

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 13 JULY 2020 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 13 July 2020**

Committee Members

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

Officer: Debra Paris (Planning Committee Clerk)

Declarations of Interest

Cllr Latchford declared a non-pecuniary interest in planning application EPF/1280/20, 26 Pyrles Lane, as his wife is employed at the medical practice.

The Committee declared a non-pecuniary interest in the following planning applications:

- i. EPF/0815/20, 4 Brooklyn Avenue; EPF/1256/20, 77A Spring Grove; and EPF/1285/20, 65 Valley Hill, owing to comments received from the LRA Plans Group; and
- ii. EPF/1287/20, Briar House, 42 Church Hill, as the applicant was known to them, being a member of the Loughton Residents Association.

Planning Applications

The following planning applications were CONSIDERED by the Planning and Licensing Committee and the plans inspected.

1.1 Application No: EPF/0477/20

Officer: Marie-Claire Tovey

Applicant Name: Mr Omar Sayeed

Planning File No: 006876

Location: Unit E (Landmark House), 32 Barrington Green, Loughton IG10 2BA

Proposal: Change of use from A1 to tanning salon (Sui Generis)

The Committee had NO OBJECTION to this application.

Application No: EPF/0657/20

Officer: Natalie Price

Applicant Name: Krystalized Hair Ltd

Planning File No: 000513

Location: Enterprise House, 10 Church Hill, Loughton, IG10 1LA

Proposal: Proposed change of use of first floor from offices (B1 use) to allow hair & beauty treatments (A1/Sui Generis use).

The Committee had NO OBJECTION to this application.

Application No: EPF/0815/20

Officer: Honey Kojouri

Applicant Name: Mr Glucka Wijesuriya

Planning File No: 016163

Location: 4 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Roof extension, two storey side extension and conversion to two no. flats.

The Committee NOTED the contents of 11 letters of objection.

The Committee OBJECTED to this application on the following grounds:

This proposal was bulky and out of keeping with the street scene and an over-development of the site. It would introduce overlooking to neighbours at number 6.

The property is currently a single dwelling with no flats nearby in Brooklyn Avenue. The loss of a bungalow in this row of bungalows would be detrimental to the street scene and would be against the draft local plan, Policy H1(E), which states "The loss of bungalows will be resisted as they provide a supply of accessible accommodation"; they are an amenity for the elderly.

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/1022/20

Officer: Honey Kojouri

Applicant Name: Mrs Christine Brown

Planning File No: 016659

Location: 48 Ollards Grove, Loughton, IG10 4DW

Proposal: Add pitched roof with dormer to existing attached garage, extend garage to rear and widen crossover.

The Committee had NO OBJECTION to this application.

Members however, objected to the proposed works to the trees in 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.

Application No: EPF/1205/20

Officer: Honey Kojouri

Applicant Name: Mr Mark Anthony

Planning File No: 021018

Location: 163 Roding Road, Loughton, IG10 3BS

Proposal: Proposed extension to a garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/1234/20

Officer: Marie-Claire Tovey

Applicant Name: Mr Ellis Armstrong

Planning File No: 026800

Location: 82 A Tycehurst Hill, Loughton, IG10 1DA

Proposal: Application for Variation of Condition 2 `Plan numbers' for EPF/2336/17. (Demolition of existing house & erection of a one and two storey house of contemporary design with a patio terrace, first floor rear balconies & new front boundary wall & gates).

The Committee had NO OBJECTION to this application.

However, members requested that the proposed 'dense hedges' should consist of native species, that will support as wide a variety of insects and birds as possible. This might go some way to offsetting the loss of trees.

Application No: EPF/1239/20

Officer: David Maguire

Applicant Name: Ms Maria Siddique

Planning File No: 016147

Location: 1 Colebrook Path, Loughton, IG10 2HW

Proposal: Proposed single storey front extension/porch.

The Committee had NO OBJECTION to this application.

