

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 15 JUNE 2020 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY

Monday 15 June 2020

Committee Members

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

Cllr Latchford sent his apologies for being unable to submit comments on these applications.

Declarations of Interest

Cllr Cochrane declared a non-pecuniary interest in planning application EPF/0963/20, 55 Spring Grove, as she is knows the architect.

The Committee declared a non-pecuniary interest in the following planning applications: EPF/0669/20, 5 Hampton Mead; EPF/0979/20, 47 The Crescent; EPF/0986/20, 12 Carroll Hill and EPF/1073/20, 82 Goldingham Avenue, 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/0669/20

Officer: Natalie Price

Applicant Name: Mr Victor Khatri

Planning File No: 029914

Location: 5 Hampton Mead, Loughton, IG10 1TX

Proposal: Additional two bedroom dwelling.

The Committee NOTED the contents of a letter of Objection.

The Committee OBJECTED to this application on the grounds that this was an overdevelopment of the site and garden grabbing. It would cause overlooking affecting the amenity of the residents of neighbouring properties. The proposal made no provision for parking, in what is an already overcrowded narrow road.

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/0834/20

Officer: Muhammad Rahman

Applicant Name: Mr Timothy Bridgman

Planning File No: 002070

Location: 88-90 Forest Road, Loughton, IG10 1EQ

Proposal: Addition of timber / composite weatherboard effect cladding to front and side elevations of building to improve appearance.

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

The Committee had NO OBJECTION to this application.

However, members noted, as this is a rare heritage building, a Victorian corrugated iron chapel, an effort should be made to preserve it. The body of this historic and unique chapel should be conserved and made more visible from the street. The original metal panels will contrast well with the proposed new boarding to the front and retain the authenticity and history of the building.

Application No: EPF/0934/20

Officer: Muhammad Rahman

Applicant Name: Mr Nathan Shetty

Planning File No: 010377

Location: 14 Broadstrood, Loughton, IG10 2SB

Proposal: Proposed part demolition of existing & erection of a new rear, front & roof extension, with internal remodelling & associated landscaping (Revised application to EPF/2689/19).

The Committee NOTED the contents of a letter of Objection.

The Committee OBJECTED to this application reiterating its previous comments in respect of previous application, EPF/2689/19 - **Min no PL814.1**, which were:

The Committee OBJECTED to this application on the grounds that the proposal was too high in relation to neighbouring properties and would therefore have a detrimental effect on the street scene.

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.

Members expressed a concern regarding overlooking to the neighbouring property at no 16 from the proposed first floor balcony.

Application No: EPF/0963/20

Officer: Brendan Meade

Applicant Name: Mr Thomas Carter

Planning File No: 030615

Location: 55 Spring Grove, Loughton, IG10 4QD

Proposal: Proposed single storey extension to the rear at ground floor level. Removal of roof & walls raised to form a new first floor, new roof to level with second floor level with x2 no. dormers to the front, & x3 no. dormers to the rear.

The Committee OBJECTED to this application on the grounds that it was out of keeping with the street scene by virtue of the proposed gable ends to the road where others are hipped.

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/0979/20

Officer: Muhammad Rahman

Applicant Name: Mr George Wilson

Planning File No: 030618

Location: 47 The Crescent, Loughton, IG10 4PU

Proposal: Single storey rear extension, single storey side extension, first floor over main footprint and raised rear patio.

The Committee NOTED the contents of a letter of Objection.

The Committee OBJECTED to this application on the following grounds: by reason of its height and bulk, the first floor addition would be detrimental to the visual amenity of this part of the street scene which is characterised by bungalows. Any further loss of bungalows would be harmful to the area.

Members drew attention to Policy H1(E) of the Draft Local Plan which states "The loss of bungalows will be resisted as they provide a supply of accessible accommodation".

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/0986/20

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Huntley

Planning File No: 005256

Location: 12 Carroll Hill, Loughton, IG10 1NJ

Proposal: Proposed ground & first floor extensions & provision of a new pitched roof.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that it would be overbearing on the street scene as the roof was too high and dominant. The proposal dwarfed the neighbouring property at no.10.

Application No: EPF/1013/20

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Mark Jefford

Planning File No: 030623

Location: 14 Leycroft Close, Loughton, IG10 3EZ

Proposal: Proposed side and rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/1016/20

Officer: Zara Seelig

Applicant Name: Mr Satvinder Singh

Planning File No: 001713

Location: 76 Alderton Hill, Loughton, IG10 3JB

Proposal: Proposed single storey part rear extension, loft conversion with dormer windows to the rear & side.

