

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 23rd May 2011 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

J W Angold-Stephens

T Thomas

M R M Chalk

T Frankland

Officer: Vivienne Messenger (Planning Clerk)

6 members of the public

PL587 Apologies for Absence

Apologies for absence had been received from Cllr Davies.

PL588 Confirmation of Minutes

The Minutes of the meeting held on 3rd May 2011 were CONFIRMED as a correct record and signed by the Chairman.

PL589 Declarations of Interest

Cllrs C C Pond and J W Angold-Stephens declared a personal but non-prejudicial interest in EPF/0893/11 as they knew several residents including two of the objectors and various people had spoken to them including the applicant, but they had expressed no opinion.

Cllrs Chalk and Thomas declared a personal but non-prejudicial interest in EPF/0893/11 as they knew the owner of a neighbouring property.

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/0822/11 as he knew both the applicant and a person that resided nearby, both of whom had consulted him prior to the meeting, but he had given no viewpoint.

PL590 Matters for Report

590.1 Withdrawn applications:

EPF/0311/11 – 18 Eleven Acre Rise, IG10 1AN – Demolition of existing house and erection of two four bedroom detached houses – Min. no. PL549

EPF/0359/11 – 1 Southernhay, IG10 4EN – Loft conversion comprising of a half gable hip roof conversion and rear dormer window and new gable end over existing front boundary – Min. no. PL576.1

EPF/0377/11 – 37 Upper Park, IG10 4EQ – Single storey front detached garage – Min. no. PL561.1

EPF/0404/11 – 79 York Hill, IG10 1HZ – Single storey side and rear extensions – Min. no. PL569.1

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

PL591 Planning Applications

The Committee AGREED to bring forward the following item, as members of the public were interested in this application.

EPF/0893/11 18 Eleven Acre Rise Demolition of existing house and erection of
IG10 1AN two four bedroom detached houses (Revised
 Mr Robert Shaw application)
 The Committee NOTED the contents of five letters of objection.

Two members of the public with an interest in this application addressed the meeting.

The Committee had NO OBJECTION to this application but was concerned about the effect on the amenities of no. 19 from the rear extension, particularly because of the change in ground levels to no. 18B. Members were aware that the dimensions of no. 20 given on the plans were inaccurate, as habitable rooms continued behind the garage.

Members further observed that the proposed houses would be the only properties in Eleven Acre Rise not to be provided with garages. In addition, the Committee asked for an appropriate planting condition for the replacement of any trees lost in recent months and during the planned development.

PL592 Epping Forest District Council – Consultation on Taxi Licence Conditions

The Committee AGREED to defer this item to the next meeting as the consultation did not close until Saturday 9th July 2011.

PL593 Planning Applications under delegated powers

The Committee CONFIRMED the comments made by the Planning Clerk, under delegated powers as follows:

EPF/0853/11 8 The Summit T1 - Scots Pine – Fell
IG10 1SW

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.

Furthermore, members were of the opinion that the ability of the applicant to sell her property was not a material planning consideration for felling the tree, and asked the District Council's Arboricultural Officer if the tree could be pruned instead.

EPF/0505/11 9 Eleven Acre Rise **Proposed side extensions and alterations**
IG10 1AN **to dwelling, new roof over incorporating**
accommodation on first floor level
(Amended application)

The Committee reiterated its previous comment made that it had NO OBJECTION to this planning application.

PL594 Planning Applications

594.1 The following applications for planning permission were considered and the plans inspected.

EPF/0787/11 26 & 27 Colebrook Single storey side and rear extension and
Gardens front porch to No. 27 and single storey side
IG10 2HS extension to No. 26
 Mr Ali & David
 Flaherty

The Committee expressed a strong concern that the proposal would infill the gap between the two semis giving rise to a ground floor terracing effect. The Committee asked the District Council Planning Officer whether this would set an undesirable precedent.

- | | | |
|--|---|--|
| EPF/0808/11 | Holmwood
Steeds Way
IG10 1HX
Mr Dean Seacombe | Erection of single storey rear extension, change of external finish of house from brickwork to render and replacement of front entrance door |
| The Committee had NO OBJECTION to this application, but sought the use of a neutral coloured render that was suitable within a conservation area, and accordingly drew the District Council Planning Officer's attention to the site's location. | | |
| EPF/0822/11 | 67 York Hill
IG10 1HZ
Mr J & Mrs A
Trattmansdorff-
Weinsberg | Two storey rear extension with extended raised patio, internal alterations and loft conversion with front dormer and rear roof window and part pitched roof to existing garage (Revised application) |
| The Committee had NO OBJECTION to this application. | | |
| EPF/0829/11 | 20 Priory Road
IG10 1AF
Mr & Mrs Randall | Single/two storey rear extension with raised rear patio and steps (Amended application) |
| The Committee had NO OBJECTION to this application. | | |
| EPF/0836/11 | 24 Spring Grove
IG10 4QD
Ms Donna Jones | Two storey side and single storey rear extensions, front porch extension and rear dormer in a loft conversion (Amended application) |
| The Committee reiterated its comments previously made on EPF/1479/10, which were:
<i>The Committee had NO OBJECTION to this application but expressed concern on the flat roof design, which increased the likelihood of crime, and would prefer to see a pitched roof instead.</i> | | |
| EPF/0869/11 | 56 Upper Park
IG10 4EQ
Mr S Patel | Certificate of lawful development for proposed rear dormer in a loft conversion and demolition of existing extension |
| The Committee NOTED this application. | | |
| EPF/0884/11 | The Thomas
Willingale GM
School
The Broadway
IG10 3SR
The Headteacher | Erection of a new powder coated metal Polycarbonate external canopy and the creation of a tarmacadam cycle track for the young children |
| The Committee expressed concern on the type of tarmacadam to be used for the cycle track and requested a smooth, shock resistant tarmac for safety reasons, as it was designed for use by young children. Members also sought the inclusion of a camber on the surface of the track to facilitate drainage, or the use of a porous tarmacadam. | | |
| EPF/0908/11 | 64 Stonards Hill
IG10 3EG
Mr Gooch Kurt | Certificate of lawful development for a proposed hip to gable roof alterations and rear dormer window in a loft conversion |
| The Committee NOTED this application. | | |
| EPF/0910/11 | 39 Wellfields
IG10 1PA
Mr Edward Hoare | Resurfacing existing driveway with impermeable material |
| The Committee was concerned about the use of black bitmac and suggested an alternative colour would be preferable, to soften its impact on the streetscene. | | |

EPF/0915/11 91 Tycehurst Hill Rebuild front garden wall with railings and
IG10 1BZ automatic gates
 Mr Antony Shine

The Committee had NO OBJECTION to this application but expressed concern that childproof features should be incorporated in the operation of the automatic gates. Members also requested a planting condition behind the railings to lessen the impact of the proposal on the streetscene and reduce the urbanising effect the development would cause.

EPF/0921/11 1 Brancaster Place TPO/EPF/03/94
Church Hill T1 - Horse Chestnut - Reduce height by 12
IG10 1QN feet and width by 10 feet
 Mr Alan Wells

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.

EPF/0933/11 3 Brancaster Place TPO/EPF/03/94
Church Hill T2 - Horse Chestnut - Reduce height by 12
IG10 1QN feet and width by 12 feet
 Mr Alan Wells

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.

EPF/0939/11 14 Forest View Road Erection of front and one side wall with infilled
IG10 4DX panels of iron railings and matching sliding
 Mr Stephen Ager electric gate in brickwork to match existing
 (Revised application)

Cllrs C C Pond and J W Angold-Stephens declared a personal but non-prejudicial interest in this item as they were acquainted with one of the neighbours.

The Committee reiterated comments previously stated for EPF/0132/11, which were:
The Committee would prefer a more traditional and less urbanising form of enclosure, and expressed concern for the amenities afforded no. 12. Moreover, as sliding gates were to be installed, members sought the incorporation of appropriate safety features.

However, if the District Council was minded to grant planning permission for the proposal then the Committee asked for a planting condition to provide suitable screening behind the railings.

594.2 Applications provided for information only – EPF/0760/11 and EPF/0918/11

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

PL595 Decisions

595.1 Decisions by Epping Forest District Council

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

PL596 Decisions by The Planning Inspectorate

The Committee NOTED the information received.

PL597 Local Government (Miscellaneous Provisions) Act 1982 Licences for Sex Establishments

597.1 Unit E11, The Seedbed Centre, Langston Road, Loughton IG10 3TQ – Deborah Flack – Use of the premises as a sex shop

The Committee had NO OBJECTION to this application but considered the proposal constituted a change of use from B1/B2 and B8 (office/industry and warehouse use) to A1 (retail use), which in the Committee's view would require planning permission.

PL598 Enforcement of Planning Control

The Enforcement Notice on land to the south east side of Langston Road, Loughton, was NOTED with approval.

PL599 Planning Enforcement and Compliance

The Committee NOTED the reports.

Signed
Date: 6th June 2011

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6th June 2011 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

M R M Chalk

T Thomas

C Davies

T Frankland

Officer: Vivienne Messenger (Planning Clerk)

PL600 Apologies for Absence

Apologies for absence had been received from Cllr J W Angold-Stephens.

PL601 Confirmation of Minutes

The Minutes of the meeting held on 23rd May 2011 were CONFIRMED as a correct record and signed by the Chairman.

PL602 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/0888/11 and EPF/0889/11 as he had been contacted by various interested parties, but had not expressed an opinion.

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1015/11 as he was a slight acquaintance of the applicant.

PL603 Matters for Report

No reports were received.

PL604 Epping Forest District Council – Consultation on Taxi Licence Conditions

The Committee AGREED with all the proposed changes. In addition, members recommended the inclusion of a requirement to carry first aid equipment and complete a first aid training course. Regarding the transportation of vulnerable children and/or adults particularly when travelling as sole occupants of a licensed vehicle, the Committee considered whether it would be feasible to require CRB (Criminal Records Bureau) checks for drivers.

PL605 Planning Applications

605.1 The following applications for planning permission were considered and the plans inspected.

**EPF/0832/11 28 Broadstrood
IG10 2SB**

Mr Gerald Farrell

Two storey rear extension along with first floor front dormer alterations and enlargement

The Committee expressed concern over the double storey rear extension's effect on the amenities of the neighbours at nos. 26 and 30, and asked the District Council Planning Officer whether the 45° rule would apply.

Furthermore, regarding the front dormer, the Committee preferred the original elevation, as it was more in keeping with the streetscape.

EPF/0847/11 Mercedes-Benz Installation of a fascia sign
Loughton
3 Langston Road
IG10 3SD
 Mercedes-Benz

The Committee would prefer a lower illuminance level, and sought a condition to be imposed by the District Council for the illuminated fascia sign to be turned off at 11.30pm.

EPF/0866/11 42 Broadstrood Part demolition of existing house, and erection
IG10 2SB of part two storey, part single storey rear
 Mr & Mrs extension and single storey front extension
 Charalambous

The Committee had NO OBJECTION to this application.

EPF/0888/11 Keepers Cottage Certificate of lawful development for proposed
40 Baldwins Hill cladding of existing side extension
IG10 1SF
 Mr Alan Hambling

The Committee NOTED this application.

EPF/0889/11 Keepers Cottage Retention of 20% of length of recently erected
40 Baldwins Hill front garden fence, together with reduction in
IG10 1SF height of the middle 80% of its length to 1
 Mr Alan Hambling metre in height, and staining of fence in dark
 oak colour

Members NOTED the fence had been erected without planning permission and beyond permitted development rights adjoining the highway. The Committee OBJECTED to both the present unlawfully erected fence and the proposed modifications, preferring a hedge, which would be more in keeping with its conservation area location and streetscene. It was therefore deemed contrary to Policies DBE 10 (i) and HC6 of Epping Forest District Council's adopted Local Plan & Alterations.

Moreover, the design and colour of the fence were considered alien to the surrounding area that bordered Epping Forest, and detracted from the view of the house from the street.

EPF/0898/11 Connaught House Change of use of existing class Hairdressers
112 High Road Salon (Use class A1) to Restaurant (Use
IG10 4HJ Class A3)
 Mr Jay Patel

The Committee regretted the loss of a further retail premises to A3 use and would have made a strong objection had it been in a Key Frontage locality. The Committee considered the provision of yet another restaurant in the High Road to be unnecessary.

In addition, members expressed concern regarding the proposed extraction duct and also NOTED that planning permission had not been sought for Saturday and Sunday opening.

EPF/0941/11 4 Sutton Close Certificate of lawful development for proposed
IG10 3DP rear extension and front porch and the
 Mr K J Leonard addition of brickwork cladding to external
 walls

The Committee NOTED this application.

EPF/0949/11 7 Baldwins Hill
IG10 1SE
 Ms L Cannell
 Extension of time limit on application
 EPF/0924/08 (which gave approval for a side
 extension over existing garage and carport,
 front extension to garage and loft conversion)

The Committee had NO OBJECTION to this application.

EPF/0960/11 19 Stonards Hill
IG10 3EH
 Dennis Brett
 Removal of existing rear conservatory and
 construction of a part one and part two storey
 rear extension

The Committee disliked the flat roof, which increased the likelihood of criminal activity.

EPF/0968/11 89 Avondale Drive
IG10 3DE
 Mrs Julia Wilson
 Single storey rear extension

The Committee had NO OBJECTION to this application but would prefer the rear
 extension not to have a flat roof, as this increased the possibility of criminal activity.

EPF/0998/11 18 Harwater Drive
IG10 1LW
 Mrs Elena Michael
 First floor side extension and single storey
 rear extension

The Committee had NO OBJECTION to this application.

EPF/1000/11 55 Avondale Drive
IG10 3DE
 Mr Barry Williams
 Single storey conservatory extension

The Committee was concerned over the effect of the conservatory on the amenities of
 the neighbours at no. 57.

EPF/1003/11 23 Hazelwood
IG10 4ET
 Mr Stephen Jack
 Two storey side, front and rear extensions
 (Revised application)

The Committee had NO OBJECTION to this application.

EPF/1005/11 15 Spareleaze Hill
IG10 1BS
 Mr & Mrs Walter Kelly
 Extension to front of existing house at ground
 floor level to form more substantial hall and
 W.C. New open porch. Extension to front of
 existing house at first floor level to form a
 gable end. Various internal re-modelling and
 external treatments. Demolition of one
 existing chimney

The Committee had NO OBJECTION to this application.

EPF/1014/11 34 Spareleaze Hill
IG10 1BT
 Mr Spencer Gill
 Extensions and modifications to existing
 house involving, new orangery and semi
 basement to rear, first floor extensions to side
 and rear, remodelling of roof, extension to
 front at ground floor and first floor, new two
 storey bay to front and application of brick
 slips to front.

The Committee expressed concern over the size of the development that would
 appear to dwarf the neighbouring property at no. 36. With a development on this
 scale, the Committee would like to see water harvesting features and consideration
 given to other conservation measures. Members additionally sought a suitable
 planting condition for the boundary treatment.

**EPF/1015/11 Saint Michael And
All Angels Church
Roding Road
IG10 3EJ**
Mrs L Smart

TPO/EPF/07/79
T78 (T1 on plan) - Oak - Removal of dead
wood from crown
T77 (T2 on plan) - Oak - Removal of dead
wood from crown
TPO/EPF/11/97
G1 (G3 on plan) - Lombardy Poplars x 8 -
Reduction in height of approximately 20 feet
to where previously pollarded

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.

**EPF/1031/11 Land to the rear of
17 Brook Road
IG10 1BW**
Mr Jason Hall

TPO/EPF/39/02
T5 - Poplar - Reduce height by 50%, crown
reduce spread to balance. Remove any
deadwood

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.

**EPF/1032/11 Sports Pavilion
Langston Road
IG10 3TQ**
Mrs M Butler

Change of use first floor premises from
assembly and leisure (D2 Use) to a pre-
school nursery (D1 Use) together with use of
part of the grounds as a garden for the pre-
school nursery

The Committee had NO OBJECTION to this application.

