

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 30 MARCH 2020 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY

Monday 30 March 2020

Committee Members

Councillors:

J Angold-Stephens (Chairman)	K Latchford (Vice Chairman)
P Abraham	T Cochrane
T Downing	S Murphy
	C Davies

Officers:

Debra Paris (Planning Committee Clerk)

Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/0528/20 Loughton Methodist Church, 260 High Road, as an active member of the church and would not be commenting on this application.

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

EPF/0426/20, 165 High Road; EPF/0495/20, Former Zara Bar & Grill, Unit B,C & D Landmark House; EPF/0503/20, 252A High Road; EPF/0528/20, Loughton Methodist Church, 260 High Road; and EPF/0542/20, Rear of 165 High Road, owing to comments received from the LRA Plans Group.

Planning Applications

The following planning applications were CONSIDERED by the Planning and Licensing Committee and the plans inspected.

Application No: EPF/0426/20

Officer: Marie-Claire Tovey

Applicant Name: Mr James Lawlor

Planning File No: 007759

Location: 165 High Road, Loughton, IG10 4LF

Proposal: Revisions to Building 1 fronting the High Road (Approved under EPF/2600/14) for 4 x studio flats (replacing approved 2 x 1 bed flats), one storey roof extension providing 2 x 1 bed flat and new lift and staircase.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, on the following grounds:

- i) owing to the increased number of dwellings to the application approved under EPF/2600/14 on appeal, this proposal will increase the total number of units from 5 to 10 flats with 8 studio flats and 2x1 bed flats, 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; and
- ii) this will be too imposing on the street scene at the front of the existing building and overbearing on the neighbouring properties. It will obscure the view of the Lopping Hall as it is approached from the south.
Members would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/0439/20

Officer: Ian Ansell

Applicant Name: Mr Richard Chiswell

Planning File No: 000517

Location: Land associated with the former Debden Hall Estate, Englands Lane, Loughton.

Proposal: Application for a Lawful Development Certificate Existing - Confirmation of commencement of EPF/2969/15 (Demolition of existing dwelling house and out-buildings and erection of new environmentally sustainable dwelling house with associated landscaping works. Refurbishment and repair of Grade II listed gates and piers).

The Committee had NO OBJECTION to this application.

Application No: EPF/0460/20

Officer: Brendan Meade

Applicant Name: Mr Andrei Armenean

Planning File No: 001392

Location: 10 Lushes Road, Loughton, IG10 3QB

Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0490/20

Officer: Muhammad Rahman

Applicant Name: Ms T Brough

Planning File No: 015867

Location: 8 Stanmore Way, Loughton, IG10 2SA

Proposal: Proposed replacement of an existing house.

The Committee OBJECTED to this application as with the previous application it will have a bearing on the SAC as it proposes an increase from 2 bedrooms to 5.

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.

If the local planning authority is minded to approve this application, members expressed concern about the trees to the side of the property as they will then be very close to the house and their roots may affect the property in the future. The Committee suggested that the owner considers moving the house a little further away from the boundary with No 6.

The design is an improvement on the previous application in terms of the street scene blending in better with its neighbours.

Members would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/0495/20

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Kevin Milligan

Planning File No: 006876

Location: Former Zara Bar & Grill, Unit B,C & D Landmark House, 30 Barrington Green, Loughton, IG10 2BA

Proposal: Change of use from use for purposes within Use Classes A1 (shops), A3 (restaurants and cafes) and A4 (drinking establishments), as approved under planning

permission EPF/2163/13, to use for purposes within Use Class D2 (assembly and leisure) as a Boxing Gym.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, but expressed concern that apart from The Hub there would be no retail outlets in this development, which had been promised by the Local Planning Authority when the previous building was proposed for demolition.

The applicant would require further planning consent for any external works particularly for air conditioning units or eating area/café that is not ancillary to the club.

Application No: EPF/0503/20

Officer: Honey Kojouri

Applicant Name: Mr Doan Tan Pham

Planning File No: 001756

Location: 252 A High Road, Loughton, IG10 1RB

Proposal: Change of use from A1 retail shop to a nails & beauty salon (Sui Generis).

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, but expressed concern for the loss of another retail outlet to the High Street.

Application No: EPF/0510/20

Officer: Muhammad Rahman

Applicant Name: Mr Mark Lockhart

Planning File No: 027074

Location: 4 Alderton Hall Lane, Loughton, IG10 3HN

Proposal: Proposed further 1metre single storey rear extension. (Revised application to EPF/3138/18.)

The Committee had NO OBJECTION to this application.

Application No: EPF/0515/20

Officer: Robin Hellier

Applicant Name: Mr Marin Marin

Planning File No: 017351

Location: Foxwood, Nursery Road, Loughton, IG10 4DZ

Proposal: TPO/CHI/04/70 (Ref: A1)

T1: Purple Plum - Crown reduce by up to 1m, as specified.

T2, T8, T9, T10: Oak, T2A: Pine, T11 & T15: Yew, T12: Birch, T13: Spruce, T14: Juniper - Fell.

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.

Application No: EPF/0528/20

Officer: Muhammad Rahman

Applicant Name: Loughton Methodist Church

Planning File No: 009617

Location: Loughton Methodist Church, 260 High Road, Loughton, IG10 1RB

Proposal: Advertisement consent for internally illuminated freestanding digital sign on property forecourt.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0542/20

Officer: Muhammad Rahman

Applicant Name: SFL Property Ltd

Planning File No: 007759

Location: Rear of 165 High Road, Loughton, IG10 4LF

Proposal: Revisions to Building 2 rear building (Approved under EPF/2600/14) to include penthouse as allowed under appeal APP/J1535/W/19/3226911 and internal and external alterations.

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.

This proposal includes an additional bedroom from the plans approved by the Appeal Inspector under EPF/2600/14.

Members would not be willing to attend and speak against this application, having no further comments to make.

- 1.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:** The following matter was NOTED by the Planning and Licensing Committee, following information received from Epping Forest District Council.

Application No: EPF/0514/20

Officer: Julie Cottrell

Applicant Name: Mr Simpson

Planning File No: 030546

Location: 32 Wroths Path, Loughton, IG10 1SH

Proposal: Baldwins Hill Conservation Area

T1: Apple - Fell.

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

- 1.4 Others – provided for information only:**
There were no applications listed under Others.

2 Decisions

2.1 Decisions by Epping Forest District Council

Decisions for February 2020 were NOTED by the Committee.

3 Licensing Applications

No applications had come to the attention of officers.

4 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
30 March 2020