

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 29 JUNE 2020 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY

Monday 29 June 2020

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications: EPF/0867/20, Whitakers Way / Site to rear of: 47 – 49 Baldwins Hill; EPF/1112/20, 129 Forest Road; EPF/1119/20, 4 Colebrook Gardens; EPF/1130/20, Sterling House, Langston Road; and EPF/1175/20, 24 Deepdene Path; and item 4.1, Licensing Application for Multitap Gaming Hub, 52 The Broadway, 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/0425/20

Officer: Honey Kojouri

Applicant Name: Hidden Hearing

Planning File No: 010397

Location: 299 High Road, Loughton, IG10 1AH

Proposal: New halo illuminated aluminium fascia sign above shop front and new edge illuminated projecting sign.

The Committee had NO OBJECTION to this application.

Application No: EPF/0867/20

Officer: Muhammad Rahman

Applicant Name: Millie Properties Ltd

Planning File No: 030596

Location: Whitakers Way / Site to rear of: 47 – 49 Baldwins Hill, Loughton IG10 1SF

Proposal: Proposed detached 2 storey three-bedroom dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

This was a back land overdevelopment and garden grabbing that would have a detrimental effect on surrounding properties.

The proposed site is in the Baldwins Hill Conservation Area, which is very close to the Epping Forest Special Area of Conservation. It is notable that the 'Ecological Report' submitted makes no reference to this.

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.

The Committee noted that there was no comment from the EFDC Arboriculturist in relation to the trees to be felled and the oak remaining, and this was of concern. Members would submit a strong tree objection to this aspect of the proposal.

Application No: EPF/1106/20
Officer: Honey Kojouri
Applicant Name: Mr N Robbie
Planning File No: 016037
Location: 5 Southernhay, Loughton, IG10 4EN
Proposal: Proposed single storey rear & side extension, including loft extension with a raised roof & a rear dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/1112/20
Officer: Muhammad Rahman
Applicant Name: Mr Robin Cearns
Planning File No: 023628
Location: 129 Forest Road, Loughton, IG10 1EF
Proposal: Erection of a rear conservatory.
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/1117/20
Officer: Natalie Price
Applicant Name: Mr Christopher Davies
Planning File No: 026181
Location: 66 The Broadway, Loughton, IG10 3ST
Proposal: Change of use application from current A1 use to new D1 use as a community regeneration hub & worship space.

The Committee had NO OBJECTION to this application.

Application No: EPF/1119/20
Officer: Honey Kojouri
Applicant Name: Mr & Mrs Norden
Planning File No: 030673
Location: 4 Colebrook Gardens, Loughton, IG10 2HS
Proposal: Proposed single storey rear, side and front extensions and demolition of lean-to, utility & conservatory.
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/1130/20
Officer: Muhammad Rahman
Applicant Name: Mr Keith Alder-Barber
Planning File No: 000451
Location: Sterling House, Langston Road, Loughton, IG10 3TS

Proposal: Change of use to ground floor unit from warehousing (B8 Use Class) to provide a 511sqm trade counter (A1 Use Class), together with new covered staircase, disabled lift and customer entrance, reinstatement of vehicular entrance and reconfiguration of existing car parking spaces. The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/1153/20

Officer: Brendan Meade

Applicant Name: Mr and Mrs McHugh

Planning File No: 003567

Location: 2 Elmhurst Way, Loughton, IG10 3DG

Proposal: Single storey rear extension and a first floor side, rear and front extension and hip to gable loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/1155/20

Officer: Zara Seelig

Applicant Name: Mr Agron Rami Rami

Planning File No: 030678

Location: 19 Chequers Road, Loughton, IG10 3QE

Proposal: Proposed first floor extension & retention of the rear conservatory (infill), roof lights to the second floor storage area and front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1157/20

Officer: Brendan Meade

Applicant Name: Mr Daryl Newland

Planning File No: 026383

Location: 9 Spring Grove, Loughton, IG10 4QA

Proposal: Proposed single storey rear extension to incorporate existing structure.

The Committee had NO OBJECTION to this application.

Application No: EPF/1158/20

Officer: Robin Hellier

Applicant Name: King

Planning File No: 004201

Location: Oaklands, Warren Hill, Loughton, IG10 4RL

Proposal: TPO/EPF/03/00 (Ref: T4 & T5) & TPO/EPF/29/98 (Ref: T1)

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

T4: Horse Chestnut - Crown reduce by up to 2m, as specified.

T5: Lime - Reduce height and laterals, 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/1164/20

Officer: Marie-Claire Tovey

Applicant Name: Mr Baljit Virk

Planning File No: 001860

Location: 38 Chigwell Lane, Loughton, IG10 3NY

Proposal: Application for permanent function of site approved for temporary permission last year. "Proposed extension of opening time to 7am - 9pm (Monday to Saturday) and single storey extension to create WC space to the cafe space." A3 - Restaurants, snack bars, cafes.