**EPF/1034/11 122 Englands Lane
IG10 2QJ**
Mr David Martin

Certificate of lawful development for proposed
rear dormer and hip to gable roof alteration in
a loft conversion

The Committee NOTED this application.

**EPF/1054/11 73 Church Lane
IG10 1NP**
Mr B Moseley

Erection of a detached house to replace a
partially built approved house (Revised
application)

The Committee declared a personal but non-prejudicial interest in this application as the architect was known to the Council.

The Committee had NO OBJECTION to this application.

**EPF/1058/11 7 Garden Way
IG10 2SF**
Mr Geoff Lucken

Single storey front extension part one and two
storey rear extension, together with roof
alterations and new pitched roof to existing
single storey extensions, plus the
enlargement of garage at foot of rear garden
(Amended application)

The Committee had NO OBJECTION to this amended application, and reiterated its comments previously made for EPF/0523/11, which were:

The Committee was concerned that the roof alterations shown on the plans did not appear in the description of the proposed works but otherwise had NO OBJECTION to this application. In addition, the Committee asked the District Council to impose a planning condition preventing the use of the enlarged garage as a separate residential dwelling.

605.2 Applications provided for information only – EPF/0880/11, EPF/0987/11, EPF/1053/11 and EPF/1065/11

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

PL606 Decisions

606.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL607 Decisions by The Planning Inspectorate

The Appeal Decisions from The Planning Inspectorate were NOTED.

PL608 Planning Enforcement and Compliance

No reports had been received.

PL609 Financial Position

The end of year report for 2010/11 was NOTED.

Signed
Date: 20th June 2011

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20th June 2011 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

J W Angold-Stephens

C Davies (from Min. no. PL617.1)

M R M Chalk

T Frankland

Officer: Vivienne Messenger (Planning Clerk)

14 members of the public

PL610 Apologies for Absence

Apologies for absence had been received from Cllr Thomas and apologies for lateness from Cllr Davies.

PL611 Confirmation of Minutes

The Minutes of the meeting held on 6th June 2011 were CONFIRMED as a correct record and signed by the Chairman.

PL612 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1137/11 by virtue of being a County Councillor as Essex County Council owned the school, and as he also knew several residents in Brook Road and several of the governors, staff and pupils.

Cllr J W Angold-Stephens declared a personal and prejudicial interest in EPF/1137/11 as she was a governor of the school and advised she would withdraw from the meeting when the application was discussed.

Cllr Chalk declared a personal but non-prejudicial interest in EPF/0994/11 as she lived nearby.

The Planning Clerk declared a personal but non-prejudicial interest in EPF/1137/11 as her son was a student at the school.

PL613 Matters for Report

613.1 Notice of Enforcement Appeals:

ENF/0085/08 – E7 Site and land to the south east side of Langston Road, Loughton – Without planning permission the use of the land for the deposit of waste material including the activities of importing, depositing and spreading of waste materials on the land – Min. no. PL598

The Committee NOTED the information received from Epping Forest District Council on the appeal made by R Maskell.

ENF/0085/08 – E7 Site and land to the south east side of Langston Road, Loughton – The raising of land levels by way of importing, depositing and spreading of fill material including demolition waste, clay and soil, and use as a car park – Min. no. PL598

The Committee NOTED the information received from Epping Forest District Council on the appeal made by Polofind Limited, and the information provided by the Planning Clerk that the site was not being used as a car park contrary to the District Council Weekly List of 10 June 2011.

ENF/0085/08 – E7 Site and land to the south east side of Langston Road, Loughton – Without planning permission the use of the land for the deposit of waste material including the activities of importing, depositing and spreading of waste materials on the land – Min. no. PL598

The Committee NOTED the information received from Epping Forest District Council on the appeal made by Polofind Limited.

ENF/0606/10 – EPF/2379/10 – Toulas, 169 High Road, Loughton IG10 4LF – Without planning permission the change of use from A1 retail shop to that of sui generis use namely that of providing a fish pedicure and spa – Min. no. PL568.2

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

613.2 Epping Forest District Council – Consultation on Taxi Licence Conditions – Min. no. PL604

The Committee NOTED the response received from the Licensing Authority, thanking the Town Council for its response to this consultation. Regarding members' recommendations of the inclusion of a requirement to carry first aid equipment and complete a first aid training course, details of these would be forwarded to the full Licensing Committee for consideration.

The District Council also confirmed that all licensed vehicle drivers underwent a criminal record check and medical as part of the application process.

613.3 Withdrawn applications:

EPF/0888/11 – Keepers Cottage, 40 Baldwins Hill, IG10 1SF – Certificate of lawful development for proposed cladding of existing side extension – Min. no. PL605.1

EPF/0889/11 – Keepers Cottage, 40 Baldwins Hill, IG10 1SF – Retention of 20% of length of recently erected front garden fence, together with reduction in height of the middle 80% of its length to 1 metre in height, and staining of fence in dark oak colour – Min. no. PL605.1

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

PL614 Planning Applications

The Committee AGREED to bring forward the following item, as members of the public were interested in this application.

Cllr J W Angold-Stephens left the meeting.

**EPF/1137/11 Roding Valley High School
Alderton Hill
IG10 3JA
Board of Governors**

Proposed replacement boundary fence and vehicle/pedestrian access gates

Cllrs Chalk and C C Pond declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

In addition to the declaration made at the start of the meeting Cllr C C Pond declared a personal but non-prejudicial interest in this item as he knew residents in Station Road who could possibly be affected by the proposal.

The Committee NOTED the contents of three letters of objection.

Two members of the public with an interest in this application addressed the meeting.

The Committee NOTED the importance of improving the school's security, but expressed concern at the effect of the proposed fencing on the streetscape and for the neighbours bordering the site, with regard to Policy DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations.

Members would have had no objection to the boundary treatment being erected behind the hedge so as to maintain the present screening to the street. However, there was concern about the effect on the hedgerow, and the amount of hedge removal to the old boundary markers which would be necessary. The Chairman reported that the hedgerow was shown on an aerial photograph of 1952 in his possession, which meant that it was of some age, and of marked diversity of species. The Committee sought its retention as a natural habitat for local flora and fauna, further to Policy NC4 of the District Council's adopted Local Plan & Alterations.

PL615 Planning Advisory Service

The Committee NOTED that free planning advice was available at www.pas.gov.uk.

Cllr J W Angold-Stephens rejoined the meeting.

PL616 Sustainable Communities Act – Proposal

The Committee expressed support for the proposal put forward by Leiston Town Council in Suffolk to secure for local councils, as statutory consultees, more scope in assessing the planning applications of major developments that arose within their boundaries.

PL617 Consultation on the Relaxation of Planning Rules for Change of Use from Commercial to Residential

Cllr C C Pond declared a personal but non-prejudicial interest in this item by virtue of being a County Councillor.

Cllrs J W Angold-Stephens, Chalk and C C Pond declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association.

The Committee NOTED the contents of a letter of objection.

The Chairman drew members' attention to a summary of Essex County Council's response to this consultation. The Committee AGREED in general terms with these proposals submitted by the County Council, which advised that it did not support the proposed relaxation of planning rules due to the following key issues that would directly impact upon County services:

- The loss of the ability to negotiate and obtain section 106 contributions from planning applications.
- The increased difficulty in planning the future demand on Council services such as schools and public transport.
- The reduction in the mix of uses within local areas, resulting in increased travel by local residents.
- The reduced ability to assess the impact of a change of use proposal on local transport infrastructure.

Further issues of concern in relation to the views of service groups within the County Council included:

- The potential loss of high quality commercial land or premises due to the overwhelming demand for residential land.

- The potential increase in commercial land prices for sites that would become more viable for residential use through the new proposals.
- A possible reduction in the availability of commercial land, which could limit the ability of local business to locate in appropriate premises.
- The reduced ability to monitor residential gains and losses for annual development surveys.
- The reduced ability to assess and mitigate the impacts of a proposal to change the use of a site on the environment, local amenity, and car parking.
- The reduced ability of the planning system to influence the quality of design and environmental standards of new residential properties.
- The reduced ability to record interesting features of unlisted buildings prior to alterations being undertaken.

The Committee AGREED to make the following additional comments below:

- Only if a site could not, after say five years, be used for Class B use purposes should a change of use be permitted.
- Fears over the loss of local consultation.
- Regarding section 16 there were concerns that developers would look to exploit any loopholes afforded by this relaxation of the planning laws and so suggested a review after the first twelve months, not the three years proposed.
- Section 27 gave instances where the land might not be suited to a change of use such as the nature of the surrounding uses, the lack of necessary infrastructure to support development and because of the characteristics of the land itself. The government continued this in section 28 believing that *“the market will make sensible decisions about where land classified as B2 and B8 is and is not suitable for residential development”* citing *“homes in unsuitable locations will clearly be much harder to sell.”* The Committee was of the opinion this was a dangerous assumption that required greater controls to be in place.
- Furthermore, in section 28 the government noted that *“in the majority of cases, even if no application is required for a change of use from B2 or B8 to residential use, it is more than likely that operational planning permission would still be required for external work to or construction of the buildings themselves”* but the consensus from members was that this did not provide the necessary development control.
- A likelihood of conflict could occur if noise or similar problems arose owing to the incompatibility of ‘neighbours’. The question was posed, “Whose right would be the greater when a problem was encountered, the existing Class B user or the new resident(s)?”

PL618 Planning Applications

618.1 The following applications for planning permission were considered and the plans inspected.

EPF/0788/11 5 Lower Park Road Paved parking area
IG10 4NB
Mr S M Moore

Cllrs J W Angold-Stephens, Chalk, Frankland and C C Pond declared a personal but non-prejudicial interest in this item as they knew the owner of a neighbouring property who was both a Town and District Councillor.

The Committee had NO OBJECTION to this application.

EPF/0991/11 Land Adj Erection of two flats
151 Willingale Road
IG10 2DE
 Mr Simon Wells

The Committee commented that the plans appeared to show a three-bedroom not two-bedroom maisonette. Members NOTED that the footprint of the planned development appeared to be 25 per cent larger than the previous planning application EPF/0252/08 referred to in the accompanying application paperwork, for which planning approval was granted by the District Council.

There was additional concern on the amount of parking allocated in the scheme (one space) and, as the property was sited on a busy road, this could lead to additional onstreet parking.

Cllr Davies joined the meeting during the next item.

EPF/0994/11 182 Roding Road Demolition of the existing house and garage.
IG10 3BS Construction of a block of five one bedroom
 Mr Vijay Patel flats, new vehicle access crossover and
 external landscaping

Cllrs J W Angold-Stephens, Chalk, Davies and C C Pond declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of five letters of objection.

The Committee OBJECTED to this application and considered this latest proposal additionally contrary to Government recommendations given on Planning Policy Statement PPS3 on the issue of garden development also known as 'garden grabbing'. Members viewed the proposal as an unwarranted intensification and overdevelopment of the site that was out of keeping with the streetscene and contrary to Policies DBE 1 and DBE 2 of Epping Forest District Council's adopted Local Plan & Alterations.

The scheme, with its uncharacteristic design, was deemed to be intrusive into the Green Belt, contrary to policy GB7A of the District Council's adopted Local Plan & Alterations and that it would have a detrimental effect on the neighbours.

Concern was also raised over the extra traffic the block of flats would create at this prominent corner location, and the Committee disliked the proposed positioning of the general and recycling waste bins at the front.

EPF/1009/11 Unit 2 To display two illuminated fascia signs, four
The Britannia Centre wall signs, one internally illuminated totem
IG10 3SQ and 3 flag pole signs
 Mr Adam Harris
 (Iveco - Stormont
 Truck & Van)

The Committee reiterated its comments previously made on EPF/2631/10 which were: *The Committee had NO OBJECTION to this application but would prefer a lower luminance level on the signage. Furthermore, the Committee made a general comment that they would like to see restrictions on the overnight illumination of signs with a recommended time limit of 11.30pm.*

In addition, the Committee would prefer signage to be solar powered.

EPF/1010/11 Land adj to 10 Sycamore Close IG10 2PG Change of use of land to amenity space/garden for domestic use

Mr Joseph Mulroue

Cllrs J W Angold-Stephens, Chalk, Davies and C C Pond declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee questioned whether the wildlife corridor and natural open area should be converted to a private garden, which would set an undesirable precedent, since it presently served as a natural buffer between the housing and the open land of the river bank.

EPF/1038/11 Nomad formerly John Pollock Outfitters 157 High Road IG10 4LF Display of replacement internally illuminated fascia sign, and 1 internally illuminated projecting sign

Mrs Catheryn Goodyer

The Committee had NO OBJECTION to this application but disliked the aesthetics of the proposed signage, and would like to see restrictions imposed to prevent overnight illumination and lighting turned off by 11.30pm.

EPF/1067/11 12 Baldwins Hill IG10 1SD Erection of a single storey side/rear extension

Mrs Sarah Vandeppeer

The Committee expressed concerns as to whether the proposed materials were appropriate in a conservation area, and on the development's effect on the amenities of both neighbours.

EPF/1077/11 4 Englands Lane IG10 2QQ Proposed ground floor rear extension and new bathroom to ground floor

Mr & Mrs Martin Cleary

The Committee questioned the effect the proposed 4-metre deep rear extension would have on the amenities of the neighbour at no. 2 Englands Lane.

EPF/1083/11 8 Champions IG10 2SG Certificate of lawful development for a proposed rear dormer window in a loft conversion

Mr Ben Maclean

The Committee NOTED this application.

EPF/1091/11 80 Sedley Rise IG10 1LT Certificate of lawful development for proposed roof alterations and rear dormer window in a loft conversion

Mr Liam Donnelly

The Committee NOTED this application.

EPF/1130/11 Debden Mount Debden Road IG10 2NY Grade II listed building application for replacement windows and doors to ancillary range, removal of one internal partition

Mr Simon Edwards

The Committee had NO OBJECTION to this application subject to the approval of the County Historic Buildings Advisor.

**EPF/1158/11 23 Hazelwood
IG10 4ET**

Mr Stephen Jack

Single storey front extension to garage

The Committee had NO OBJECTION to this application.

**EPF/1160/11 52 Ollards Grove
IG10 4DW**

Mrs Hilary Rippon

Two storey side extension, demolition of existing residential garage and substation garage and erection of new garage/studio and enlarge gate opening to drive with gates and re-sited pier. Change of use of existing operational land for EDF Energy to residential use and change of use of part of residential land to operational land for EDF Energy (Revised application)

The Committee had NO OBJECTION to this application.

618.2 Application provided for information only – EPF/1012/11

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

PL619 Decisions

619.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL620 Decisions by The Planning Inspectorate

The Appeal Decisions from the Planning Inspectorate were NOTED.

PL621 Planning Enforcement and Compliance

No reports had been received.

Signed
Date: 4th July 2011

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4th July 2011 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)
M R M Chalk
T Frankland

C Davies (from Min. no. PL625.2)
T Thomas

Also in attendance:

Councillor:

C P Pond (from Min. no. PL626 - EPF/1312/11)

Officer: Vivienne Messenger (Planning Clerk)

PL622 Apologies for Absence

Apologies for absence had been received from Cllr J W Angold-Stephens.

PL623 Confirmation of Minutes

The Minutes of the meeting held on 20th June 2011 were CONFIRMED as a correct record and signed by the Chairman.

PL624 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1207/11 as, in the past, residents had contacted him about a previous planning application for this property.

PL625 Matters for Report

625.1 Notice of Appeal – EPF/0538/11 – Land adjacent to 16 Grasmere Close, IG10 1SL – New dwelling – Min. no. PL569.1

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

Cllr Davies joined the meeting during the next item.

625.2 Amended plans – EPF/0991/11 – Land Adj to 151 Willingale Road, IG10 2DE – Erection of two flats – Min. no. PL618.1

The Committee had no further comments to add to its previous concerns, but asked for appropriate planting conditions in the forecourt of the new build to provide additional screening to the neighbour at no. 153.

PL626 Planning Applications

The following applications for planning permission were considered and the plans inspected.