The Committee had NO OBJECTION to this application.

Members requested should the local planning authority be minded to approve this application that a condition be included for the window overlooking no.74 to be obscured glass and non-opening, to protect the amenity of the residents of no.74.

Application No: EPF/1017/20
Officer: Alastair Prince
Applicant Name: Mr Ketan Patel
Planning File No: 030626
Location: 17 Regents Place, Loughton, IG10 4PP
Proposal: Proposed rear dormer.

Members deplored the retrospective nature of this proposal.

The Committee had NO OBJECTION to this application.

Application No: EPF/1034/20
Officer: Honey Kojouri
Applicant Name: Ms Natalie Eastmond
Planning File No: 030627
Location: 26 Roundmead Close, Loughton, IG10 1QD
Proposal: Proposed conversion of garage into habitable space, first floor front extension and two storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1043/20
Officer: Natalie Price
Applicant Name: Sharon Jenner
Planning File No: 000173
Location: Roding Valley High School, Alderton Hill, Loughton, IG10 3JA
Proposal: Replacement of the top section of the pedestrian footbridge that spans above Alderton Hill; this bridge provides access around the Roding Valley High School site. The height of the new railings and fencing will be higher than existing and there will also be a new section of fencing provided to the existing stairs for enhanced security. The existing stair structure and support columns will not be altered.

The Committee had NO OBJECTION to this application.

However, members requested that the railings be painted green to blend in with the foliage around the bridge, stating the proposed colour of Oxford Blue would make it more prominent on the street scene.

Application No: EPF/1073/20
Officer: Brendan Meade
Applicant Name: Mr Volodymyr Borysiak
Planning File No: 024566
Location: 82 Goldingham Avenue, Loughton, IG10 2JE
Proposal: Proposed loft conversion into habitable space incorporating, flank window, chimney demolition, front rooflights and rear dormer with Juliet balcony. (Revised application to EPF/0637/20.)

The Committee NOTED the contents of a letter of Objection.

The Committee OBJECTED to this application on the grounds that raising the roofline would adversely affect both the street scene and the neighbours to the rear.

The roof addition is too bulky and needs to be reduced in order that it remains subservient to the existing house.

- 1.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:** The following matters were NOTED by the Planning and Licensing Committee, following information received from Epping Forest District Council.

Application No: EPF/1040/20

Officer: Julie Cottrell

Applicant Name: Mr Ian Crosby

Planning File No: 026194

Location: 56 Baldwins Hill, Loughton, IG10 1SF

Proposal: Baldwins Hill Conservation Area

T1: Silver Birch - Fell.

Application No: EPF/1061/20

Officer: Julie Cottrell

Applicant Name: Mr Agates

Planning File No: 018559

Location: Hornbeam, 11 Woodbury Hill, Loughton, IG10 1JB

Proposal: York Hill Conservation Area

T1: Western Red Cedar & T2: Lawson Cypress - fell to ground level.

T4: Yew - Reduce crown on north & west sides by up to 1 metre, to balance crown shape.

G2: Holly - Reduce height of tallest tree by up to 1.5 metres & manage as a hedge.

- 1.3 Deemed Permission – provided for information only:**

The Committee NOTED the following applications:

Application No: EPF/0964/20

Officer: Brendan Meade

Applicant Name: Mr George Demianciuc

Planning File No: 029518

Location: 4 Treetops View, Loughton, IG10 4PR

Proposal: Certificate of Lawful Development for proposed outbuilding in the rear garden.

Application No: EPF/0987/20

Officer: Brendan Meade

Applicant Name: Mr B Savjani

Planning File No: 029814

Location: 14 Shelley Grove, Loughton, IG10 1BY

Proposal: Application for a Lawful Development Certificate for a proposed rear outbuilding.

Application No: EPF/1014/20

Officer: Brendan Meade

Applicant Name: Mr Vasyl Kostiv

Planning File No: 024203

Location: 76 Willingale Road, Loughton, IG10 2DB

Proposal: Application for a Certificate of Lawful development for a Proposed loft conversion into a habitable space.

1.4 Others – provided for information only: EPF/1001/20, EPF/1002/20 and EPF/1114/20

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

2 Matters for Report

2.1 Withdrawn Application

Town and Country Planning Act 1990: Notification of Planning

Address: 41 Sandford Avenue, Loughton, IG10 2AJ

Proposal: Proposed double storey side and rear extension.

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

3 Decisions

Decisions by Epping Forest District Council

Decisions for March 2020, April 2020 and May 2020 were NOTED by the Committee.

4 Licensing Applications

No applications had come to the attention of officers.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
15 June 2020