However, members expressed concern that the roof to the front extension appeared to include roof lights. These are incongruous and out of keeping with the street-scene, which would cause a large amount of light pollution and affect the amenity of neighbouring properties.

Also, this unnecessary, excess light would adversely affect insect life and birds, the property being situated next door to the unspoiled flora and fauna of Jessel Green.

Application No: EPF/1250/20

Officer: Honey Kojouri

Applicant Name: Mr Kingsley

Planning File No: 030695

Location: 18 Langley Meadows, Loughton, IG10 2DL

Proposal: Proposed conversion of a garage into habitable room with a bay window.

The Committee had NO OBJECTION to this application.

Application No: EPF/1256/20

Officer: David Maguire

Applicant Name: Mr Richard Shaw

Planning File No: 023111

Location: 77 A Spring Grove, Loughton, IG10 4QE

Proposal: Proposed single storey rear extension.

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

The Committee had NO OBJECTION to this application.

However, members requested, should the local planning authority be minded to approve this application, a condition be imposed that the roof extension should not be used as a terrace in order to protect the privacy of the adjoining occupier.

Application No: EPF/1261/20

Officer: Robin Hellier

Applicant Name: Bokhari

Planning File No: 019392

Location: 4 Fairmeadside, Loughton, IG10 4RH

Proposal: TPO/EPF/09/77

T1-T4: Cypress - Crown reduce height by up to 3m & laterals by up to 1.5m, 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/1280/20

Officer: Robin Hellier

Applicant Name: Dr Patel

Planning File No: 019715

Location: 26 Pyrles Lane, Loughton, IG10 2NH

Proposal: TPO/EPF/31/89 (Ref: T2)

T1: Oak - Reduce height to 15m & radial spread to 6m, 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/1285/20

Officer: Muhammad Rahman

Applicant Name: George Lee

Planning File No: 030700

Location: 65 Valley Hill, Loughton, IG10 3AL

Proposal: New 1 bed dwelling.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the following grounds:

The proposal is an over development of the site and garden grabbing. It would not be possible to exit with cycles or bins onto Cheltenham Gardens and there is no bin or cycle store shown on the plans.

From the application it is clear that it is proposed to sell this as a separate dwelling, but the 'road' is rear access for properties on Valley Hill, originally intended for bin collection only. It is not a dedicated access for pedestrians, cars, deliveries and removal vans, or emergency vehicles.

This proposal is an unacceptable intensification of the bottom end of the garden. It would be completely detrimental to the amenity of neighbouring properties and would set a dangerous precedent.

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/1287/20
Officer: Brendan Meade
Applicant Name: Mr Howard Kauffman
Planning File No: 021073
Location: Briar House, 42 Church Lane, Loughton, IG10 1PD
Proposal: Proposed 3 bay oak framed car port.

The Committee had NO OBJECTION to this application.

Application No: EPF/1292/20
Officer: Brendan Meade
Applicant Name: Mr J Stuart
Planning File No: 017959
Location: 51 Tycehurst Hill, Loughton, IG10 1BZ
Proposal: Proposed first floor rear extension & conversion of loft space to include the addition of three dormers with associated internal remodelling and creation of Juliet balconies.

The Committee OBJECTED to this application on the grounds that the height and bulk of this extension was out of proportion with the surrounding properties, therefore detrimental to the street scene. It would be overbearing on the neighbouring properties.

Application No: EPF/1293/20
Officer: Robin Hellier
Applicant Name: Keith Parker
Planning File No: 014105
Location: 21 Albion Hill, Loughton, IG10 4RA
Proposal: TPO/EPF/23/88 (Ref: T4)
T1: Poplar - 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.