EPF/1123/11 3A Spareleaze Hill IG10 1BS Single storey rear extension

Mr & Mrs M Wood

The Committee questioned the effect of the proposed works on the neighbours' amenities at no. 3B.

EPF/1168/11 16 Meadow Road Single storey rear extension
IG10 4HX
 Mr Kalirai Nirmal

If a flat roof was intended, the Committee would prefer a pitched roof as this was more of a deterrent to potential criminal activity, but otherwise had NO OBJECTION to this application.

EPF/1207/11 Land adjacent to New dwelling (Revised application)
16 Grasmere Close
IG10 1SL
 Mr Stuart Brazill

The Committee declared a personal but non-prejudicial interest in this application as the architect was known to the Council.

The Committee reiterated its comments previously made for EPF/0538/11, which were: *The Committee had NO OBJECTION to this application but was concerned about the proposal's effect on trees and planting, particularly on any trees that would be removed or had already been removed, and asked the District Council for a replanting condition to replace trees lost through the development.*

The Committee also expressed concern over the amenities of the neighbour at no.3 Grasmere Close and that the proposal could be considered as being contrary to Government recommendations given on Planning Policy Statement 3 on the issue of garden grabbing.

EPF/1241/11 10 Goldings Rise Retention of two storey rear extension and
IG10 2QP first floor side facing windows serving
 Mr Tony Baker bedrooms

The Committee reiterated its comments made for EPF/0794/11, the original application for the proposal, which were:

The Committee deplored this retrospective application. From the information supplied, members were unable to establish the proposal's effect on the neighbour at no. 9 Goldings Rise and were also concerned by its proximity to the tree shown in aerial photographs on Google Maps, just to the north of the proposed extension.

Cllr C P Pond joined the meeting during the next item.

EPF/1312/11 Dryads Hall TPO/EPF/15/06
Woodbury Hill T2 - Ginkgo - Root cutting to enable
IG10 1JB installation of root barrier
 Mr Michael Docker

The Committee NOTED this application, which had resulted from a District Council refusal to fell this tree, to which felling the Committee had previously objected.

PL627 Decisions

627.1 Decisions by Epping Forest District Council

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

PL628 Planning Enforcement and Compliance

No reports had been received.

Signed
 Date: 18th July 2011

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 18th July 2011 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

J W Angold-Stephens

T Frankland

M R M Chalk

T Thomas

C Davies

Officer: Vivienne Messenger (Planning Clerk)

PL629 Apologies for Absence

No apologies for absence had been received.

PL630 Confirmation of Minutes

The Minutes of the meeting held on 4th July 2011 were CONFIRMED as a correct record and signed by the Chairman.

PL631 Declarations of Interest

Cllrs J W Angold-Stephens and C C Pond declared a personal but non-prejudicial interest in EPF/0885/11 as they knew residents in the road.

PL632 Matters for Report

632.1 Notice of Advert Appeal – EPF/0493/11 – 2 Centric Parade, 200 High Road, IG10 1DN – Illuminated fascia sign – Min. no. PL569.1

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

632.2 Notice of Appeals:

EPF/1134/10 – Land off Abridge Road, (ex Old Foresters Club), Theydon Bois, CM16 7NN – The creation of a commuter car park providing 179 car parking spaces (including 13 disabled spaces), access road, access bridge, lighting, security centre, CCTV installations, landscaping and drainage works – Min. no. PL474.1

The Committee NOTED the information received from Epping Forest District Council and restated its previous comments, which were:

The Committee reiterated its comments previously made for planning application EPF/2439/08 which were:

The Committee OBJECTED to this application because of the possible impact of increased commuter numbers making it difficult for local residents using Debden and Loughton Stations to get on the trains, which were apparently already very crowded at peak travelling times. The Committee was also concerned about a car park being developed on Green Belt land.

EPF/2330/10 – Dryads Hall, Woodbury Hill, IG10 1JB – TPO/EPF/15/06 T1 – Ginkgo biloba – Fell to ground level and treat stump with herbicide – Min. no. PL504

The Committee reiterated its comments previously made which were:

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.

In addition, the Committee NOTED that this was a major tree on the landscape and, if the District Council granted permission, requested a replacement tree.

As the Chairman had recently visited and photographed the site from the forest, the Committee AGREED to comment further that the ginkgo and the neighbouring araucaria, which partly shielded it, were visible from the forest by the rear fence of the adjoining property known as Mulberry, and formed an attractive backdrop to the landscape. The photograph showed the two trees from this point and a copy would be provided for the Inspector. This part of the forest afforded an interesting view of the rear of the conservation area on its slope, including the two houses, Woodbury Hollow and Mulberry, which were both by noted architects and featured in C C Pond's *Buildings of Loughton* 2nd edition.

The higher parts of both trees only were also visible from the forest on the bridle path adjacent to Dryads Hall and the ginkgo formed an important part of the treescape from the triangle of forestland near the entrances to Mulberry and Dryads Hall.

PL633 Planning Applications

633.1 The following applications for planning permission were considered and the plans inspected.

EPF/0885/11	8 Eleven Acre Rise	Extension of time limit on EPF/0485/08
	IG10 1AN	(Demolition of existing house and erection of
	Mr Mark Kass	new detached house of 3 storey and attic,
		also extra front driveway entrance - revised
		application)

The Committee drew the District Council's attention to the comments the Town Council had previously made on EPF/0485/08, which were:

The Committee acknowledged the improved roof line but reiterated its previous comment which was:

The Committee OBJECTED to this application which was contrary to Policies DBE 1 (i) & (ii) and DBE 2 of Epping Forest District Council's adopted Local Plan and Alterations due to the size of the proposed house being out of proportion to neighbouring properties and in front of the existing building line.

The Committee asked the District Council to be mindful of any developments that had taken place in the vicinity in the intervening period.

EPF/0974/11	24 Stonnards Hill	Ground floor rear extension
	IG10 3EG	
	Mr G Morris	

The Committee had NO OBJECTION to this application.

EPF/1169/11	20 Sedley Rise	Loft conversion including flat roof rear dormer
	IG10 1LT	and forming gable from hip
	Mr David Wilson	

Members did not particularly like the design but given that there were several similar developments in the street already, the Committee had NO OBJECTION.

EPF/1219/11	8 Cleves Close	Erection of single storey infill extension
	IG10 3NN	between existing garage and conservatory
	Mr Terry Pedretti	

The Committee disliked the flat roof design of the proposed extension but had NO OBJECTION to this planning application. It would have preferred a pitched roof to discourage the likelihood of criminal activity.

EPF/1262/11 23 Church Hill First floor rear extension
IG10 1QP
Mr Andrew Goldstein

The Committee had NO OBJECTION to this application.

EPF/1266/11 43 The Uplands Two storey rear extension, front dormer with
IG10 1NQ pitched roof and three similar roofs to existing
dormers, one front and two rear
Mr Antony Gabrielli

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the proposal. It considered the design was poor, too high in relation to the rest of the house and would badly affect the light to the living room-kitchen of the neighbouring property at no. 41, contrary to Policies DBE 9 (i) & (iii) of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee NOTED that the house was located in one of the areas the Town Council had suggested to the District Council as an additional conservation area, and was next door to a house of architectural importance.

EPF/1289/11 42 Queens Road Single storey rear and side extension
IG10 1RS
Mr O Bishop

The Committee had NO OBJECTION to this application.

EPF/1290/11 50A High Beech External platform lift for disabled access
Road
IG10 4BL
Mr & Mrs Longhurst

The Committee had NO OBJECTION to this application.

633.2 Applications provided for information only – EPF/1301/11 and EPF/1304/11

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

PL634 Decisions

634.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL635 Planning Enforcement and Compliance

The Committee NOTED the reports.

Signed
Date: 1st August 2011

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 1st August 2011 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

J W Angold-Stephens

T Frankland

M R M Chalk

T Thomas

C Davies

Officer: Vivienne Messenger (Planning Clerk)

PL636 Apologies for Absence

No apologies for absence had been received.

PL637 Confirmation of Minutes

The Minutes of the meeting held on 18th July 2011 were CONFIRMED as a correct record and signed by the Chairman.

PL638 Declarations of Interest

Cllr Thomas declared a personal but non-prejudicial interest in EPF/1326/11 as residents had spoken to her about the planning application.

PL639 Matters for Report

639.1 Notice of Appeals:

EPF/0529/11 – 27 Algers Road, IG10 4NG – Ground and first floor rear extension (Revised application to EPF/2090/10) – Min. no. PL569.1

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

EPF/0797/11 – 37 Upper Park , IG10 4EQ – Single storey front detached garage (Revised application) – Min. no. PL584.1

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

639.2 Notice of Appeal Hearing – EPF/2330/10 – Dryads Hall, Woodbury Hill, IG10 1JB – TPO/EPF/15/06 T1 – Ginkgo biloba – Fell to ground level and treat stump with herbicide – Min. no. PL632.2

The Committee NOTED that the date of the Planning Inspectorate's appeal hearing was set for Wednesday 17th August 2011 at the District Council Civic Offices.

639.3 Amended description – EPF/1168/11 – 16 Meadow Road, IG10 4HX – Single storey rear extension – Min. no. PL626

The Committee restated its previous comments which were:

If a flat roof was intended, the Committee would prefer a pitched roof as this was more of a deterrent to potential criminal activity, but otherwise had NO OBJECTION to this application.

639.4 Withdrawn application – EPF/1137/11 – Roding Valley High School, Alderton Hill, IG10 3JA – Proposed replacement boundary fence and vehicle/pedestrian access gates – Min. no. PL614

The Committee NOTED the information received from Epping Forest District Council. The Chairman stated that he had been advised by the school that there would be a future application for the internal fencing only and was seeking additional advice from the District Council on the external perimeter fencing.

PL640 Planning Applications

640.1 The following applications for planning permission were considered and the plans inspected.

EPF/0925/11 25 The Greens Close Certificate of lawful development for proposed
IG10 1QE garage conversion

Mr Daniel Robins

The Committee NOTED this application.

EPF/1286/11 122 High Road Change of use from a purpose within Use
IG10 4HJ Class A3 to a mixed use for purposes within
Mr Hasan Dagdelen Use Class A3/A5 and installation of extraction
equipment (Revised application)

The Committee had NO OBJECTION to this application, but, in consideration for the occupants of the residential accommodation above the premises, asked for attenuators to be fitted to reduce the noise of the extraction system.

EPF/1297/11 47 Harvey Gardens Change of use from residential dwelling to
IG10 2AD multiple occupancy (8 persons) and erection
Mrs Maha Kouzbor of front porch

The Committee OBJECTED to this application and considered the development a gross overuse of a small plot, which would set an undesirable precedent. It would have a detrimental effect on the amenities of the neighbours owing to bedsitting provision on the first floor, which would adjoin the bedrooms of the adjacent dwelling. The proposed scheme was considered contrary to Policies DBE 11 (i) & (ii) of Epping Forest District Council's adopted Local Plan & Alterations. Members were also concerned by the lack of parking provision.

EPF/1326/11 7-9 Englands Lane Change of use of first floor flat and ground
IG10 2QX floor offices to pre-school and associated
Thumbs Up Nursery internal alterations
Ltd

Cllrs J W Angold-Stephens, Chalk, Davies, C C Pond and Thomas declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application and considered the location inappropriate as it was opposite and adjacent to residential properties, and the size too small for accommodating up to 73 children. There was also cause for concern on the amenities of the neighbouring residents, regarding excessive noise in the garden from the proposed use of the rear and side of the property for playgrounds. The scheme would also cause the loss of much needed office space and residential flats.

Members were particularly concerned by the narrowness of Englands Lane and existing congestion, and considered the development would only serve to exacerbate ongoing parking problems including the:

- dropping off/picking up of children in an already congested road
- increased daily use of the church car park on an awkward junction
- likelihood of overspill parking in Lower Road thus affecting the viability of the nearby shopping parade
- possible misuse of allocated car parking spaces at the rear of no. 11 Englands Lane

The Committee recognised the need for childcare facilities in the area but viewed these premises as being totally unsuitable.

**EPF/1358/11 Greengates
24-26 Albion Hill
IG10 4RD**

Mr T Breyer

Extension of time limit on EPF/1627/08
(Proposed new garage to no. 24 and new
house to 26 Albion Hill - revised application)

Cllr C C Pond declared a personal but non-prejudicial interest in this item as he slightly knew the author of the letter of objection.

The Committee NOTED the contents of a letter of objection.

The Committee drew the District Council Planning Officer's attention to the letter dated 18th July 2011 from a neighbour, Mr M Saunders, which had been copied to the Committee, and reiterated the objections previously made for planning application EPF/1627/08 which were:

The Committee NOTED the removal of the balconies but reiterated its previous objection as follows: The Committee OBJECTED to this application which was contrary to Policies DBE 1 (i) and (ii), DBE 2 and DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations as it considered the proposals an overdevelopment of the site, and creating a visual impact which resulted in a loss of amenity for the surrounding properties. The Committee also drew attention to the significance of 24 Albion Hill and its walls and gates, which appeared as "listed" in the Buildings of Loughton book by Chris Pond.

In addition, the Committee had particular concerns about the overlooking of the nearby property 'Thurlestone' due to the sloping nature of the site, as the protection afforded by the tree screen could not be guaranteed and was in part deciduous.

The Committee AGREED to bring forward EPF/1383/11, and dealt with the following two planning applications together, as they were for the same site.

**EPF/1375/11 Hatfields
Rectory Lane
IG10 3RY**
University of Essex

Provision of new portable classroom
(temporary consent 5 years) and relocation of
existing portable classroom (temporary
consent 5 years) and minor alterations to wall
(curtilage listed)

**EPF/1383/11 Hatfields
Rectory Lane
IG10 3RY**
University of Essex

Grade II listed building application for the
provision of new portable classroom
(temporary consent 5 years) and relocation of
existing portable classroom (temporary
consent 5 years) and minor alterations to wall
(curtilage listed)

The Committee was concerned by the demolition of a 4-metre section of the boundary wall to allow for emergency access to the newly acquired land to the rear of Hatfields, and sought the advice of the County Historic Buildings Advisor.

Members would prefer the creation of a smaller pedestrian gateway with wider emergency access via the existing entrance from the Epping Forest College site.

The Committee requested replacement trees for any lost through the works and, since the historic use of the site was an ancient orchard for the former Loughton Hall, sought the replanting of fruit trees along the wall.

**EPF/1378/11 22 Colson Gardens
IG10 3RJ**

Ms Joanne Hooper

Certificate of lawful development for a
proposed rear dormer window in a loft
conversion

The Committee NOTED this application.

EPF/1379/11 4 Hedgers Close Conversion of single dwelling house into two,
IG10 1SU self contained, elderly persons, one-bedroom
Epping Forest District flats
Council

The Committee had NO OBJECTION to this application.

EPF/1380/11 127 High Road Retention of non illuminated projecting fabric
IG10 4LT sign at first floor level
Littlecroft Properties
Ltd

The Committee considered the display of advertisements inappropriate at this locality, and was concerned by the site's location adjacent to almshouses and opposite Loughton Baptist Church, at a point in the High Road where the shops ceased and it became a residential area.

Cllr Davies declared a personal and prejudicial interest in the following item, as she was a past acquaintance of the applicant and left the meeting.

EPF/1382/11 56 Hanson Drive Single storey side/rear extension
IG10 2EB
Ms Janis Crowder

The Committee had NO OBJECTION to this application.

Cllr Davies rejoined the meeting.

Cllr C C Pond declared a personal and prejudicial interest in the following item, as he was Chairman of the Loughton Lopping Endowment, the owner of the premises in this application, and left the meeting. Cllr Davies took the chair for this item only.

EPF/1384/11 191 High Road The addition of 2 no. condenser units to the
IG10 4LN rear of the existing HSBC branch
Mr Artin Hovsepien

The Committee had NO OBJECTION to this application but was concerned that effective measures should be taken to reduce any disturbance from excessive noise.

