

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 20 APRIL 2020 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY

Monday 20 April 2020

Committee Members

Councillors:

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

Officer:

Debra Paris (Planning Committee Clerk)

Declarations of Interest

Cllr Cochrane declared a non-pecuniary interest in planning application EPF/0674/20 32 Queens Road, as she was acquainted with the applicant.

Cllr Abraham declared a non-pecuniary interest in planning applications; EPF/0615/20 & EPF/0641/20, 197 High Road, as he was acquainted with the pharmacist at this establishment.

The Committee declared a non-pecuniary interest in the following planning applications:
EPF/0411/20, 13 Sparelease Hill; EPF/0565/20, 11 The Meadway; EPF/0615/20 & EPF/0641/20, 197 High Road; EPF/0620/20, 47 Forest View Road; EPF/0625/20, 49 Pyrles Lane, EPF/0637/20, 82 Goldingham Avenue; EPF/0648/20, 114 Englands Lane; and EPF/0673/20 35 Fallow Fields 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.

1.1 Application No: EPF/0411/20

Officer: Muhammad Rahman

Applicant Name: Mr Alan Green

Planning File No: 003487

Location: 13 Sparelease Hill, Loughton, IG10 1BS

Proposal: Demolition of existing dwelling. Proposed 3 storey replacement dwelling with crown roof over, insert garage to front and rear flat roof dormer.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, on the grounds that the design was out of keeping with the street scene where most of the properties feature a gable as does the existing bungalow.

The proposal was too bulky and overbearing, going from two bedrooms to four double bedrooms with parking shown for four cars including a double garage therefore the property would be considerably enlarged and is very close to the forest.

The green aspect of the existing front garden, which it intends to remove, is of value to the street scene. It provides a natural habitat for birds and insects and is important as a vital buffer to the nearby forest. It also softens the impact of

the property and adds to the green character of this part of the road. If approved at least the existing level of greenery and screening should be retained.

Members believe 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.

Application No: EPF/0467/20

Officer: Alastair Prince

Applicant Name: Mr Tim Gowler

Planning File No: 009959

Location: Drummers Maid, 27 Woodbury Hill, Loughton, IG10 1JF

Proposal: Demolition of the existing side conservatory & erection of a new side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0560/20

Officer: Brendan Meade

Applicant Name: Mr Derek Knight

Planning File No: 030551

Location: 45 Chequers Road, Loughton, IG10 3QE

Proposal: Retrospective application for garden shed.

The Committee had NO OBJECTION to this application.

Application No: EPF/0565/20

Officer: Alastair Prince

Applicant Name: Mr & Mrs Simon & Lynne Wakinshaw

Planning File No: 026831

Location: 11 The Meadway, Loughton, IG10 3AN

Proposal: Single storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0604/20

Officer: Brendan Meade

Applicant Name: Ms C Watson

Planning File No: 030557

Location: 164 Willingale Road, Loughton, IG10 2DA

Proposal: Proposed rear dormer window to facilitate a loft conversion. Single storey porch with a pitched roof over.

The Committee had NO OBJECTION to this application.

Application No: EPF/0615/20

Officer: Muhammad Rahman

Applicant Name: Mr Manher Shah

Planning File No: 002411

Location: 197 High Road, Loughton, IG10 4LF

Proposal: Application for Consent to Display & replace illuminated projected signs, signage on gable end and external shutter boxes.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the proposal for the LED illuminated sign in this location, which was not in keeping with the building, and was on a very prominent corner especially close to the fountain, a locally listed building. An unlit sign would be acceptable.

Application No: EPF/0620/20

Officer: Ian Ansell

Applicant Name: Ms Diana Watmough

Planning File No: 026734

Location: 47 Forest View Road, Loughton, IG10 4DY

Proposal: Proposed replacement of existing two storey single house with x 2 no. integrated three storey semi-detached houses.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application for 2x 4 bedroom semi-detached houses to replace the existing detached property with historical heritage. The houses close by have large frontages and the cramped appearance of this proposal would be detrimental to the street scene.

The proposed one parking space per house in this very congested road close to the forest would result in more car pollution and a subsequent impact on the air quality.

Members believe 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.

Application No: EPF/0623/20

Officer: Robin Hellier

Applicant Name: Mr Jonathan Wickham

Planning File No: 019473

Location: Private road adjacent to 11 Nafferton Rise, Loughton, IG10 1UB

Proposal: TPO/EPF/24/88 (Ref: A1)

T1: Sycamore - 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/0625/20

Officer: Muhammad Rahman

Applicant Name: Mr Richie Kelly

Planning File No: 030565

Location: 49 Pyrles Lane, Loughton, IG10 2NL

Proposal: Proposed demolition of an existing garage & erection of two storey side extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0637/20

Officer: Brendan Meade

Applicant Name: Mr Volodymyr Borysiak

Planning File No: 024566

Location: 82 Goldingham Avenue, Loughton, IG10 2JE

Proposal: Proposed loft conversion into a habitable room incorporating change of roof pitch height, flank window, chimney demolition, front rooflight & rear dormer with Juliet balcony.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the bulk and added height of the roof would destroy the symmetry of the terrace of houses and be detrimental to the visual amenity 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.

