

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 2 March 2020 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officers: Debra Paris (Planning Committee Clerk)

3 Members of the Public

PL855 Apologies for Absence

Apologies for absence were received from Cllr Davies by email but these were received too late to be recorded at the meeting.

PL856 Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/0029/20, 18 Roundmead Close, as her daughter lives close by.

Cllr Murphy declared a non-pecuniary interest in planning application EPF/0277/20, 39 Albion Hill, as she is acquainted with a resident objecting to this proposal.

The Committee declared a non-pecuniary interest in planning application EPF/0029/20, 18 Roundmead Close, owing to comments received from the LRA Plans Group.

PL857 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 17 February 2020 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward amended planning application EPF/1113/20, 305-307 High Road, listed under Matters for Report on the agenda, as a member of the public was interested in this item.

PL858 Matters for Report

858.1 Amended Plans

EPF/1113/19 – 305 - 307 High Road, Loughton, IG10 1AL.

Proposal: Change of use from Class A1 use (shops) to Class A3 use (Including Extraction and Ventilation Details). ** AMENDED PLANS ** – Min no PL730.1

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application reiterating its previous comments, emphasising the deleterious effect that would be caused by the proposed excessive hours:

The Committee OBJECTED to this application on the grounds that the stated opening hours were unreasonable, they were too long and too late causing detriment to the amenity of the residents in the flats above. Further, if the applicant planned to install air conditioning units (ventilation and extraction), this would further be harmful to neighbours' amenity due to noise and odour.

- 858.2 EPF/2418/19 – 33 Valley Hill, Loughton, Essex, IG10 3AE. Proposal: Proposed first floor extension/loft conversion. Double width garage to replace the existing single garage. Increase the width of existing dropped kerb to facilitate access to the new garage. ** AMENDED PLANS ** – Min no PL824.1**

The Committee had NO OBJECTION to this application.

- 858.3 Notice of Appeal
EPF/1767/19 – 48 Harwater Drive, Loughton, IG10 1HS.
Proposal: Two storey side, single storey rear and front extensions.
(Appeal ref no: APP/J1535/D/19/324299) – Min no PL742.1**

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

- 858.4 Withdrawn Application
EPF/2327/19 – The Avenue Lawn Tennis Club 18 The Avenue, IG10 4PT. Proposal: Proposed replacement of lighting on existing tennis court with additional lighting to x2 no. tennis courts, including ground & duct works with an option to expand flood lighting to a 4th court in the future – Min no 794.1**

The Planning Committee Clerk reported that information had been received from Epping Forest District Council that this application had now been withdrawn by the applicant.

PL859 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

- 859.1 Application No: EPF/0029/20**

Officer: Sukhdeep Jhooti

Applicant Name: Mr John Mitchell

Planning File No: 016231

Location: 18 Roundmead Close, Loughton, IG10 1QD

Proposal: Proposed planning approval for all three (3) air source pumps to remain on property.

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.

Application No: EPF/0043/20

Officer: Natalie Price

Applicant Name: Ms Gail Thibert

Planning File No: 018496

Location: 12 Grosvenor Drive, Loughton, IG10 2LH

Proposal: Retrospective application for outbuilding.

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

If the local planning authority was minded to grant this application, members requested a condition be imposed that the annexe remains ancillary to the main dwelling.

Application No: EPF/0228/20

Officer: Muhammad Rahman

Applicant Name: Miri Shtini

Planning File No: 030527

Location: 86 Newmans Lane, Loughton, IG10 1TN

Proposal: Proposed two storey side extension, single storey rear extension, 2 no. rooflights and front porch roof modification.

The Committee had NO OBJECTION to this application.

Application No: EPF/0277/20

Officer: Muhammad Rahman

Applicant Name: Mr P Giordano

Planning File No: 003011

Location: 39 Albion Hill, Loughton, IG10 4RD

Proposal: Proposed rear single storey extension; amendment to part of roof to add x3 no. new dormers with internal alterations. (Revised application to EPF/1925/19)

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

However, if the local planning authority was minded to grant this application, members requested a condition be imposed that all new first floor windows be obscured glazing with limiting opening hinges, as stated in the plans, in order to protect the amenity of the neighbours at 4 High View Close.