Cllr C C Pond rejoined the meeting and retook the chair.

EPF/1391/11 1 Warren Hill New single storey detached substation
IG10 4RL building
Warren Hill
Developments Co. Ltd

The Committee had NO OBJECTION to this application.

The Committee AGREED to bring forward EPF/1509/11 and dealt with the following two planning applications together, as they were for the same site.

EPF/1400/11 45 The Broadway Proposed new shop front complete with
IG10 3SP electronic roller shutter and externally
Miss Joanna Mott mounted awning

EPF/1509/11 45 The Broadway Internally illuminated fascia and projecting and
IG10 3SP proposed new HVAC Scheme
Miss Joanna Mott

The Committee had NO OBJECTION to this application but requested the inclusion of planning conditions over the use of low level luminance and would like to see restrictions imposed to prevent overnight illumination with lighting turned off by 11.30pm.

EPF/1432/11 1 Highview Close
IG10 4EG
Mr Harshad Patel

Retention of front portico with pitched roof, extension and alterations to garage, raised and rebuilt front garden walls, new paving to drive (drained into new channels to existing drainage)

The Committee deplored this retrospective application but had NO OBJECTION to the completed works.

EPF/1492/11 3 Fairmeadside
IG10 4RH
Mr James Gardner

TPO/EPF/18/02
T1 – Ash – Crown reduce approximately 30%

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.

640.2 Applications provided for information only – EPF/1316/11 and EPF/1392/11

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

PL641 Decisions

641.1 Decisions by Epping Forest District Council

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

PL642 Planning Enforcement and Compliance

The Committee NOTED the reports.

Signed
Date: 22nd August 2011

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 22nd August 2011 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

J W Angold-Stephens (from Min. no. PL648.1) C Davies (from Min. no. PL644)

T Frankland

T Thomas

C P Pond (as substitute for Cllr Chalk)

Officer: Vivienne Messenger (Planning Clerk)

PL643 Apologies for Absence

Apologies for absence had been received from Cllr Chalk. The Planning Clerk reported that Cllr C P Pond had been nominated as Cllr Chalk's substitute for this meeting.

Cllr Davies joined the meeting during the next item.

PL644 Confirmation of Minutes

The Minutes of the meeting held on 1st August 2011 were CONFIRMED as a correct record and signed by the Chairman.

PL645 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1269/11 as he had visited the golf club over a previous development scheme devised by a different applicant, but had had no contact since.

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1515/11 as he had been consulted by the applicant on a previous application, but had expressed no opinion.

PL646 Matters for Report

646.1 Withdrawn applications:

EPF/0994/11 – 182 Roding Road, IG10 3BS – Demolition of the existing house and garage. Construction of a block of five one bedroom flats, new vehicle access crossover and external landscaping – Min. no. PL618.1

EPF/1266/11 – 43 The Uplands, IG10 1NQ – Two storey rear extension, front dormer with pitched roof and three similar roofs to existing dormers, one front and two rear – Min. no. PL633.1

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

646.2 EPF/0134/11 – Essex County Council planning application – CC/EPF/06/11 – Staples Road Junior & Infant School, Staples Road, IG10 1HR – Single storey extension to Entrance Lobby and upper floor extension for Reception Room, together with remodelling works to Undercroft – Min. no. PL541.5

The Committee NOTED that the following conditions, nos. 3 and 4, had been approved by the County Council. The details related to the proposed new windows, doors, eaves, verges and cills (3), and samples of materials to be used on external finishes (4). The Committee was pleased that the County Council had approved the

sample panel of the materials to be used on the external finishes as viewed on site by the Historic Buildings Advisor.

PL647 Report of the Epping Forest District Council iPlan User Group meeting – Monday 25th July 2011

The Chairman extended his thanks to the Deputy Town Clerk for attending the meeting in his place. The Committee NOTED the Terms of Reference of the iPlan User Group as agreed at the first meeting. Members also NOTED the Planning Clerk had accepted the District Council's invitation to participate in the next work placement scheme within Planning and Economic Development that was to commence on 31st August 2011.

PL648 Planning Applications

648.1 The following applications for planning permission were considered and the plans inspected.

EPF/1269/11	Loughton Golf Club Clays Lane IG10 2RZ	Removal of containers and cast concrete platform and replace with timber frame, staff and security changing rooms and machinery store
	Mr Satir Miah	

The Committee had NO OBJECTION to this application, but asked the Planning Clerk to clarify the licensing situation of the club restaurant (for which members were also unaware of any planning application) with the District Council.

EPF/1284/11	Sir Winston Churchill The Broadway IG10 3SP	Change of use from pub beer garden to allow operation of a hand car wash
	Mr Agron Neziraj	

The Committee OBJECTED to this application as it considered the proposal was likely to cause a disturbance to residential properties nearby, contrary to Policy DBE 9 (iv) of Epping Forest District Council's adopted Local Plan & Alterations. The Committee was also concerned by the proposed loss of public amenity space and extra traffic in Vere Road.

Cllr J W Angold-Stephens joined the meeting during the next item.

EPF/1406/11	2 Brooklyn Avenue IG10 1BL	Single storey rear and side extensions, raised patio/decking area
	Ms Cheryl Tucker	

The Committee had NO OBJECTION to this application.

EPF/1463/11	Pump House 27 Pump Hill IG10 1RU	Erection of conservatory at front and side of house and replacement bay window to the rear (Revised application showing front of conservatory to align with main front wall of house)
	Mr Christopher Turner	

The Committee had NO OBJECTION to this application.

EPF/1464/11	24 Roundmead Avenue IG10 1QB	Certificate of lawful development for a proposed hip to gable roof extension and rear dormer window in a loft conversion
	Mr Michael Harrison	

The Committee NOTED this application.

EPF/1466/11 7 Fairmeads Single storey side extension, conversion of
IG10 2NE garage and relocation of, off street parking
Miss Joanne Long

The Committee disliked the roof configuration and was concerned the proposed extension would be built to the site boundary, which might give rise to a terracing effect in the future.

EPF/1484/11 61 Baldwins Hill Single storey rear extension; single storey
IG10 1SN front extension including new roof across
Mr & Mrs Paul & Kate garage; external render; slate roof
Matthews

The Committee had NO OBJECTION to this application.

EPF/1486/11 65 Pyrles Lane Rear and side ground floor extensions
IG10 2NL
Mr John Wright

The Committee had NO OBJECTION to this application.

EPF/1512/11 16 Shelley Grove Two storey rear extension including
IG10 1BY basement, new terrace/deck area to rear
Mr Butler garden. New entrance porch, new feature
gable roof over bay, render existing building,
replace roof tiles and new windows and doors

The Committee had NO OBJECTION to this application but sought the inclusion of ecological features, such as water harnessing, in the proposed works.

EPF/1515/11 79 York Hill Single storey side and rear extensions
IG10 1HZ (Revised application)
Mr Clive & Mrs Pauline
Deen

Members thought the revised design was an improvement over the one previously submitted for application EPF/0404/11, to which they had objected. However, the Committee considered there would still be loss of symmetry to the pair of cottages. Members did not think the scheme would enhance the conservation area, and would be interested in the views of the County Historic Buildings Advisor. The Committee therefore agreed to express continuing concerns about the scheme.

EPF/1553/11 281 High Road 1x internally illuminated fascia sign, 1x
IG10 1AH internally illuminated projecting sign, 1x wall
Pizza Express mounted internally illuminated poster box, 1x
wall mounted internally illuminated take away
sign, 1x wall mounted internally illuminated
menu and 1x wall mounted non illuminated
plaque

The Committee deplored the retrospective application. Members asked for the use of lighting with a low illuminance level, and no illumination after half an hour of the closure of the premises at night.

EPF/1554/11 19 The Avenue Single storey rear extension
IG10 4PT
Mr & Mrs Beharall

The Committee had NO OBJECTION to this application.

EPF/1564/11 9 Eleven Acre Rise Front, side and rear extensions (Revised
IG10 1AN application to EPF/0505/11)
Mr & Mrs Crooks

The Committee had NO OBJECTION to this application but asked for ecological features, such as water harnessing, to be incorporated in the development.

EPF/1566/11 18 Paley Gardens Single storey side extension to replace
IG10 2AN existing and single storey rear extension
Mr Galin Zhechev

The Committee expressed concern that the extension appeared to be built close to the site boundary.

EPF/1586/11 1 Alderton Way TPO/EPF/09/07
IG10 3EQ T1 - Oak - Crown lift 8 metres, crown thin 30%
Mrs Alison Foley

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.

648.2 Applications provided for information only – EPF1516/11 and EPF/1530/11

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

PL649 Decisions

649.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL650 Planning Enforcement and Compliance

No reports had been received.

Signed

Date: 5th September 2011

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 5th September 2011 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

J W Angold-Stephens

T Thomas

M R M Chalk

C P Pond (as substitute for Cllr Davies)

T Frankland

Officer: Vivienne Messenger (Planning Clerk)

PL651 Apologies for Absence

Apologies for absence had been received from Cllr Davies. The Planning Clerk reported that Cllr C P Pond had been nominated as Cllr Davies' substitute for this meeting.

PL652 Confirmation of Minutes

The Minutes of the meeting held on 22nd August 2011 were CONFIRMED as a correct record and signed by the Chairman.

PL653 Declarations of Interest

Cllr C P Pond declared a personal but non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. She stated that any view she gave at this meeting would be considered afresh if the application came before a District Council committee, in the light of all the evidence available at the time.

Cllr C P Pond declared a personal but non-prejudicial interest in EPF/1616/11 as she had previously held conversations with the owner on the earlier application EPF/2015/10, which had been turned down on appeal.

Cllr Chalk declared a personal but non-prejudicial interest in EPF/1633/11 as she lived nearby.

PL654 Matters for Report

654.1 Withdrawn applications:

Amended descriptions for 45 The Broadway, IG10 3SP:

EPF/1400/11 – Proposed new shop front complete with electronic roller shutter and externally mounted awning – Min. no. PL640.1

EPF/1509/11 – Internally illuminated fascia and projecting and proposed new HVAC Scheme – Min. no. PL640.1

The Committee NOTED the information received from Epping Forest District Council that the amended descriptions were as follows:

EPF/1400/11 – Proposed new shop front complete with electronic roller shutter and externally mounted awning, and HVAC air conditioning condensers and extraction system.

EPF/1509/11 – Internally illuminated fascia and projecting signs.

654.2 EPF/1269/11 – Loughton Golf Club, Clays Lane, IG10 2RZ – Removal of containers and cast concrete platform and replace with timber frame, staff and security changing rooms and machinery store – Min. no. PL648.1

The Planning Clerk reported that Epping Forest District Council Licensing Officers had confirmed the premises held a Sale and Supply of Alcohol licence for Mondays to Saturdays from 11am to 11pm and Sundays from 12 noon to 10.30pm.

The Local Planning Authority confirmed that Planning Enforcement had visited the premises as no planning application had been received for the restaurant on site but that it was now waiting for a planning application to be submitted.

PL655 National Planning Policy Framework

The Committee AGREED to defer this item until the meeting on 3rd October 2011 as the consultation did not close until Monday 17th October 2011, which would allow members time to consider the Government's draft document.

PL656 Epping Forest District Council Planning Officer

The Committee NOTED the District Planning Officer's visit to its next meeting on Monday 19th September 2011 and the Planning Clerk asked members to forward their questions to her by Wednesday 14th September 2011.

PL657 Planning Applications

657.1 The following applications for planning permission were considered and the plans inspected.

EPF/1539/11 56 Upper Park IG10 4EQ Loft conversion with rear dormers
Mr Silesh Patel

The Committee expressed concern on the possible overlooking of houses to the rear in Northfield and asked for a condition to retain the present tree line.

EPF/1545/11 33 Bushfields IG10 3JU Two storey side and rear extension. Single storey rear extension
Mr O M Lewis

The Committee was concerned on the effect of the neighbours at no. 35 and disliked the flat roof of the rear extension. The proposed works were considered over-large in relation to the original size of the property and members voiced concern about escape routes from the windowless playroom.

EPF/1552/11 1 Kings Place IG10 4PW Rear conservatory
Mr Nuruddin Mirza

The Committee had NO OBJECTION to this application.

EPF/1562/11 230 High Road IG10 1ET Rear two storey extension to existing flat to provide additional self-contained flat
Mr Ben Noe

The Committee had NO OBJECTION to this application but drew the District Council Planning Officer's attention to the lack of parking provision.

EPF/1567/11 24 Eleven Acre Rise IG10 1AN Basement alterations and front extension of basement to meet with existing terrace above, and converted into habitable use and erection of single storey garage
Mr Pravin Mayor

Cllrs J W Angold-Stephens, Chalk, C C Pond, C P Pond and Thomas declared a personal but non-prejudicial interest in this item as they were acquainted with the owner of a neighbouring property.

The Committee had NO OBJECTION to this application but requested that planning conditions be applied to regulate working hours, wheel washing and disposal of spoil. Members also asked that the new Essex County Council Supplementary Planning Guidance relating to damage to the highway (Development Management Policy DM22: Maintenance Contributions for Damage to the Existing Highway – 2011) be invoked.

EPF/1592/11 7 Drayton Avenue Single storey and double storey rear
IG10 3DF extension

Mr Paul Marigliani

Cllr J W Angold-Stephens declared a personal but non-prejudicial interest in this item as she knew a neighbour.

The Committee had NO OBJECTION to this application.

EPF/1610/11 31 Harwater Drive Single storey rear extension
IG10 1LP

Mr & Mrs Kevin Powell

The Committee disliked the flat roof which increased the potential for criminal activity, but otherwise had NO OBJECTION.

EPF/1616/11 1 Marjorams Avenue Demolish side gable extension and adapt rear
IG10 1PT roof slope with new rear dormer and gable

Mrs Samina Dean end roof

The proposal provided a marginal improvement on the existing structure but members considered the works were still unsightly and intruded on the streetscene.

The Committee dealt with the following two items together.

EPF/1631/11 96 Forest Road Rear roof dormer extension
IG10 1EG

Mr Lloyd Randall

EPF/1632/11 96 Forest Road Garage conversion, front extension with new
IG10 1EG porch and 2 new obscure glazed side
Mr Lloyd Randall windows

The Committee was concerned over the loss of off-street parking in the congested conditions of Forest Road. The proposed timber louvred screen on the dormer window was considered an ingenious solution but members were not sure whether this would entirely overcome their concerns on overlooking.

EPF/1633/11 182 Roding Road Demolition of the existing house and garage.
IG10 3BS Construction of a block of five one-bedroom
Mr Vijay Patel flats; new vehicle access crossover and
external landscaping

Cllrs J W Angold-Stephens, Chalk, C C Pond, C P Pond and Thomas declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association.

The Committee NOTED the contents of four letters of objection.

As the plans had not changed significantly from the previous application EPF/0994/11, the Committee reiterated its previous objections which were:

The Committee OBJECTED to this application and considered this latest proposal additionally contrary to Government recommendations given on Planning Policy Statement PPS3 on the issue of garden development also known as 'garden grabbing'. Members viewed the proposal as an unwarranted intensification and overdevelopment of the site that was out of keeping with the streetscene and contrary to Policies DBE 1 and DBE 2 of Epping Forest District Council's adopted Local Plan & Alterations.

The scheme, with its uncharacteristic design, was deemed to be intrusive into the Green Belt, contrary to policy GB7A of the District Council's adopted Local Plan & Alterations and that it would have a detrimental effect on the neighbours.

Concern was also raised over the extra traffic the block of flats would create at this prominent corner location, and the Committee disliked the proposed positioning of the general and recycling waste bins at the front.

In addition, the proposed development was considered to be situated on a dangerous sharp bend, which would pose an additional highway risk from increased traffic movements to the development.

EPF/1651/11 4 Oakwood Parade Change of use of ground floor shop premises
Oakwood Hill to a tanning salon
IG10 3EW
 Mr David Duffy

The Committee had NO OBJECTION to this application.

