).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0157/20

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Lee Elliott

**Planning File No:** 026311

**Location:** 29 The Crescent, Loughton, IG10 4PY

**Proposal:** Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0158/20

**Officer:** Honey Kojouri

**Applicant Name:** Mr Anil Kohli

**Planning File No:** 030521

**Location:** 6 Richmond Park, Loughton, IG10 4PQ

**Proposal:** Proposed single storey rear extension.

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.

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

If however, the Local Planning Authority is mindful of approving this application, members requested that a condition be imposed for the extension to remain ancillary to the main dwelling.

**Application No:** EPF/0172/20

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr Victor Khatri

**Planning File No:** 029914

**Location:** 5 Hampton Mead, Loughton, IG10 1TX

**Proposal:** Proposed two-storey side / rear extension with alterations.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0199/20

**Officer:** Muhammad Rahman

**Applicant Name:** Mrs Gail Abbot

**Planning File No:** 006928

**Location:** Fairmead, 48 Church Lane, Loughton, IG10 1PD

**Proposal:** Removal of the existing two storey garage/ annex and replace with an individually designed Arts and Crafts influenced home. (Revised application to EPF/3277/18.)

The Committee NOTED the contents of a letter of objection.

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.

Members drew the attention of the Local Planning Authority to the Appeal Decision (APP/J1535/W/19/3236064), dated 17 December 2019, in respect of application EPF/3277/18 for this development.

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/0204/20

**Officer:** Sukhdeep Jhooti

**Applicant Name:** Mr & Mrs Harinder Justin & Rupinder Bains

**Planning File No:** 007807

**Location:** 4 Wellfields, Loughton, IG10 1NX

**Proposal:** Proposed amendment to roofline and loft conversion. (Amended application to EPF/1138/17.)

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, based on the proposed two additional ensuite bedrooms and potential for two further loft bedrooms.

Members NOTED that no arboricultural report had been submitted with regards this application, but trees on the site would be affected by this proposal.

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/0205/20

**Officer:** Brendan Meade

**Applicant Name:** Mr James Kenyon

**Planning File No:** 018250

**Location:** 52 High Beech Road, Loughton, IG10 4BL

**Proposal:** Proposed rear extension with a sloping roof. Demolition of the existing conservatory & part extension.

The Committee had NO OBJECTION to this application.

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

**851.3 Others – provided for information only:** EPF/2269/19, EPF/0147/20, EPF/0148/20, and EPF/0232/20.  
The Committee NOTED the information received from Epping Forest District Council.

**PL852 Decisions**  
No decision notices had been received.

**PL853 Licensing Applications**  
No licensing applications had come to the attention of officers.

**PL854 Enforcement and Compliance**  
No reports had been received.

**Signed:** .....  
**Date:** 2 March 2020