

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 4 MAY 2020 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY

Monday 4 May 2020

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

Cllr Davies sent her apologies at being unable to submit her comments for these applications.

Declarations of Interest

Cllr Abraham declared a non-pecuniary interest in planning application EPF/0662/20, 2 Danbury Road as he owns a property within the vicinity.

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

- i. EPF/0662/20 2 Danbury Road and EPF/0710/20, 41 Sandford Avenue, owing to comments received from the LRA Plans Group; and
- ii. EPF/1714/19, 17 Stoney Path as the architect was known to the Council.

Planning Applications

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

1.1 Application No: EPF/0662/20

Officer: Natalie Price

Applicant Name: Mr Paul Prior

Planning File No: 018463

Location: 2 Danbury Road, Loughton, IG10 3AP

Proposal: Conversion of existing property to 3 flats

The Committee NOTED the contents of six letters of objection.

The Committee OBJECTED to this application, on the grounds that it was an overdevelopment of the site and would affect the amenity of the neighbours at 4 Danbury Road. Noise from the flats adjoining the bedrooms would be disturbing as the houses were not built to noise standards to mitigate this. There was insufficient provision for refuse and a lack of amenity space for the three flats in this proposal, additional to those already approved.

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/0710/20

Officer: Honey Kojouri
Applicant Name: Issy Begum
Planning File No: 003254
Location: 41 Sandford Avenue, Loughton, IG10 2AJ
Proposal: Proposed double storey side & rear extension.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The proposed extension was an overdevelopment and too bulky. It would be right up to the boundary meaning that guttering would overhang the neighbour's property at No.39. The size and bulk of the extension would shade the neighbour's property, along with those at 43-45 Mornington Road, thus affecting their amenity.

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/0738/20
Officer: Honey Kojouri
Applicant Name: Mr Kirk McLaughlin
Planning File No: 030573
Location: 42 Southern Drive, Loughton, IG10 3BU
Proposal: Part two storey, part single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0747/20
Officer: Muhammad Rahman
Applicant Name: Mr Hellen
Planning File No: 008743
Location: 89 Forest Road, Loughton, IG10 1EF
Proposal: Amendments to planning approval ref EPF/2788/19: Amendments to front, rear and side elevations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0748/20
Officer: Brendan Meade
Applicant Name: Mr Ben French
Planning File No: 009611
Location: 191 High Road, Loughton, IG10 4LN
Proposal: Replacement of existing external ATM header signage.

The Committee had NO OBJECTION to this application.

Application No: EPF/0761/20
Officer: Robin Hellier
Applicant Name: Mr & Mrs Hale
Planning File No: 024433
Location: 27 High Beech Road, Loughton, IG10 4BN
Proposal: TPO/EPF/11/89 (Ref: T1)

T2: Ash - Fell.

The Committee NOTED the contents of a letter regarding this application.

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.

Members requested a suitable replacement tree be planted, should the Tree & Landscaping Officer approve this application.

Application No: EPF/0796/20

Officer: Robin Hellier

Applicant Name: Mr Neil Persaud

Planning File No: 014105

Location: 19 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/23/88

T14: Black Pine - Fell and replace, 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.

Members requested a suitable replacement tree be planted, should the Tree & Landscaping Officer approve this application.

1.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0701/20

Officer: Zara Seelig

Applicant Name: Mr Yusuf Kose

Planning File No: 004125

Location: 4 Westfield, Loughton, IG10 4EB

Proposal: Certificate of Lawful Development for a proposed hip to gable loft conversion with rear dormer and four front roof lights.

Application No: EPF/0720/20

Officer: Brendan Meade

Applicant Name: Ms Cherie Hale

Planning File No: 030571

Location: 68 Englands Lane, Loughton, IG10 2QQ

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with dormer.

1.3 Others – provided for information only: EPF/0814/20, EPF/0826/20 and EPF/0831/20

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

2 Matters for Report

2.1 Amended Application

EPF/1714/19 – 17 Stony Path, Loughton IG10 1SJ – Proposal: Removal of existing roof and construction of higher roof with feature front gable, rear dormer and new pitched roof over rear first floor projection. AMENDED APPLICATION/DESCRIPTION – Min no PL730.1

The Committee OBJECTED to this application on the basis that the addition of an extra double bedroom very close to the forest posed potential impact both in relation to traffic pollution and recreational usage.

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.

However, members commented that the amended extension of hipped area of the roof was an improvement.

3 Decisions

Decisions by Epping Forest District Council

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

4 Licensing Applications

No applications had come to the attention of officers.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
4 May 2020