EPF/1696/11 55 Avondale Drive Single storey rear extension
IG10 3DE
 Mr Barry Williams

The Committee had NO OBJECTION to this application.

EPF/1714/11 57 Pyrles Lane Certificate of lawful development for proposed
IG10 2NL hip to gable, rear dormer and single storey
 Ms Jane Scofield rear extension

The Committee NOTED this application.

EPF/1723/11 203 The Broadway Certificate of lawfulness for a proposed rear
IG10 3TE dormer window and front roof-light in
 Mrs Smith connection with a loft conversion

The Committee NOTED this application.

EPF/1751/11 52 Ollards Grove TPO/EPF/30/84
IG10 4DW T1 - Cypress - Fell
 Mrs Hilary Rippon

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.

Members also asked for suitable replacement trees for the T1 Cypress and the Willow that had also been removed due to die back.

EPF/1772/11 Grange Court TPO/EPF/40/88
IG10 4QY T1 - Plane - Lateral reduction by up to 5
 Mr Mark Taylor metres (reduce shading over car park)
 T2 - Horse Chestnut - Lateral reduction by up
 to 5 metres (reduce shading over car park)

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.

657.2 Applications provided for information only – EPF/1478/11 and EPF/1517/11

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

PL658 Decisions

658.1 Decisions by Epping Forest District Council

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

PL659 Decisions

659.1 Appeal Decisions by the Planning Inspectorate

The Appeal Decision from the Planning Inspectorate on works at 50 Hanson Drive was NOTED, and that the appeal reference was APP/J1535/A/11/2144928.

PL660 Local Government (Miscellaneous Provisions) Act 1982 Street Trading, Oakwood Hill Industrial Estate – Denko Terziev – selling of food at Oakwood Hill Industrial Estate, IG10 3TZ

The Committee drew the attention of the District Licensing Committee to the adverse effect the proposal would have on existing local traders in The Broadway. Members considered the introduction of a trading van would exacerbate parking problems on the industrial estate and that the vehicle should be stored off-road at night. The Committee asked for the inclusion of a condition preventing the positioning of any advertisement-A board in Oakwood Hill.

PL661 Enforcement of Planning Control

The Committee NOTED the Enforcement of Planning Control Notice for the land at 26 Kenilworth Gardens, Loughton, IG10 3AF.

PL662 Planning Enforcement and Compliance

The Committee NOTED the Planning Clerk's report on current enforcement cases as advised by the District Council in its weekly list.

Signed

Date: 19th September 2011

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 19th September 2011 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

J W Angold-Stephens

T Frankland

M R M Chalk

T Thomas

C Davies (from Min. no. PL668.1)

Officer: Vivienne Messenger (Planning Clerk)

7 members of the public

PL663 Apologies for Absence

Apologies for lateness had been received from Cllr Davies.

PL664 Confirmation of Minutes

The Minutes of the meeting held on 5th September 2011 were CONFIRMED as a correct record and signed by the Chairman.

PL665 Declarations of Interest

Cllr J W Angold-Stephens declared a personal but non-prejudicial interest in EPF/1784/11 as she knew the owners of a neighbouring property.

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1734/11 as he knew the owners of a neighbouring property.

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1720/11 as he knew the member of the public registered to speak on this application.

PL666 Matters for Report

666.1 EPF/0134/11 – Essex County Council planning application – CC/EPF/06/11 – Staples Road Junior & Infant School, Staples Road, IG10 1HR – Single storey extension to Entrance Lobby and upper floor extension for Reception Room, together with remodelling works to Undercroft – Min. no. PL646.2

The Committee NOTED the information received from the County Council on the Non-Material Amendment application that comprised the repositioning of the window to the reception. The amendment was justified on the basis that the repositioning of the window by 0.5 metres would give a more balanced fenestration.

PL667 Epping Forest District Council Planning Officer

The Committee NOTED the District Planning Officer's apologies for not being able to attend the meeting and looked forward to his future visit on Monday 17th October 2011.

PL668 Planning Applications

668.1 The following applications for planning permission were considered and the plans inspected.

The Committee AGREED to bring forward the following two items, as members of the public were interested in these applications.

EPF/1720/11 Loughton Golf Club Change of use of part of clubhouse (Use
Clays Lane Class D2) to Restaurant use (Use Class A3)
IG10 2RZ for both golfers and non-golfers

Mr Tony Marson

Cllrs J W Angold-Stephens, Chalk, C C Pond and Thomas declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee deplored this retrospective application and NOTED that the change of use was contrary to Epping Forest District Council's Green Belt Policy GB2A, but in this case agreed to raise NO OBJECTION. However, members asked the District Council for a planning condition preventing the positioning of any advertisement A-boards on or near the A121, Goldings Hill.

In addition, as access to the site was from Clays Lane, a lane protected by Policy HC4 of the District Council's adopted Local Plan & Alterations, the Committee sought a restriction to prevent vehicles making a right turn when leaving Loughton Golf Club, such that all traffic would exit to the left and on into Englands Lane. Members would also encourage the Club to explore the opportunity for opening the facilities to local schools.

EPF/1695/11 228 High Road Second floor extension (Amendment to
IG10 1EY EPF/1706/09)

Mr David Shternzis

The Committee restated comments made for the original application EPF/1706/09, which were:

The Committee had NO OBJECTION to this application provided planning conditions imposed measures to obviate potential noise and nuisance to neighbouring properties in The Drive and the High Road.

EPF/1026/11 120 Swanshope Conversion of garage to habitable room
IG10 2NB

Mr Clive Jeal

The Committee had NO OBJECTION to this application but drew the District Council Planning Officer's attention to the loss of one parking space.

EPF/1315/11 26 Wellfields Enlarge existing porch
IG10 1NX

Mr J Johal

The Committee had NO OBJECTION to this application.

EPF/1574/11 18 Hill Top Close Certificate of lawful development for a
IG10 1PX proposed summer house to rear of garden

Mr Stephen Rooney

The Committee NOTED this application.

Cllr Davies joined the meeting.

EPF/1701/11 56 Habgood Road Certificate of lawful development for proposed
IG10 1HE loft conversion with rear dormer and gable

Mrs D Rankin

The Committee NOTED this application.

**EPF/1711/11 165 High Road
IG10 4LF**

Mr James Lawlor

3x externally illuminated hanging sign and 1 non illuminated hoarding sign

The Committee was seriously concerned by the amount of signage that the application sought to retain. This was considered obtrusive on the streetscene and gave the building a cluttered appearance. Members felt one external illuminated hanging sign was sufficient for the services being advertised.

Furthermore, members asked for the use of lighting with a lower illuminance level.

**EPF/1734/11 21 Eleven Acre Rise
IG10 1AN**

Mr Darren Docwra

Material amendment to planning permission EPF/0571/10, as amended by decisions EPF/1699/10 and EPF/1549/11. (Demolition of existing five bedroom detached three storey house and garage and replacement with new five bedroom detached three storey house with new landscaping.) Amendments comprise: 1) use of integral garage as habitable room and associated changes to external appearance, 2) alteration to gradient of drive way and 3) erection of 1m high front boundary wall and gates

The Committee considered the provision of two parking spaces for a five-bedroomed property inadequate, but otherwise had NO OBJECTION.

**EPF/1766/11 6 Habgood Road
IG10 1HF**

Mr & Mrs Mark
Kennerly

Two storey rear extension

The Committee was unsure from the plans provided whether this would cause a loss of amenity and light to the neighbouring property at no. 5. Additionally, if a flat roof was intended members would prefer a pitched roof to deter any potential criminal activity.

**EPF/1784/11 36 Church Lane
IG10 1PD**

Mrs Robina Chouhan

First floor rear extension and new roof with loft conversion and three rear dormers with balconies

The Committee had NO OBJECTION to this application.

**EPF/1798/11 9 Churchfields
IG10 1AG**

Mr Daniel Collins

TPO/EPF/07/04
T1 - Oak - Trim back branches to boundary line

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.

**EPF/1807/11 121 Valley Hill
IG10 3AU**

Mr Peter Ballard

Single storey rear extension

The Committee had NO OBJECTION to this application.

**EPF/1850/11 Land to the front of
9 Hazelwood
IG10 4ET**
Mr George Haley

TPO/EPF/26/11
T1 (T11 on TPO) - Wellingtonia - Crown lift
2.5 metres, cut back off property by 25%,
remove deadwood

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.

668.2 Applications provided for information only – EPF/1779/11 and EPF/1800/11

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

PL669 Decisions

669.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL670 Decisions

670.1 Appeal Decisions by the Planning Inspectorate

The Appeal Decisions from The Planning Inspectorate were NOTED.

PL671 Enforcement and Compliance

The Committee NOTED the Planning Clerk's report on current enforcement cases as advised by the District Council in its weekly list.

Signed

Date: 3rd October 2011

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3rd October 2011 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair) (until Min. no. PL677.1 – EPF/1894/11)	
J W Angold-Stephens	M R M Chalk
C Davies (from Min. no. PL679)	T Frankland

Officer: Vivienne Messenger (Planning Clerk)

PL672 Apologies for Absence

No apologies for absence had been received.

PL673 Confirmation of Minutes

The Minutes of the meeting held on 19th September 2011 were CONFIRMED as a correct record and signed by the Chairman.

PL674 Declarations of Interest

Cllr C C Pond declared a personal and prejudicial interest in EPF/1876/11 as he lived next door and advised he would withdraw from the meeting before the application was discussed.

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1339/11, EPF/1810/11 and EPF/1824/11 as he had been consulted by residents as ward councillor.

Cllr J W Angold-Stephens declared a personal but non-prejudicial interest in EPF/1894/11 as she knew the applicant.

PL675 Matters for Report

No reports were received.

PL676 National Planning Policy Framework

The Committee AGREED to respond to the Department for Communities and Local Government's consultation on the new draft National Planning Policy Framework (NPPF). Members made the following comments for inclusion in the consultation's questionnaire that would be submitted by the Planning Clerk in discussion with the Chairman and Vice Chairman.

1. Members supported the detailed response submitted by Epping Forest District Council, the Local Planning Authority.
2. Historic Environment. Loughton Town Council believed much higher priority should be given to the importance of urban design and to heritage protection. It saw no reason to dispense with the 2009 Planning Policy Statement on the historic environment, which should be retained and strengthened; the NPPF was deficient here. The historic environment was a demonstrable promoter of economic prosperity. The distinctive character of our towns and cities reflected the investment of individuals, businesses and communities over centuries. These places continued to attract investment because they were successful. People chose to live in, work in, and visit them. Businesses would invest where they found custom.

3. Sustainability. The Town Council wanted to stress the inherent sustainability of existing towns as opposed to "sustainable development", which was largely undefined in the draft guidance. It should be recognised that the demolition of an existing building was almost always an unsustainable act, given the carbon footprint of building material production and the building process. This should be spelt out in the NPPF. Recycling of demolition materials rather than sending them to landfill was an element of sustainability that should be written in to the NPPF.
4. Presumption of planning permission being given. The Town Council fundamentally disagreed with this premise. The system was already skewed in favour of the developer. In its view, the default answer should be "No". The developer should clearly have had to demonstrate the need for the proposed development.
5. The right of third party appeal against grant of planning permission should be established, as was originally announced. Presumption of planning permission should not apply to small scale developments such as house extensions, demolitions and rebuilds, etc.
6. Green Belts and Urban Open Space. Protection for green belts and urban open space needed a cast iron guarantee. Attempts to develop school and college playing fields etc for non-educational purposes needed explicit prohibition. Paragraph 130 of the NPPF was welcome but needed additional safeguards.
7. Neighbourhood Plans. Referenda were expensive, time consuming, and largely untried. The Town Council saw no reason why the normal processes of consultation should be insufficient.
8. Saving of Local Plans. A system of saving existing Local Plans for LPAs behind with the Local Development Framework process must be instituted; (Epping Forest District Council had to spend two years on the previous government's Development Plan Provision for Gypsies and Travellers, derailing the whole process).

PL677 Planning Applications

677.1 The following applications for planning permission were considered and the plans inspected.

**EPF/1339/11 The Wheatsheaf
Public House
York Hill
IG10 1RL
Mr Sam Tokeley**

Retention of extended raised patio with the proposed alterations comprising of: the render of brickwork to match front of pub, black railings to be replaced with white picket fence, removal of large red umbrella and erection of wooden pergola

Cllrs J W Angold-Stephens, Chalk and C C Pond declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to this application and SUPPORTED the proposed changes but would recommend treated hardwood for the pergola. Furthermore, members asked the District Council for a planning condition to prevent any use of a TV and/or amplified music on the patio.

The Committee also asked that District Council landscape officers be consulted on suitable planting, as it considered ivy an inappropriate option.

EPF/1571/11 14 Audley Gardens Conversion of existing dwelling into two
IG10 2EL dwellings
Ms Susan Kent

The Committee expressed concern at the small dimensions of the proposed one-bedroom dwelling, the lack of amenity space in the back garden, and whether the front garden of the new house would provide enough parking space given its narrow width.

EPF/1627/11 Debden Facility Refrigeration plant replacement from roof
Langston Road mounded to ground site location with
IG10 3TN appropriate screening
Mr Robert Foster

The Committee had NO OBJECTION to this application but would like the air conditioning units to be properly screened and baffled for sound.

EPF/1747/11 23 Hazelwood Single storey front extension to garage
IG10 4ET (Revised application)
Mr Stephen Jack

The Committee had NO OBJECTION to this application.

EPF/1789/11 37 Fallow Fields Rear extension and loft conversion
IG10 4QP
Mr & Mrs Sian

The Committee had NO OBJECTION to this application.

The Committee dealt with the next two applications together as they were for the same site.

EPF/1810/11 36 York Hill Addition of a first floor extension to the rear of
IG10 1HT the property providing new bedroom 2. The
Mr David Coles removal of the glazed roof to the rear
conservatory and replacement slate roof with
two conservation roof lights. The removal of
the flat glazed roof over the existing kitchen
and the incorporation of a new zinc roof with
two glazed roof lights and valley gutters. The
removal of the flat roof over the existing
bathroom and adding a new small slate
hipped roof. Addition of a small casement
window to the rear of the existing single
storey range. Internal alterations

EPF/1824/11 36 York Hill Grade II listed building consent for the
IG10 1HT proposed addition of a first floor extension to
Mr David Coles the rear of the property providing new
bedroom 2. The removal of the glazed roof to
the rear conservatory and replacement slate
roof with two conservation roof lights. The
removal of the flat glazed roof over the
existing kitchen and the incorporation of a
new zinc roof with two glazed roof lights and
valley gutters. The removal of the flat roof
over the existing bathroom and adding a new
small slate hipped roof. Addition of a small
casement window to the rear of the existing
single storey range. Internal alterations

Cllrs J W Angold-Stephens, Chalk and C C Pond declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of two letters, one of objection and the other an expression of concern.

The Committee approved of the intention to tidy up the present buildings at the rear by the removal of the flat roofs, and the quality and specification of the materials being incorporated into the scheme. Members considered the harm the development would cause to the amenities of the neighbour, outweighed any contributions these proposed alterations would make.

The Committee therefore OBJECTED to this application, which was considered contrary to Policies DBE 9 (ii) & (iii) and DBE 11 of Epping Forest District Council's adopted Local Plan & Alterations. Members were additionally concerned the proposal would interfere with the view of the terrace of listed buildings, nos. 34 to 38 in York Hill, from Forest Way.

The Committee agreed to bring forward the following two items as the Chairman stated he would leave the meeting when EPF/1876/11 was discussed and not return.

EPF/1885/11 160 Roding Road Single storey rear extension
IG10 3BS

Mr Beckett Edwards

The Committee had NO OBJECTION to this application but was concerned the proposed velux windows were retained in a closed position, not only for security reasons but also to avoid disturbance and smells to the adjoining neighbour.

EPF/1894/11 15 Park Hill
IG10 4ES
Mrs Diana Retsas

TPO/EPF/14/85
T8 - Hornbeam - Crown reduce to previous pruning points
T11 - Yew - Trim back longer branches and crown lift to circa 2 metres the upper growth which is hanging down, to shape
T14 - Coastal Redwood - Cut back branches on house side by circa 1 metre where appropriate
T16 - Lime - Crown lift to circa 5 metres

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.