Application No: EPF/1327/20
Officer: Robin Hellier
Applicant Name: Marin
Planning File No: 017351
Location: Foxwood, Nursery Road, Loughton, IG10 4DZ
Proposal: TPO/CHI/04/70 (Ref: A1)
T1: Purple Plum - Crown reduce by up to 0.5m, as specified.
T2, T8, T9 & T10: Oak - Crown reduce by up to 2m, as specified.
T2: Oak - Crown lift to 6m from ground level, 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/1330/20
Officer: Robin Hellier
Applicant Name: Marin
Planning File No: 017351
Location: Foxwood, Nursery Road, Loughton, IG10 4DZ
Proposal: TPO/CHI/04/70 (Ref: A1)
T2a: Deodar Cedar, T11 & T15: 2 x Yew, T13: Spruce & T14: Juniper - 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.

Application No: EPF/1372/20
Officer: Muhammad Rahman
Applicant Name: Mr Nadeem Mushtaq
Planning File No: 024243
Location: 74 Roundmead Avenue, Loughton, IG10 1PZ
Proposal: Proposed side & rear dormers to the roof (Amended application to EPF/2641/19).

The Committee had NO OBJECTION to this application.

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

Application No: EPF/1345/20
Officer: Julie Cottrell
Applicant Name: Mr Nicholas Davies
Planning File No: 023972
Location: 95 York Hill, Loughton, IG10 1HZ
Proposal: York Hill Conservation Area
T1: Holly - Crown reduce by up to 2m.

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

The Committee NOTED the following applications:

Application No: EPF/1183/20
Officer: Brendan Meade
Applicant Name: Mrs Jane Wellbank
Planning File No: 030691
Location: 11 Roding Gardens, Loughton, IG10 3NH
Proposal: Application for a Lawful Development Certificate for a Proposed single storey rear extension.

Application No: EPF/1215/20
Officer: David Maguire
Applicant Name: Mr Danail Douhlinski
Planning File No: 008141
Location: 3 Goldingham Avenue, Loughton, IG10 2JF
Proposal: Application for a Certificate of Lawful Development for a Proposed loft conversion with x2 no. skylights to the front & a dormer to the rear.

Application No: EPF/1236/20
Officer: David Maguire
Applicant Name: Mr & Mrs John Adams
Planning File No: 030693

Location: 42 Deepdene Path, Loughton, IG10 3PS

Proposal: Application for a Lawful Development Certificate for a Proposed single storey side extension.

Application No: EPF/1259/20

Officer: Honey Kojouri

Applicant Name: Debra, Phil Broider

Planning File No: 002954

Location: 1 Rowans Way, Loughton, IG10 1TZ

Proposal: Application for a Certificate of Lawful Development for a Proposed single storey rear extension.

Application No: EPF/1313/20

Officer: David Maguire

Applicant Name: Issy Begum

Planning File No: 003254

Location: 41 Sandford Avenue, Loughton, IG10 2AJ

Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion with a rear dormer.

Application No: EPF/1339/20

Officer: David Maguire

Applicant Name: De Abreu

Planning File No: 006202

Location: 17 Englands Lane, Loughton, IG10 2QX

Proposal: Application for a Certificate of Lawful Development for a Proposed new outbuilding in the rear garden.

1.4 Others – provided for information only EPF/1295/20, EPF/1329/20 and EPF/1344/20

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

2 Matters for Report

2.1 Notice of Appeal

2.1.1 EPF/0009/20 – 55 Wellfields, Loughton, IG10 1PA – Proposed extensions to the rear & a loft conversion with rear box dormers with windows to the front slope. (Appeal ref no: APP/J1535/W/20/3249629) – Min no PL833.1

The Committee OBJECTED to this application, reiterating its previous comments which were:

The Committee OBJECTED to this application on the grounds that it 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 greater number of occupants living there.

2.1.2 EPF/3083/19 – 1 Stony Path, Loughton, IG10 1SJ – Proposed Demolition of existing garage and erection of side and rear extensions including rear terrace. (Appeal ref no: APP/J1535/D/20/3250624) – Min no PL840.1

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

3 Decisions

Decisions by Epping Forest District Council

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

4 Licensing Applications

No licensing applications had come to the attention of officers.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
13 July 2020