The Committee had NO OBJECTION to this application.

Application No: EPF/1167/20

Officer: Natalie Price

Applicant Name: Mr James Rampton

Planning File No: 026829

Location: 48 Harwater Drive, Loughton, IG10 1LW

Proposal: Proposed two storey side, single storey rear & front extensions.

The Committee OBJECTED to this application stating that it was too bulky at upper levels and overbearing on neighbouring properties. Members reiterated their previous comments, in relation to planning application EPF/1767/19, for this site, which were:

Min no PL742.1

The Committee OBJECTED to this application stating it was an over-development of the site. The proposal was out of keeping with the street scene causing a terracing effect.

Application No: EPF/1175/20

Officer: Honey Kojouri

Applicant Name: Ms Ayshe Kadir

Planning File No: 021673

Location: 24 Deepdene Path, Loughton, IG10 3PS

Proposal: Proposed single storey rear extension and part two storey extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the basis that the first floor rear extension, by reason of bulk and height, would be overbearing on the neighbouring property affecting its visual amenity.

The open aspect of the property would disappear, giving a 'blinkered' shut in feel, lacking in light and the existing view of the sky and greenery of surrounding gardens.

Application No: EPF/1178/20

Officer: Honey Kojouri

Applicant Name: Sean Morgan

Planning File No: 001605

Location: Warren Hill Lodge, Manor Road, Loughton, IG10 4RP

Proposal: Application for Variation of Condition 2 'plan numbers' for EPF/2104/19. (Demolition of existing dwelling house & replacement with a new dwelling house.)

The Committee had NO OBJECTION to this application.

- 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/1252/20

Officer: Julie Cottrell

Applicant Name: Mr Malcolm Jones

Planning File No: 013002

Location: 46 York Hill, Loughton, IG10 1HU

Proposal: York Hill Conservation Area

T1: Prunus & T2: Hornbeam - reduce overhanging branches by 1.5-2 metres to provide clearance from the roof line & chimney breast.

Application No: EPF/1152/20

Officer: Julie Cottrell

Applicant Name: Parker

Planning File No: 005132

Location: 11 Forest Way, Loughton, IG10 1JG

Proposal: York Hill Conservation Area

T1: Maple - Fell & replace.

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

The Committee NOTED the following application:

Application No: EPF/1185/20

Officer: David Maguire

Applicant Name: Mr David Burack

Planning File No: 000756

Location: 8 Pump Hill, Loughton, IG10 1RT

Proposal: Application for Certificate of Lawful Development for a Proposed addition of a rear dormer to the existing roof.

- 1.4 Others – provided for information only: EPF/1131/20, EPF/1172/20, EPF/1213/20, EPF/1225/20 and EPF/1241/20**

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

2 Matters for Report

2.1 Withdrawn Applications

2.1.1 Town and Country Planning Act 1990: Notification of Planning

Address: 165 High Road, Loughton, IG10 4LF

Proposal: Revisions to Building 1 fronting the High Road (Approved under EPF/2600/14) for 4 x studio flats (replacing approved 2 x 1 bed flats), one storey roof extension providing 2 x 1 bed flat and new lift and staircase.

2.1.2 Address: Spencer Munson Lettings Ltd, 128 High Road, Loughton, IG10 4BE

Proposal: Revisions to Building 1 fronting the High Road (Approved under EPF/2600/14) for 4 x studio flats (replacing approved 2 x 1 bed flats), one storey roof extension providing 2 x 1 bed flat and new lift and staircase.

The Planning Committee Clerk reported that information had been received from Epping Forest District Council that these applications had been withdrawn by the applicants. This was duly NOTED by the Committee.

3 Decisions

Decisions by Epping Forest District Council

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

4 Licensing Applications

4.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Multitap Gaming Hub, 52 The Broadway, Loughton IG10 3ST.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of the following licensing objectives: the prevention of public nuisance and the protection of children from harm.

The Gaming Hub has residential units above and nearby, members object to the serving of alcohol up to 11.30pm on a Saturday evening because of the public nuisance this would inevitably cause to those residents. 11pm is the latest this establishment, even if well-sound-proofed, should be allowed to provide alcohol. The noise of customers and their vehicles leaving late at night, at a time when other daytime noises are much reduced, would obviously disturb residents.

As this facility is for gaming which is open for all ages and is likely to attract children under the drinking age, the Committee questioned the appropriateness of serving alcohol in such an environment and therefore suggested conditions are imposed to restrict access to patrons over the age of 18 during the licensing hours. Members also expressed a preference for the opening hours to be from noon thus not encouraging people to spend all day in such pursuits.

The proposal includes only 2 licensing hours on Sundays this should be removed from the application and the premises should be unlicensed on Sundays. The reason for these conditions is for the protection of children from harm.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
29 June 2020