Cllr C C Pond left the meeting and Cllr Frankland took the chair for this application and the remainder of the meeting.

EPF/1876/11 9 Staples Road Rear extension at ground floor above existing
IG10 1HP lower ground extension
Mr Simon Tinker

The Committee NOTED the contents of a letter of objection from the resident at no. 11.

The Committee OBJECTED to this application, which was considered contrary to Policies DBE 9 (i) & (iii) of Epping Forest District Council's adopted Local Plan & Alterations, owing to the overbearing nature of the proposed works and loss of light to the adjoining property at no. 11 Staples Road.

677.2 Applications provided for information only – EPF/1845/11, EPF/1849/11, EPF/1855/11 and EPF/1878/11

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

PL678 Decisions

678.1 Decisions by Epping Forest District Council

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

Cllr Davies joined the meeting during the next item.

PL679 Enforcement and Compliance

No reports had been received.

Signed
Date: 17th October 2011

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 17th October 2011 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)
J W Angold-Stephens
T Frankland

M R M Chalk (from Min. no. PL682)
T Thomas

Officer: Vivienne Messenger (Planning Clerk)

Mr David Baker, Epping Forest District Council Planning and Development Control Officer

3 members of the public

PL680 Apologies for Absence

Apologies for absence had been received from Cllr Davies. The Committee NOTED that Cllr Thomas' apologies given for the meeting on 3rd October 2011 had inadvertently not been presented at that meeting.

PL681 Confirmation of Minutes

The Minutes of the meeting held on 3rd October 2011 were CONFIRMED as a correct record and signed by the Chairman.

Cllr Chalk joined the meeting during the next item.

PL682 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1935/11 and EPF/1960/11 as he had been consulted by residents on previous planning applications for these sites as their ward member.

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1945/11 and EPF/1998/11 as he knew one of the neighbours.

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1964/11 as he was a church member but held no position of control within it.

Cllr J W Angold-Stephens declared a personal and prejudicial interest in EPF/1964/11 as she was Chairman of the Property Committee of Loughton Methodist Church and would leave the meeting when the application was discussed.

Cllrs Chalk, Frankland, C C Pond and Thomas declared a personal but non-prejudicial interest in EPF/1964/11 as they knew Cllr J W Angold-Stephens.

PL683 Matters for Report

683.1 Withdrawn application – EPF/1284/11 – Sir Winston Churchill, The Broadway, IG10 3SP – Change of use from pub beer garden to allow operation of a hand car wash – Min. no. PL648.1

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

683.2 Notice of Enforcement Appeal: ENF/0133/10 – 26 Kenilworth Gardens, IG10 3AF – Without planning permission the erection of a rear single storey extension across the width of the property with a first floor infill and which incorporates single storey rear extensions on the left and the right hand sides of the extension – Min. no. PL661

The Committee NOTED the information received from Epping Forest District Council and restated its objections to the Planning Inspectorate which were:

The Committee re-iterated its comments previously made on planning applications EPF/0782/10 and EPF/2594/10 which were:

The Committee strongly OBJECTED to this planning application, which it considered was a gross overdevelopment of the small site and was causing an excessive intrusion from overlooking to the amenities of residents in neighbouring properties.

Moreover, the Committee was greatly concerned by the over-long ground floor extension, as well as the inadequate and possibly misleading plans submitted. There were also safety concerns that the erected balcony did not have an appropriate balustrade. The retrospective works were therefore deemed to be contrary to Policies DBE 9 (i) & (ii) of Epping Forest District Council's adopted Local Plan & Alterations.

In addition, the Committee was extremely concerned the revised plans made the situation with the balcony even worse by the proposed removal of the parapet wall thus increasing the danger of items falling from the flat roof.

Members viewed the plans as misleading since the retrospective works were drawn the same for both existing and proposed, as well as the use of a non-existent street name 'Abbey Mews' for the access road serving the rear of properties.

683.3 Local Government (Miscellaneous Provisions) Act 1982 Street Trading, Oakwood Hill Industrial Estate – Denko Terziev – selling of food at Oakwood Hill Industrial Estate, IG10 3TZ – Min. no. PL660

The Committee NOTED the information received from the District Council Licensing Enforcement Officer that consent had been granted to Mr Terziev by members of the Licensing Panel meeting on 4th October 2011. Additionally, the Town Council's representation had been taken into account and a condition added that the consent holder was not to position any advertisement A-board outside 20 metres of the van.

683.4 Appeal Decision by the Planning Inspectorate on EPF/0529/11 – 27 Algers Road, IG10 4NG – Ground and first floor rear extension (Revised application to EPF/2090/10) – Min. no. PL639.1

The Committee NOTED the Appeal Decision received from the Planning Inspectorate that the appeal was allowed and planning permission granted for the above proposal subject to the conditions listed in the Decision.

PL684 Planning Applications

The Committee AGREED to bring forward the following item, as members of the public were interested in this application.

EPF/1838/11	39 Traps Hill	Two storey side extensions, roof extensions, two storey rear extension, rear conservatory and two storey front extension (to form garage/fitness room)
	IG10 1SZ	
	Mr & Mrs U & M	
	Agarwal	

A member of the public with an interest in this application addressed the meeting.

The Committee had NO OBJECTION to this application but expressed concern that the development extended to the site boundary with no. 41 Traps Hill.

PL685 Epping Forest District Council Planning Officer

The Committee welcomed Mr David Baker, Epping Forest District Council, to the meeting. He explained he was keen to improve communications between the District Council and town/parish councils and addressed members concerns on several matters members raised, which included:

- The lack of a Local Plan. While the new National Planning Policy Framework was due in April 2012, Epping Forest District Council's Local Plan was unlikely to be adopted until April 2014.
- Strategic Housing Land Availability Assessment (SHLAA) and Call for Sites (agenda item 9). The District Council needed to gauge what sites were available for housing within the district.
- Article 4 Directions. The ones in place in Loughton's conservation areas worked but the York Hill Conservation Area Article 4 Direction was very limited as it only covered boundary treatment not frontages, and the character of a conservation area was also determined by building features/design and its impact on the streetscene. Members also commented that additional conservation areas within the town had been submitted for consideration, but little response received from the District Council. Mr Baker stated that a new Conservation Officer had been appointed by the District Council and he would bring the proposed additional conservation areas to her attention. The Planning Clerk was asked to resubmit the applications to Maria Kitts.
- High illuminance levels on illuminated signage in the town. The Local Planning Authority could only restrict illuminance levels on new planning applications.
- Paperless planning meetings. This was the second paperless committee meeting, with plans being screened by a projector rather than using paper plans. On the whole the response from members was positive, but they discussed some of the difficulties encountered so far.

Mr Baker thanked members and particularly said that Planning Officers found Loughton Town Council's comments on planning applications very useful. He would stay for the duration of the meeting to see the new procedure for displaying plans in practice and make notes on any issues that arose.

PL686 Planning Applications

686.1 The following applications for planning permission were considered and the plans inspected.

EPF/1816/11 63 Alderton Hill Front walls with railings and entrance gates
IG10 3JD
 Mr Paul Willers

Members would prefer the railings to be lower and asked for consideration for the top of the railings to be curved to maintain the open aspect of Alderton Hill. If the District Council was minded to grant planning permission, the Committee asked for a planting condition behind the railings to replace the sycamore tree to be lost through the proposed scheme.

EPF/1818/11 Units 2-8 and 14-18 Proposed demolition of site, nos. 2-8 and 14-
Torrington Drive 18 Torrington Drive, and provision of car
IG10 3SZ parking spaces increasing current capacity
 Mr Daniel Peacock from 26-44

The Committee had NO OBJECTION to the demolition of the shops but was concerned on the charging regime to be implemented. Members asked that a condition be imposed that the car park should remain a free car park for customers of the Sainsbury store, as with the similar set-up for the Sainsbury supermarket in Old Station Road, Loughton.

EPF/1836/11 27 Algiers Road Certificate of lawful development for roof
IG10 4NG alterations including a rear dormer
Mr Suhail Khawaja
The Committee NOTED this application.

EPF/1844/11 1 Southernhay Change front projecting hip end roof to gable
IG10 4EN end
Mr Roger Beaton
The Committee had NO OBJECTION to this application.

EPF/1867/11 11 Hillcroft Rear flat roof dormer extension at second
IG10 2PS floor
Mr Vince Zabbar
The Committee had NO OBJECTION to this application.

EPF/1872/11 2 Connaught Avenue Rear first floor extension, double storey rear
IG10 4DP and side extension, single storey garage to
Mr Crawford side and orangery, external elevation
enhancement and vehicle crossover
Cllrs J W Angold-Stephens, Chalk, C C Pond and Thomas declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to the proposed extensions. Members liked the orangery but disliked the proposed balcony, which was considered incongruent to the rest of the proposal, situated within a candidate conservation area, and detracted from the appearance of the building that was in a prominent place in the streetscape.

In addition, members considered the advice of the County Highways Officer on the safety aspects of the proposed crossover should be sought.

EPF/1875/11 197A The Broadway Loft conversion with rear dormer window
IG10 3TE
Mrs M Fairlamb
The Committee had NO OBJECTION to this application.

EPF/1877/11 6 Stanmore Way Ground floor side kitchen extension
IG10 2SA
Mr Z Hasmat-Ali
The Committee had NO OBJECTION to this application but expressed concerns that the (flat) roof could provide easy access to the first floor bathroom window, thus detracting from good security.

EPF/1912/11 40 Fallow Fields Single storey side extension
IG10 4QP
Mr John Wickham
The Committee had NO OBJECTION to this application.

EPF/1919/11 2 Stony Path First floor side extension
IG10 1SJ
Ms Zara Swan
The Committee had NO OBJECTION to this application.

EPF/1935/11 67 York Hill
IG10 1HZ
 Mr J & Mrs A
 Trattmansdorff

Two storey rear extension with extended raised patio, internal alterations and loft conversion with two front dormer windows and rear roof lights and part pitched roof to existing garage (Amended application)

The Committee had NO OBJECTION to this application but expressed concern if (it being unclear from the plans) it was intended to use UPVC for the front windows, which members considered would detract from the property and the conservation area. The Committee considered all front windows (and it approved of the design for the replacements on lower floors) should be of timber.

The Committee AGREED to bring forward EPF/1998/11, and dealt with the next two applications together as they were for the same site.

EPF/1945/11 Rose Cottage
24 Wroths Path
IG10 1SH
 Mr D Smithson

Alterations and single storey extension with partial demolition

EPF/1998/11 Rose Cottage
24 Wroths Path
IG10 1SH
 Mr D Smithson

Conservation area consent for partial demolition

The Committee had NO OBJECTION to these applications.

EPF/1960/11 42 Queens Road
IG10 1RS
 Mr O Bishop

First floor front extension. Rear and side single storey extension as approved previously Ref: EPF/1289/11

The Committee had NO OBJECTION to this application but would prefer timber window frames.

Cllr J W Angold-Stephens left the meeting.

EPF/1964/11 Loughton Methodist
Church
260 High Road
IG10 1RB
 Mr Martin Howarth

Installation of solar panels

The Committee had NO OBJECTION to this application.

Cllr J W Angold-Stephens rejoined the meeting.

EPF/1970/11 20 Connaught
Avenue
IG10 4DS
 Mr Russell Huntley

Extension of time limit of planning permission EPF/1231/08 (Demolition of existing and erection of new five bedroom house with accommodation at basement level)

The Committee had NO OBJECTION to this application.

EPF/2004/11 7 Cleves Close
IG10 3NN
 Mr Syed Hussain

TPO/EPF/02/93
 T19 - Field Maple - Crown reduce by approximately 2 metres

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.

686.2 Applications provided for information only – EPF/1947/11

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

PL687 Decisions

687.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL688 Enforcement and Compliance

The Committee NOTED the reports that had been received and the current enforcement cases as advised by the District Council in its weekly list for 26th September to 7th October 2011.

PL689 Strategic Housing Land Availability Assessment (SHLAA) and Call for Sites

The Committee made no comment on the methodology for the SHLAA process. Members asked the Planning Clerk to respond immediately to the District Council's Forward Planning section that none of the sites owned or leased by the Town Council were considered suitable for development.

The Committee AGREED to defer to the next meeting consideration of suggestions for land within the town, which had potential for development (not just for housing), in the period of the Local Plan that covered the period up to 2031.

PL690 Estimates for 2012/13

The Committee AGREED to launch the Design Award Scheme before the end of March 2012, the details of which would be discussed at the next meeting. It was also agreed that the item stated as *Town Design Statement* should be renamed "Neighbourhood Planning".

The Committee confirmed the Estimates for 2012/13 as presented in the Agenda such that the net figures were as follows:

	£
Total budget expenditure (excluding committee recharge)	
Income	0
Net expenditure	15,500
Less income from earmarked reserves*	<u>--15,000</u>
Total net expenditure	£500

*Details of transfers from earmarked reserves:

<i>Neighbourhood planning</i>	15,000
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The Chairman thanked Mr Baker for his attendance and interest.

Signed
Date: 31st October 2011

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 31st October 2011 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)
C Davies (from Min. no. PL696) T Frankland T Thomas
S M Harper (as substitute for J W Angold-Stephens)

Officer: Vivienne Messenger (Planning Clerk)

PL691 Apologies for Absence

Apologies for absence had been received from Cllrs J W Angold-Stephens and Chalk. The Planning Clerk reported that Cllr S M Harper had been nominated as Cllr J W Angold-Stephens' substitute for this meeting. Apologies for lateness had been received from Cllr Davies.

PL692 Confirmation of Minutes

The Minutes of the meeting held on 17th October 2011 were CONFIRMED as a correct record and signed by the Chairman.

PL693 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/2026/11 because various interested parties had consulted him on the application as their ward member, but he had expressed no opinion.

PL694 Matters for Report

694.1 Withdrawn appeals:

ENF/0085/08 – E7 Site and land to the south east side of Langston Road, Loughton – The raising of land levels by way of importing, depositing and spreading of fill material including demolition waste, clay and soil – (Planning Inspectorate ref no: APP/J1535/C/11/2153877) – Min. no. PL598

ENF/0085/08 – E7 Site and land to the south east side of Langston Road, Loughton – Without planning permission the use of the land for the deposit of waste material including the activities of importing, depositing and spreading of waste materials on the land – (Planning Inspectorate ref no: APP/J1535/C/11/2153878) – Min. no. PL598

The Committee NOTED the information received from the Planning Inspectorate that these appeals had been withdrawn by the applicant, Polofind Limited.

PL695 Neighbourhood Planning Regulations

The Committee AGREED to defer this item to the next meeting for consideration as the consultation did not close until Thursday 5th January 2012.

PL696 Planning Applications

The following applications for planning permission were considered and the plans inspected.

EPF/1018/11 33 The Square Construction of garage door to open garage
IG10 3FE
Ms Deborah Heilbron

The Committee had NO OBJECTION to this application.

EPF/1479/11	Belgique 3 Centric Parade High Road IG10 1DN Belgique (SRAD Ltd)	Variation of condition 2 of planning permission EPF/0963/10 to allow opening time from 8.00am (Change of use from a mixed use for shop and restaurant purposes (use classes A1 and A3) to sole use as a restaurant (use class A3) and new shop front and shutter)
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The Committee deplored the retrospective application but had NO OBJECTION to the proposal.

EPF/1954/11	9 Stanmore Way IG10 2SA Mr Tony Mascari	Front/side/rear two storey extensions, single storey front and rear extensions, new roof incorporating loft conversion with 3 no. rear dormers and raised ridge
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The Committee had NO OBJECTION to this application.

The Committee AGREED to bring forward EPF/2081/11, and dealt with the following two planning applications together, as they were for the same site.