Application No: EPF/0640/20

Officer: Brendan Meade

Applicant Name: Mr Jordan Blakesley

Planning File No: 030561

Location: 20 Colson Gardens, Loughton, IG10 3RE

Proposal: Demolition of an existing conservatory & part external rear wall. Construction of a new flat roofed extension with roof lantern.

The Committee had NO OBJECTION to this application.

Application No: EPF/0641/20

Officer: Muhammad Rahman

Applicant Name: Mr Manher Shah

Planning File No: 002411

Location: 197 High Road, Loughton, IG10 4LF

Proposal: Install internal roller shutters & x2 no. aluminium powder coted shop fronts with automatic sliding doors.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed solid shutters would be unacceptable, even inside. Members agreed that lattice style shutters would be acceptable, while still providing adequate security, noting that other nearby businesses have this style of shutter.

Application No: EPF/0648/20

Officer: Muhammad Rahman

Applicant Name: Ms Daryl Phillips

Planning File No: 030555

Location: 114 Englands Lane, Loughton, IG10 2QJ

Proposal: Proposed Garden Room (Retrospective Application)

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that the proposal would be overbearing on the neighbours due to its height and bulk and cause further detriment to the neighbours' amenity from light pollution.

Members requested a condition be imposed that the proposed garden room remain ancillary to the main dwelling.

Application No: EPF/0673/20
Officer: Muhammad Rahman
Applicant Name: Mr Nick Godsave
Planning File No: 021318
Location: 35 Fallow Fields, Loughton, IG10 4QP
Proposal: Single storey side/rear extension with table top roof.
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0674/20
Officer: Honey Kojouri
Applicant Name: Mr & Mrs Smith
Planning File No: 030389
Location: 32 Queens Road, Loughton, IG10 1RS
Proposal: Proposed annexe (Revised application to EPF/2213/19).

The Committee OBJECTED to this application on the grounds that although much smaller than the original scheme, the planning officer's comments remain pertinent. A 35 meter square building is not an annexe but an individual 1 bedroom bungalow.

Members believe 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.

Application No: EPF/0697/20
Officer: Brendan Meade
Applicant Name: Mr Mrs John and Deborah Taylor
Planning File No: 030568
Location: 7 Cranleigh Gardens, Loughton, IG10 3DD
Proposal: Single storey rear infill extension

The Committee had NO OBJECTION to this application.

1.2 **Deemed Permission – provided for information only:**

The Committee NOTED the following applications:

Application No: EPF/0682/20
Officer: Brendan Meade
Applicant Name: Mr Andy King
Planning File No: 024351
Location: 51 Broadstrood, Loughton, IG10 2SB
Proposal: Application for a Lawful development Certificate for a Proposed construction of a rear dormer in place of existing rear dormers to facilitate a loft extension.

Application No: EPF/0692/20
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. (Amended application to EPF/0110/20)

1.3 Others – provided for information only: EPF/0631/20, EPF/0632/20
The Committee NOTED the information received from Epping Forest District Council.

2 Matters for Report

2.1 Withdrawn Application

**Town and Country Planning Act 1990: Notification of Planning Application: 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 Planning Committee Clerk reported that information had been received from Epping Forest District Council that this application had been withdrawn by the applicant. This was duly NOTED by the Committee.

3 The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment Number 4) Order 202*

Notice is hereby given Colchester Borough Council acting on behalf of the North Essex Parking Partnership in exercise of the delegated powers of the traffic authority Essex County Council granted under an Agreement dated 31 March 2011 proposes to make the above Order under Sections 1(1), 2(1) to (3), 4 (1), 4(2), 32, 35,45,46,49 and 53 and Parts III and IV of schedule 9 of the Road Traffic Regulation Act 1984.

The Committee had no objection to these proposals, but members made the following comments:

- i) Agree the Residents parking proposals for Shaftesbury and Staples Road to prevent commuter parking, but continues to allow parents' parking for the school.
- ii) Support the proposed 'Residents only Parking' around Roding Gardens/ Lancaster Drive. As it would appear most of the residents there support the Residents only parking.
- iii) The Traps Hill proposal could reduce the foot fall into Loughton, where there are some free parking areas but more on street parking meters and another disabled bay that may never be used. The proposed double yellow lines at the junction with the High Road will mean cars approaching that junction much quicker. However, road safety issues caused by existing parking practices undertaken by some motorists in this road were also acknowledged and the proposals on this premise were welcomed.

4 Decisions

Decisions by Epping Forest District Council

No Planning Decisions had been received from Epping Forest District Council.

5 Licensing Applications

No applications had come to the attention of officers.

6 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
20 April 2020