

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MEETING 18 MAY 2020 – CANCELLED**

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY  
Monday 18 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)

**Declarations of Interest**

The Committee declared a non-pecuniary interest in the following planning applications: EPF/0789/20, 143 High Road and EPF/0843/20, 8 Alderton Hall Lane, 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/0787/20

**Officer:** Natalie Price

**Applicant Name:** Mr Paul Davis

**Planning File No:** 023855

**Location:** 8 Shelley Grove, Loughton, IG10 1BY

**Proposal:** Addition of a rear dormer window at second floor & the addition of a front porch to a previously approved dwelling.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0789/20

**Officer:** Muhammad Rahman

**Applicant Name:** Asset Rock Loughton Ltd

**Planning File No:** 030592

**Location:** 143 High Road, Loughton, IG10 4LT

**Proposal:** Application for Prior Approval for a Proposed provision of x 8 no. flats at first floor level.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the following grounds:

This development has never been Class O but would have been classes A1 and A2 when all of the first floor was in use.

No extra space had been designated for either the storage of waste or cycles for these 8 flats. The addition of these flats would make a total of 13 flats added to the original site (3 x 2bed and 10 x 1bed) on a very busy junction with no space for resident parking or amenity space, and no space for visitor parking in this already congested area. It was an over-development of the site.

Air pollution from the traffic that builds up during the day both on the High Road south of the junction and Old Station Road seven days a week would

make it impossible for the residents to have their windows open. A condition, should permission be approved, that all flats would be fully air-conditioned needs to be imposed.

The SAC of Epping forest is very close and the previously approved application for x5 flats, EPF/1242/18, pre-dated the local planning authority's position statement, of October 2019 regarding this. However, members believed the amount of £1760 in mitigation for the second floor flats was derisory.

Regarding this subsequent application, members believed 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.

The Chairman of the Planning & Licensing Committee confirmed that she would be willing to attend an Area Plans South Sub Committee meeting, if required to do so, in respect of this application.

**Application No:** EPF/0835/20

**Officer:** Ian Ansell

**Applicant Name:** Mr Jaden Fish

**Planning File No:** 000908

**Location:** Loughton Hall, Rectory Lane, Loughton, IG10 3RU

**Proposal:** Installation of car park management system (ANPR system and associated signage).

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0839/20

**Officer:** Ian Ansell

**Applicant Name:** Mr Jaden Fish

**Planning File No:** 000908

**Location:** Loughton Hall, Rectory Lane, Loughton, IG10 3RU

**Proposal:** Application for Consent to Display Advertisements. (Installation of car park management system (ANPR system and associated signage).

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0843/20

**Officer:** Honey Kojouri

**Applicant Name:** Mr & Mrs Thiara

**Planning File No:** 006395

**Location:** 8 Alderton Hall Lane, Loughton, IG10 3HJ

**Proposal:** Erection of a metal fence (retrospective) with proposed landscaping.

The Committee NOTED the contents of three letters of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this proposal on the grounds that the railings destroy the open aspect of the street scene. Members also questioned whether the railings had been positioned on the applicants' property or on council land.

**Application No:** EPF/0844/20

**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 with a pitched roof.  
(Amended application to EPF/0460/20.)

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0852/20

**Officer:** Brendan Meade

**Applicant Name:** Annette Stephens

**Planning File No:** 018677

**Location:** 9 The Crescent, Loughton, IG10 4PY

**Proposal:** Demolition of an existing conservatory & erection of a single storey ground floor rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0904/20

**Officer:** Robin Hellier

**Applicant Name:** Mr Jonathan Wickham

**Planning File No:** 019473

**Location:** High Elms, 1 Nafferton Rise, Loughton, IG10 1UB

**Proposal:** TPO/EPF/16/87 & TPO/EPF/24/88 (Ref: A1)

T1: Sycamore - Crown reduce by up to 3m, as specified.

T3: Lime - Crown reduce by up to 2m, as specified. Prune protruding roots, when resurfacing, 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/0920/20

**Officer:** Robin Hellier

**Applicant Name:** Mr Jonathan Wickham

**Planning File No:** 019473

**Location:** High Elms, 1 Nafferton Rise, Loughton, IG10 1UB

**Proposal:** TPO/EPF/16/87

T2: 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.

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/0825/20

**Officer:** Brendan Meade

**Applicant Name:** MS Katie Shaw

**Planning File No:** 001787

**Location:** 19 Brooklyn Avenue, Loughton, IG10 1BL

**Proposal:** Application for a Lawful Development Certificate for a Proposed loft conversion.

**Application No:** EPF/0845/20

**Officer:** Brendan Meade

**Applicant Name:** Mrs Shivani Sandhu

**Planning File No:** 029994

**Location:** The Hawthorns, 67 Church Lane, Loughton, IG10 1NP

**Proposal:** Application for a Lawful Development Certificate for a proposed two storey rear extension.

**1.3 Others – provided for information only:** EPF/0782/20, EPF/0783/20, EPF/0810/20, EPF/0819/20, EPF/0840/20, EPF/0857/20, EPF/0863/20, EPF/0864/20 and EPF/0875/20

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

**2 Matters for Report**

**2.1 Amended Application**

**EPF/0249/20 – 3 Sparelease Hill, Loughton IG10 1BS – Proposal: Proposed two storey side extension and a single storey porch. NEW PLANS ADDED – Min no PL867.1**

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the basis that whilst the changes made are an improvement the plans are still overbearing on the street scene and cramped on the site.

**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**  
18 May 2020