EPF/1988/11	43 The Uplands IG10 1NQ Mr Antony Gabrielli	Two storey rear extension, front dormer with pitched roof and three similar roofs to existing dormers, one front and two rear (Revised application)
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EPF/2081/11	43 The Uplands IG10 1NQ Mr Anthony Gabrielli	Certificate of lawful development for a proposed part single, part two storey rear extension, new front dormer with pitched, gable roof and three similar roofs to existing dormers, one front and two rear
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The Committee NOTED the contents of a letter of objection.

The Committee NOTED the certificate of lawful development application but was concerned the revised design on both applications did not overcome its previous objections for EPF/1266/11, which were:

The Committee OBJECTED to the proposal. It considered the design was poor, too high in relation to the rest of the house and would badly affect the light to the living room-kitchen of the neighbouring property at no. 41, contrary to Policies DBE 9 (i) & (iii) of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee NOTED that the house was located in one of the areas the Town Council had suggested to the District Council as an additional conservation area, and was next door to a house of architectural importance.

EPF/1989/11	1 and 1A Warren Hill IG10 4RL Warren Hill Development Co Ltd	Entrance gates, gate piers and return walls to shared driveway serving 3 dwellings granted permission under EPF/1039/10
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The Committee had NO OBJECTION to this application, and members were pleased with the aesthetics of the proposed gates.

EPF/1991/11	2 Langley Meadows IG10 2DL Mr Pawan Kumar	Conversion of a garage to habitable room
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The Committee was unsure from the plans provided whether adequate parking space was retained, but otherwise had NO OBJECTION to this application.

EPF/1992/11 12-30, Church Hill
IG10 1LA
 Mr Michael Page

Application to vary condition 8 'Access' of planning approval granted on appeal under EPF/0900/08 (Demolition of existing buildings and erection of three linked blocks of three storeys with accommodation at roof level. The development comprises 24 apartments, 3 retail units and 27 car parking spaces, cycles parking and amenity area)

The Committee had NO OBJECTION to this application but asked the District Council to impose a planning condition to protect users of the footpath that led to Queens Road, and ran adjacent to the proposed site access.

EPF/1995/11 25 Mornington Road
IG10 2AW
 Mr Ray Sullivan

Proposed two storey side and rear addition

The Committee had NO OBJECTION to this application.

EPF/1997/11 6 Willingale Close
IG10 2BY
 Mr & Mrs R Pegg

Erection of two storey, two bedroom semi-detached dwelling (Revised application)

Cllrs S M Harper, C C Pond and Thomas declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee considered the revised design was neither an improvement, nor overcame the proposed parking access and in addition, was contrary to Government recommendations given on Planning Policy Statement PPS3 on the issue of garden development also known as 'garden grabbing'.

The Committee therefore reiterated its previous concerns, which were:

The Committee expressed a strong concern on whether there was sufficient private amenity space for the new house and was worried that this would set a precedent on the estate. The proposal would also create a cramped access to no. 6 and result in an altered streetscape to the square. Members requested a replacement tree if the District Council was minded to grant planning permission.

EPF/2003/11 Pump House
27 Pump Hill
IG10 1RU
 Mr Christopher Turner

Front/side conservatory and replacement bay window to rear

The Committee had NO OBJECTION to this application.

EPF/2021/11 103/105 Tycehurst
Hill
IG10 1BZ
 Mr Michael Spong

Rebuild of front boundary wall with pedestrian gate and electric sliding vehicle gate (to form part of new build four bedroom house)

The Committee had NO OBJECTION to this application but asked for a planting condition to reduce the impact of urbanisation on the streetscene.

EPF/2026/11 15A Pump Hill
IG10 1RU
 Mr Peter Reynolds

Front, side and rear extension and extension/alteration to roof to result in change to two storey dwelling

The Committee had NO OBJECTION to this application.

EPF/2028/11 31 Valley Hill First floor side and rear extensions, and
IG10 3AE ground floor rear extension
M P Woolston

The Committee had NO OBJECTION to this application.

EPF/2035/11 23 Millsmead Way Certificate of lawful development for proposed
IG10 1LR roof alterations and rear dormer in a loft
Mr & Mrs Ian & Anna conversion
Barnett

The Committee NOTED this application but drew the District Council Planning Officer's attention to the juliet balcony on the rear dormer.

EPF/2053/11 4 Hill Top Close First floor rear extension
IG10 1PY
Mr Norman Agass

The Committee had NO OBJECTION to this application.

EPF/2057/11 32 Crossfields Two storey side extension
IG10 3PY
Miss D Matthams

The Committee had NO OBJECTION to this application.

Cllr Davies joined the meeting during the next item.

EPF/2078/11 8 Wellfields Demolition of existing single garage structure
IG10 1NX and the erection of a double width garage
Mrs Carol Burns covered link/porch to main house. Alterations
to front drive area (increase in surface area)
and widening of front gateway. Installation of
automated vehicle gates 1.8m to 2.24 in
height and railings to front

The Committee preferred the existing picket fence and leafy hedge arrangement but had NO OBJECTION to this application, provided a suitable planting condition was imposed by the Local Planning Authority for screening behind the proposed railings.

EPF/2086/11 16 Clays Lane TPO/EPF/42/91
IG10 2RZ T1 (T14 on TPO) - Willow - Crown reduce as
Mr Gurjit Panesar 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.

EPF/2089/11 18 Upper Park TPO/EPF/26/11
IG10 4EW T6 - London Plane - Crown lift as specified
Mr Dan Clayphan

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.

PL697 Decisions

697.1 Decisions by Epping Forest District Council

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

PL698 Enforcement and Compliance

The Committee NOTED the reports that had been received and the current enforcement cases as advised by the District Council in its weekly lists for 10th – 14th and 17th – 21st October 2011.

PL699 Strategic Housing Land Availability Assessment (SHLAA) and Call for Sites

The Committee AGREED to defer this item to the next meeting for further consideration and to revisit the District Council's proposed methodology for the SHLAA process before the consultation closed on 18th November 2011.

The Committee discussed the availability of land within the town, which had potential for development (not just for housing), in the period of the Local Plan that covered the period up to 2031.

Members suggested that semi-derelict garage spaces, such as those behind the Pyrles Lane shopping parade that backed onto Swanshope, had the potential for redevelopment as housing. This could similarly be applied to other garage sites on the estate, which were no longer used for parking or might have fallen into disrepair.

Part of the former Bridge Farm, immediately to the east of Debden Station now occupied by Clinton Cards, was another area proposed. Members considered this was a very sustainable location for housing and should also lead to improvements for westbound access to the station from a future planning application and Section 106 agreement.

Signed

Date: 14th November 2011

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 14th November 2011 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

J W Angold-Stephens

C Davies

M R M Chalk (from Min. no. PL703.1)

T Frankland

Officer: Vivienne Messenger (Planning Clerk)

PL700 Apologies for Absence

Apologies for absence had been received by the Chairman from Cllr Thomas.

PL701 Confirmation of Minutes

The Minutes of the meeting held on 31st October 2011 were CONFIRMED as a correct record and signed by the Chairman.

PL702 Declarations of Interest

No declarations of interest were made.

Cllr Chalk joined the meeting during the next item.

PL703 Matters for Report

703.1 Notice of Appeals:

EPF/0221/11 – 165 & 165A High Road, IG10 4LF – Refurbishment and enlargement of existing building by way of a basement storage area, construction of one additional storey and erection of a four storey rear extension incorporating 5 parking spaces, extension to ground floor commercial units (12 additional flats) comprising 6 studio flats, 8 one bedroom flats and 2 three bedroom flats – Min. no. PL561.1

The Committee had thought the development was only on the verge of acceptability and had previously sought planning conditions, in addition to an S106 Agreement to improve the ambience, but had not objected to the application as detailed below:

The Committee had NO OBJECTION to this application but expressed concern at the lack of private amenity space (e.g. for clothes drying) and limited parking allocation for only six vehicles, but appreciated the site was well served by public transport. To enhance pedestrian safety, members requested the installation of a guard rail on the northern side of the access road and the realignment of the adjacent section of pavement.

Furthermore, the Committee asked for a Section 106 Agreement for town centre enhancement towards repairs to the nearby drinking fountain, to provide more hanging baskets in the vicinity of the development and, by agreement with the Conservators of Epping Forest, environmental improvements to Standard Green.

Members also NOTED the different description of the proposal given on the District Council Decision Notice incorporating only 5 parking spaces instead of 6, and 2 three bedroom flats instead of 2 two bedroom flats. The Committee asked the Inspector to add these provisions if the appeal was allowed.

EPF/0400/11 – Grass Verge at rear of Pavement, next to Boundary with Oaklands School Opposite Junction with Spring Grove, High Road, IG10 4RG – Prior approval determination for a telecommunications installation

comprising the erection of a 11.8m high street works monopole with antenna shroud, to be used by both O2 and Vodafone, together with ground level equipment cabinets – Min. no. PL561.1

The Committee NOTED the information received from Epping Forest District Council and reiterated its concerns to the Planning Inspectorate which were:

The Committee expressed concern on the siting of a pole near to the school.

The Committee NOTED that the Town Council had received no pre-application consultation contrary to the accompanying documentation.

703.2 Epping Forest District Council iPlan User Group – Min. no. PL647

The Committee NOTED the Chairman's report of the meeting of the User Group on Monday 14th November 2011. Legibility issues on plans that were being projected continued to be addressed. The District Council Planning and Economic Development Business Manager had discussed scrutinising submitted plans on receipt, to ensure a better quality for screening. However, no sensible suggestions on scaling projected plans were forthcoming, except to encourage the inclusion of written dimensions as opposed to scale bars on new planning applications where exact measurements were more critical, for example where works extended close to the site boundary.

The District Council Planning Officers had suggested the idea of pooling equipment for smaller parish councils so as to facilitate the purchase, if individual expenditure was to prove too costly.

It was reported that there were plans to improve the Epping Forest District Council's website.

PL704 Neighbourhood Planning Regulations

The Committee NOTED this consultation on the Government's proposal, and commented strongly that Loughton was deficient in suitable land for new development.

PL705 Community Infrastructure Levy

The Committee discussed the Government's proposals to reform the Community Infrastructure Levy (CIL) in the Localism Bill, and would consider responding to the questionnaire at the next meeting.

Members were of the opinion that a third of the levy should be apportioned to town/parish councils. It was also suggested that these funds from the CIL should not be tied to a specific place, except within the parish, and so benefit the wider community.

PL706 Loughton Building Design Awards

The Committee considered the report and AGREED the following:

1. A single award would be made for works carried out during the last twelve months, which had significantly enhanced the town, improved a dilapidated building, or upgraded or enhanced a conservation area, or were otherwise noteworthy in terms of design or innovation.
2. A plaque, which included the Loughton Town Council logo, would be presented to the winner at the Annual Town Meeting.
3. Submissions for the shortlist would be invited in January each year.

The composition of the judging panel would be defined at the next meeting.

PL707 Planning Applications

707.1 The following applications for planning permission were considered and the plans inspected.

EPF/1977/11 124 Willingale Road Two storey side extension
IG10 2DA

Mr R Williamson

The Committee had NO OBJECTION to this application but was concerned about its impact on the amount of light to the ground floor maisonettes in the adjacent block, numbered 126-132 Willingale Road. There was also concern that the two storey development extended to the site boundary.

EPF/2020/11 85 Forest Road Extend existing vehicle crossover by 2 metres
IG10 1EF

Ms Toni Rose

As parking in Forest Road was a serious ongoing problem, the Committee was extremely concerned that the proposal would cause a reduction in available parking in the road, and only serve to exacerbate existing parking difficulties. Members also commented on the very out of date block plan that had been submitted.

EPF/2083/11 1 Church Hill Erection of 4m fencing (ball stop fencing) to
IG10 1PD protect the car park from the cricket club

Mr Malcolm Wallace

The Committee could not deduce from the plans the exact configuration of the netting and commented that a photograph showing details of the proposed fencing, including the specifications of the mesh size, would have helped allay concerns regarding the fencing's visual impact on the surrounding area.

EPF/2133/11 26 Kenilworth Retention of first floor and single storey rear
Gardens extensions and dormer window
IG10 3AF

Mr Damian Murray

The proposal did not appear to be significantly different to past applications and members reiterated their previous comments made on EPF/2594/10 and EPF/0782/10, which were:

The Committee strongly OBJECTED to this planning application, which it considered was a gross overdevelopment of the small site and was causing an excessive intrusion from overlooking to the amenities of residents in neighbouring properties.

Moreover, the Committee was greatly concerned by the over-long ground floor extension, as well as the inadequate and possibly misleading plans submitted. There were also safety concerns that the erected balcony did not have an appropriate balustrade. The retrospective works were therefore deemed to be contrary to Policies DBE 9 (i) & (ii) of Epping Forest District Council's adopted Local Plan & Alterations.

In addition, the Committee was extremely concerned the revised plans made the situation with the balcony even worse by the proposed removal of the parapet wall thus increasing the danger of items falling from the flat roof.

Members viewed the plans as misleading since the retrospective works were drawn the same for both existing and proposed, as well as the use of a non-existent street name 'Abbey Mews' for the access road serving the rear of properties.

EPF/2135/11 Football Academy Site
Langston Road
IG10 3TQ
 Mr Christopher Hunn

Retrospective application for continued use of use of land (known as 'Tennis Courts' within grounds of the Football Academy) for storage of buses, coaches and vehicles

The Committee OBJECTED to the continued use of the land for the storage of such vehicles and considered this proposal an inappropriate use of Green Belt land, which was contrary to Epping Forest District Council's Green Belt Policy GB2A.

EPF/2152/11 Harvey Gardens
IG10 2AD
 Epping Forest District Council - Mr Haydn Thorpe

Provision of off street parking facilities

The Committee had NO OBJECTION to this application but asked that disabled bays should be apportioned to the needs of the residents. Furthermore, the proposed 16 parking spaces should be properly delineated, and the parking restricted to private cars of Harvey Gardens only. Members also stated their preference for a permeable surface such as Grasscrete, instead of using impermeable tarmacadam.

EPF/2162/11 6 Cleves Close
IG10 3NN
 Mr A Doy

TPO/EPF/02/93
 T1 (T20 on TPO) - Oak - Crown reduce by 25%

The Committee expressed surprise that the plan had been registered as there was no block plan and the submitted drawing had no dimensions or scale attached, making it impossible to judge the impact of the tree on nearby houses.

However, 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.

EPF/2195/11 Unit 1
Britannia Centre
Lenthall Road
IG10 3SQ
 Industrial Tools Supplies (London) Limited

Change of use of existing light and general industrial premises (B1and B2) to B1 and B2 use plus B8 (storage and distribution) use

The Committee had NO OBJECTION to this application.

EPF/2199/11 127 High Road
IG10 4LT
 Littlecroft Properties Ltd

Relocation of existing projecting sign at first floor level to a lower position at and above fascia level (Revised application)

Members did not consider the proposed relocation would alleviate the excessive signage on this building. The Committee would like the projecting sign to be the same depth as the height of the existing fascia, and be sited alongside the fascia, at the same level.

EPF/2267/11 10 Brooklyn Avenue TPO/CHI/02/70
IG10 1BL A1 - Acer - Crown reduce by 2 metres
Mr John Leadeham

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.

Members NOTED the rudimentary plan submitted with the application.

707.2 Applications provided for information only – EPF/2122/11

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

PL708 Decisions

708.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL709 Enforcement and Compliance

The Committee NOTED the reports that had been received and the current enforcement cases as advised by the District Council in its weekly lists for 24th – 28th and 31st – 4th November 2011.

PL710 Strategic Housing Land Availability Assessment (SHLAA) and Call for Sites

The Committee approved of the District Council's proposed traffic light scoring system to calculate on equal terms the potential suitability of a site for housing development.

However, the way the land availability assessment was devised did not mention using space above shops for flats or semi-derelict garage spaces. Members suggested that if these smaller pieces of land were taken into consideration for redevelopment, not just new sites, together they would accumulate to a larger amount.

