

**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