Application No: EPF/0290/20

Officer: Natalie Price

Applicant Name: Mr Mark Redelinghuys

Planning File No: 030209

Location: 78 Avondale Drive, Loughton, IG10 3DQ

Proposal: Erection of a single storey rear extension including a raised patio. (Amended application to EPF/0748/19).

The Committee had NO OBJECTION to this application.

Application No: EPF/0297/20

Officer: Natalie Price

Applicant Name: Mr Stephen Shakeshaft

Planning File No: 015624

Location: 48 Lower Park Road, Loughton, IG10 4NA

Proposal: Proposed demolition and replacement of existing single storey rear extension. Loft extension including raising of the roof level & replacement of the existing single storey front bay with a two storey bay.

The Committee had NO OBJECTION to this application.

Application No: EPF/0304/20

Officer: Muhammad Rahman

Applicant Name: Mr I Umarji
Planning File No: 010806/ 011304
Location: 143-149 High Road and 2 Old Station Road, Loughton, IG10 4LY
Proposal: New entrance door in lieu of window on elevation facing High Road.

The Committee had NO OBJECTION to this application.

Application No: EPF/0320/20
Officer: Muhammad Rahman
Applicant Name: Mrs Jane Moir
Planning File No: 013777
Location: 20 Ollards Grove, Loughton, IG10 4DW
Proposal: Proposed loft conversion and extension with first floor alterations to form 5 bedroom dwelling.

The Committee had NO OBJECTION to this application.

Application No: EPF/0321/20
Officer: Robin Hellier
Applicant Name: Mr Houston
Planning File No: 001347
Location: 1 Salcombe Park, High Road, Loughton, IG10 4QT
Proposal: TPO/EPF/09/90 (Ref: T5)
T1 Oak - Reduce spread by up to 3m, height by up to 2m and reshape, 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/0327/20
Officer: Brendan Meade
Applicant Name: Mrs Victoria Coleman
Planning File No: 021572
Location: High Silver House, 37 Upper Park, Loughton, IG10 4EQ
Proposal: Proposed 2nd floor front dormer with flat roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/0364/20
Officer: Robin Hellier
Applicant Name: Mrs Angela Harding
Planning File No: 012985
Location: 43 York Hill, Loughton, IG10 1HZ
Proposal: TPO/EPF/03/87
T9: Lime - Crown reduce to previous points, as specified.
Remove epicormic growth.

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.

859.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/0366/20

Officer: Julie Cottrell

Applicant Name: Mr Keith Bacon

Planning File No: 023484

Location: Noakes Cottage, Steeds Way, Loughton, IG10 1HX

Proposal: York Hill Conservation Area

T1: Maple - Open out & thin crown. Reduce lateral branches.

T2: Holly - Reduce height by 0.5m & crown lift over pavement.

Application No: EPF/0374/20

Officer: Robin Hellier

Applicant Name: Mrs Angela Harding

Planning File No: 012895

Location: 43 York Hill, Loughton, IG10 1HZ

Proposal: York Hill Conservation Area

T1: Bay - Reduce height by up to 2m.

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

859.3 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0333/20

Officer: Brendan Meade

Applicant Name: Mr Andrew Wintle

Planning File No: 024729

Location: 14 Oakwood Hill, Loughton, IG10 3EW

Proposal: Application for a Lawful Development Certificate for a proposed hip to gable loft conversion with rear dormer, Juliet balcony & x1 no. rooflight to the front elevation.

859.4 Others – provided for information only: EPF/0275/20, EPF/0301/20, and EPF/0342/20.

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

PL860 Decisions

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

PL861 Local Government (Miscellaneous Provisions) Act 1982 Street Trading Licence

861.1 Street Trading Consent (Renewal) – Debden Broadway Market – Mr Peter Sparks of Debden Traders Association

The Committee had NO OBJECTION to this application.

PL862 Licensing Applications

No licensing applications had come to the attention of officers.

PL863 Enforcement and Compliance

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

Signed:

Date: 16 March 2020