

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 1 JUNE 2020 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 1 June 2020

Committee Members

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies: Cllr Cochrane sent her apologies for being unable to submit comments on these applications.

Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/0933/20, 4 The Avenue, as she lives nearby and can view this property from her rear window.

The Committee declared a non-pecuniary interest in the following planning applications: EPF/0533/20, 34 & 35 Lower Road and EPF/0935/20, Unit 20 Oakwood Hill Industrial Estate, 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/0533/20

Officer: Muhammad Rahman

Applicant Name: Mr Ivor Crandon

Planning File No: 020636, 009323

Location: 34 and 35 Lower Road, Loughton, IG10 2RT

Proposal: Linking of existing pitched roof dormers to numbers 35 and 34 Lower Road with small flat roof section of new dormer between each pair and creation of balcony to no 34.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the balcony proposed at first floor level would cause overlooking on No 35 and the houses in The Seymours.

Application No: EPF/0899/20

Officer: Muhammad Rahman

Applicant Name: Mr Tim Bridgman

Planning File No: 002070

Location: 92 Forest Road, Loughton, IG10 1EQ

Proposal: Proposed roof terrace and addition of a further section of roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/0902/20

Officer: Brendan Meade

Applicant Name: Mr Simon Moroney
Planning File No: 018057
Location: 70 Church Hill, Loughton, IG10 1LB
Proposal: Proposed demolition of an existing conservatory & garage & erection of a single storey rear extension.

The Committee had NO OBJECTION to this application, however members requested that the extension remain ancillary to the main dwelling.

Application No: EPF/0910/20
Officer: Natalie Price
Applicant Name: Mr I Umarji
Planning File No: 002975
Location: 1 Ollards Grove, Loughton, IG10 4DJ
Proposal: Application for Variation of Condition 2 for EPF/3425/17. (Rear extension and addition of roof storey to the property to obtain four additional self-contained flats. No proposed change of existing use.)

The Committee had NO OBJECTION to this application.

Application No: EPF/0933/20
Officer: Honey Kojouri
Applicant Name: Mr. & Mrs. Baljit Judge
Planning File No: 003493
Location: 4 The Avenue, Loughton, IG10 4PT
Proposal: Proposed erection of a single storey side extension.

The Committee had NO OBJECTION to this application. However, members expressed concern that the proposed extension goes right to the boundary of the neighbouring property and that there should be no overhanging guttering.

Application No: EPF/0935/20
Officer: Marie-Claire Tovey
Applicant Name: Mr Aaran Hall
Planning File No: 012775
Location: Unit 20, Oakwood Hill Industrial Estate, Loughton, IG10 3TZ
Proposal: Proposed new 4 storey office building and associated parking.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that although the new application is one storey lower than the previous proposal, the building is still monolithic and imposing on the houses in Lushes Road. All of the existing buildings on this estate are single or double storey, this proposal is completely out of keeping and would set a precedent.

If the local planning authority is minded to approve this application members suggested the following modifications:

A 'green' wall to the rear to mitigate against the imposing aspect it would have in relation to the small houses in Lushes Road.

A change to the layout of the WC'S and to make them all gender neutral cubicles with floor to ceiling doors and walls with individual wash hand basins and driers to each.

- 1.2 Deemed Permission – provided for information only:**
There were no applications listed under Deemed Permission.

- 1.3 Others – provided for information only: EPF/0931/20**
The Committee NOTED the information received from Epping Forest District Council.

2 Matters for Report

There were no items listed under Matters for Report.

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
1 June 2020