Signed
Date: 28th November 2011

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 28th November 2011 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

J W Angold-Stephens

T Frankland

C P Pond (as substitute for Cllr Chalk)

C Davies (until Min. no. PL718.1)

T Thomas

Officer: Vivienne Messenger (Planning Clerk)

1 member of the public

PL711 Apologies for Absence

Apologies for absence had been received from Cllr Chalk. The Planning Clerk reported that Cllr C P Pond had been nominated as Cllr Chalk's substitute for this meeting.

PL712 Confirmation of Minutes

The Minutes of the meeting held on 14th November 2011 were CONFIRMED as a correct record and signed by the Chairman.

PL713 Declarations of Interest

Cllr C P Pond declared a personal but non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. She stated that any view she gave at this meeting would be considered afresh if the application came before a District Council committee, in the light of all the evidence available at the time.

Cllrs C C Pond and C P Pond declared a personal but non-prejudicial interest in EPF/2332/11, EPF/2337/11 and EPF/2353/11 as they knew the applicants.

Cllr Davies declared a personal but non-prejudicial interest in EPF/2218/11 as she knew the owner of a neighbouring property.

PL714 Matters for Report

714.1 Withdrawn application – EPF/1824/11 – 36 York Hill, IG10 1HT – Grade II listed building consent for the proposed addition of a first floor extension to the rear of the property providing new bedroom 2. The removal of the glazed roof to the rear conservatory and replacement slate roof with two conservation roof lights. The removal of the flat glazed roof over the existing kitchen and the incorporation of a new zinc roof with two glazed roof lights and valley gutters. The removal of the flat roof over the existing bathroom and adding a new small slate hipped roof. Addition of a small casement window to the rear of the existing single storey range. Internal alterations – Min. no. PL677.1

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

714.2 EPF/2580/10 – Council Depot site and adjacent Land off Langston Road, IG10 3UE – Outline application for the redevelopment of site for 16,435 square metres (GIA) of predominately A1 retail floorspace, (including up to 1000 square metres (GIA) of A3 Floorspace), landscaping, car parking, ground

remodelling works, retaining wall structures and two accesses off Langston Road – Min. no. PL533.4

The Committee was of the opinion that the proposed traffic management scheme would do no more than maintain the status quo of the present level of traffic congestion when the potential extra traffic from the proposed retail development was taken into account. The following specific comments were made by the Committee, and the Local Planning Authority was asked to incorporate them as conditions or obligations should the application (to which the Committee had objected as a whole) be recommended for approval:

- The loss of the trees caused by the proposed realignment of the A1168 (Chigwell Lane) was strongly deplored. The plans should be adapted so as to avoid them.
- Highway safety concerns were raised regarding the bus stop lay-by to be sited outside Epping Forest College on its proximity to the busy Rectory Lane / Borders Lane junction. A bus lay-by was not necessary given that only one bus an hour served the stop, and that to make the lay-by as many as four valuable trees might have to be felled. The Committee suggested the bus stop should be moved at the applicants' expense, still at the kerbside, back towards the Rectory Lane Health Centre.
- A Section 106 Agreement to complete, pay for, and implement in full the Debden Parking Review, to prevent displacement parking elsewhere on the Estate.
- The applicants should pay for parking restrictions to prevent parking damage to the verge and kerb in Oakwood Hill.
- The provision of a slip road from A1168 (Chigwell-bound) with a mandatory left turn into The Broadway.
- The applicants should pay for the order and signage for no waiting at any time on that part of the A1168 covered by this traffic scheme.
- The applicants should fund control by traffic lights for M11 traffic exiting from the motorway on to Chigwell Lane.
- The cycle route along Chigwell Lane should be completed and properly signed at the applicants' expense.

The Committee approved of the proposed box junctions. Members considered the proposed highway solution would not solve the isolation of the proposed retail centre for pedestrians walking from The Broadway and Debden Station.

714.3 Neighbourhood Plans – Min. no. PL704

A letter from Epping Forest District Council Forward Planning (Planning Directorate) confirmed the Localism Act had introduced neighbourhood plans as the preferred approach to community planning in the district. The Committee NOTED the following key points. Neighbourhood plans would:

- be prepared by town/parish councils
- legally have policy status
- be used to positively encourage sustainable development (within the parameters set by the district wide local plan)
- directly outline where development would go and type of development
- designate village greens and key spaces to be protected
- determine how development and regeneration would be delivered in an area (anything outside of which could be opposed on a planning policy basis)
- be subject to consultations, public examination and a referendum

The final decision on the adoption of a neighbourhood plan would be made by the Local Authority, who would also publish the adopted document.

The Committee NOTED that Epping Forest District Council was working with the Rural Community Council Essex (RCCE) to produce county-wide guidance, which was anticipated to be in place by January 2012.

PL715 Community Infrastructure Levy

The Committee AGREED to respond positively to questions 1 to 8 in the Consultation and made the following additional comments:

- A third of the levy should be apportioned to town/parish councils.
- The cap on payments, per council tax dwelling, should be 10 per cent of the dwellings' intended sale price.
- If a parish council had no website, the Responsible Financial Officer of that council should notify the principal authority so the report on levy funding could be published on its website instead.
- The proposals should exclude town/parish councils' expenditure from limiting the matters that might be funded through planning obligations, as any large scale development will have implications for local councils. For example, those that were burial authorities and/or provided allotments, as development might well impose significant extra burdens.

Members chose not to comment on whether authorities should be given the choice to use levy receipts for affordable housing as the Town Council was not a housing authority.

PL716 Loughton Building Design Award

The Committee confirmed the judging panel would comprise the Town Mayor and Chairmen of the Planning & Licensing and Environment & Heritage Committees. It was AGREED that all town councillors would be able to make suggestions and a nomination form would be available at meetings for this purpose. The Planning Clerk would also keep the Committee's suggestions on file throughout the year for shortlisting annually each January.

PL717 Section 106 Agreements

The Committee NOTED the list of items identified by other committees as deserving of a Section 106 contribution should the opportunity arise, which were as follows:

Recreation Committee:

- Skate Park facility
- Play areas (new works/upgrading)
- Major improvements to the Roding Valley Recreation Ground changing rooms and car park area
- Outdoor gym facilities

Environment Committee:

- Public toilets

Resources and General Services Committee

- Noticeboards

PL718 Planning Applications

718.1 The following applications for planning permission were considered and the plans inspected.

Cllr Thomas declared a personal and prejudicial interest in the next item as a resident had spoken to her on the proposal and, as she had expressed an opinion, left the meeting.

**EPF/2102/11 3 Church Hill
IG10 1QP
Mrs K Hersey**

Change of use from dwelling (C3) to pre-school day-nursery (D1)

The Committee OBJECTED to the proposed change of use, expressing concern at the loss of parking spaces as there was very limited parking in the vicinity and existing onstreet parking had reached saturation levels. It NOTED that the nursery formerly at 1 Church Hill had provided significant private parking. Members considered the loss of a dwelling house and the disturbance the proposed nursery would cause to residents in The Uplands, Church Hill and The Pavilions unacceptable and NOTED the site was immediately opposite a conservation area.

Cllr Thomas rejoined the meeting.

EPF/2112/11 9 Goldings Rise First floor addition to existing bungalow
IG10 2QP
 Mr C Collis

The Committee had NO OBJECTION to this application.

EPF/2127/11 37 Hanson Drive Part two storey side extension and part single
IG10 2EF storey side/front extension, single storey rear
 Ms Elif Akser extension, and loft conversion with rear
 dormer (Amended application including
 raising of roof and roof ridge height)

Cllrs J W Angold-Stephens, C Davies, C C Pond, C P Pond and Thomas declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of concern.

The Committee reiterated comments made previously for EPF/0305/11 which were:

The Committee expressed concern about the effect the scheme would have on the streetscape by unrelieved terracing with regard to Policy DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations. The Committee was unaware of any precedents on wedge-shaped plots but viewed the proposed extensions as being too large for the irregular plot.

In addition, members were concerned the proposal to build the side extension right to the site boundary would result in a very ungainly streetscape.

EPF/2129/11 24 Eleven Acre Rise Basement alterations and front extension of
IG10 1AN basement to meet with existing terrace above,
 Mr Pravin Mayor and converted into habitable use and erection
 of single storey garage (Revised application)

The Committee restated its previous concerns on EPF/1567/11 which were:

The Committee had NO OBJECTION to this application but requested that planning conditions be applied to regulate working hours, wheel washing and disposal of spoil. Members also asked that the new Essex County Council Supplementary Planning Guidance relating to damage to the highway (Development Management Policy DM22: Maintenance Contributions for Damage to the Existing Highway – 2011) be invoked.

EPF/2131/11 1A Southview Road Change of use from use as a dwelling house
IG10 3LG (Use Class C3) to use a clinic for podiatry and
 Mrs Praksha Karsan osteopathic practice (Use Class D1)
 (Amendment EPF/2464/10 in order to vary the
 approved opening time for Saturday from
 9.00 - 12.30 to 9.00 - 4.30pm)

The Committee had NO OBJECTION to this application.

EPF/2153/11 Chester Close Provision of off street parking facilities
IG10 2LP
 Epping Forest District
 Council – Mr Haydn
 Thorpe

The Committee had NO OBJECTION to this application but asked that disabled parking should be designated when needed. Furthermore, the proposed 8 parking spaces should be properly delineated, and the parking restricted to private cars of Chester Close only. Members also stated their preference for a permeable surface such as Grasscrete, instead of using impermeable tarmacadam, and requested the replacement of any trees, hedges and shrubs lost through the works.

Cllr Davies left the meeting.

EPF/2205/11 48 Brooklyn Avenue Certificate of lawful development for a
IG10 1BN proposed side dormer window in a loft
 Ms Rachel Gill conversion

The Committee NOTED this application but drew the District Council Planning Officer's attention to the cubic capacity of the existing extensions.

EPF/2218/11 14 Albion Park Single storey rear and side extension, new
IG10 4RB roof to first floor, bathroom, additional raised
 Mr Roger Keys decking area and new window to front
 elevation (Amended application to
 EPF/2418/10 incorporating small increase in
 size of ensuite shower room next to bedroom
 5)

The Committee declared a personal but non-prejudicial interest in this application as the architect was known to the Council.

The Committee had NO OBJECTION to this application.

EPF/2224/11 33 Bushfields Single storey side and rear extensions and
IG10 3JU loft conversion with rear dormer window
 Mr O M Lewis (Revised application EPF/1545/11)

The Committee considered the proposed dormer to be ugly, expressed concern that the flat roof of the side extension would increase the likelihood of criminal activity, and reiterated its previous comments for EPF/1545/11 which were:

The Committee was concerned on the effect of the neighbours at no. 35 and disliked the flat roof of the rear extension. The proposed works were considered over-large in relation to the original size of the property and members voiced concern about escape routes from the windowless playroom.

EPF/2235/11 54 Upper Park Certificate of lawful development for a
IG10 4EQ proposed single storey rear extension
 Mr Doal (Existing single storey extension to be
 removed)

The Committee NOTED this application.

EPF/2273/11 52 Spareleaze Hill Erection of two rear dormer windows and a
IG10 1BT side dormer window on the north east roof
 Mrs Sale slope, in connection with a loft conversion

The Committee had NO OBJECTION to this application.

The Committee dealt with the next two applications together as they were for the same site.

EPF/2278/11	12 -18 Pump Hill IG10 1RU Mr Daniel Collins	Erection of a new two storey 3 bedroom dwelling (Amendment to planning approval EPF/2302/08)
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EPF/2279/11	12 -18 Pump Hill IG10 1RU Mr Daniel Collins	Extension to planning permission EPF/2302/08 (Erection of a new two storey 3 bedroom dwelling – Amendment to planning approval EPF/2212/04)
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The Committee declared a personal but non-prejudicial interest in these applications as the architect was known to the Council.

Members had NO OBJECTION to the extension of time for planning permission on EPF/2279/11. In addition, if (and it was unclear from the plans submitted) the proposed development represented no significant change to the elevations of the building given planning permission approval in 2008, then the Committee had NO OBJECTION to planning application EPF/2278/11.

EPF/2283/11	121 Valley Hill IG10 3AU Mr Peter Ballard	Single storey rear extension (Revised application)
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The Committee had NO OBJECTION to this application.

EPF/2302/11	36 Greensted Road IG10 3DL Ms Katherine Odoki	Side extension and loft conversion with rear dormer
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The Committee had NO OBJECTION but commented that it disliked the extreme size of the rear dormer.

EPF/2304/11	73 Queens Road IG10 1RR Mr Martin Howard	Single storey rear extension, and raised timber decking with 2m high side privacy screen
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The Committee had NO OBJECTION, but commented that given the narrowness of the plot and the overall length of the proposal, questioned the combined effect of the proposed rear extension and the raised decking with high screening on the amenities of the neighbouring properties.

EPF/2305/11	50 Spareleaze Hill IG10 1BT Mr Steven Gamble	First floor rear extension, two storey side extension and rear dormer window
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The Committee had NO OBJECTION to this application.

The Committee AGREED to bring forward EPF/2337/11, the Determination and Works to Trees application, and dealt with the following two items together, as they were for the same site.

EPF/2332/11	Four Winds Baldwins Hill IG10 1SE Mr Austin Reid	TPO/EPF/16/89 T2 (T3 on TPO) - Cypress - Fell T3, T4, T5 (A1 on TPO) - Holly - Fell
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EPF/2337/11	Four Winds Baldwins Hill IG10 1SE Mr Austin Reid	Rear: T6 & T7 - Lawson's Cypress - Fell T8 & T9 - Leyland Cypress - Fell T10 & T11 - Lawson's Cypress & Pear – Fell
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Front:
Holly - Fell
Hornbeam - Pollard

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 these applications.

If, however, the District Council's arboricultural officers deem these applications acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Furthermore, the District Council should consider whether it was appropriate to place tree preservation orders (TPOs) on some or all of these trees as significant loss would result in a drastic reduction of the trees at this locality, which were visible in the streetscene.

EPF/2379/11 4 Brooklyn Avenue TPO/CHI/02/70
IG10 1BL T1 - Ash - Reduce 6 lateral branches by up to
Mrs Amara Wijesuriya 4 metres to previous pruning points

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.

718.2 Determinations and Works to Trees in Conservation Areas

EPF/2298/11 7 Baldwins Hill Front:
IG10 1SE Hawthorn trees - Remove
Mrs Lynn Cannell Rear:
T1 - Cherry - Remove
T2 - Holly x 2 - Remove
T3 - Hawthorn - Remove

The Committee NOTED this application.

EPF/2353/11 31 Staples Road Holly tree - Reduce in height from
IG10 1HR approximately 20 feet to 10 feet and tidy up to
Mr John Richardson improve appearance

The Committee NOTED this application.

718.3 Applications provided for information only – EPF/2215/11

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

PL719 Decisions

719.1 Decisions by Epping Forest District Council

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

PL720 Enforcement and Compliance

The Committee NOTED the reports that had been received and the current enforcement cases as advised by the District Council in its weekly lists for 7th – 11th November 2011.

Signed
Date: 12th December 2011

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 12th December 2011 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

M R M Chalk

C Davies (from Min. no. PL727)

C P Pond (as substitute for Cllr Thomas)

Officer: Vivienne Messenger (Planning Clerk)

2 members of the public

PL721 Apologies for Absence

Apologies for absence had been received from Cllrs J W Angold-Stephens and Thomas. The Planning Clerk reported that Cllr C P Pond had been nominated as Cllr Thomas' substitute for this meeting. Apologies for absence had also been received from Cllr Frankland and apologies for lateness from Cllr Davies.

PL722 Confirmation of Minutes

The Minutes of the meeting held on 28th November 2011 were amended by the Chairman at the meeting at Min. no. PL713 to read:

"Cllrs C C Pond and C P Pond declared a personal but non-prejudicial interest in EPF/2353/11 as they knew the applicants."

"Cllr Frankland declared a personal but non-prejudicial interest in EPF/2332/11 and EPF/2337/11 as he knew the applicant."

The Minutes of the meeting were CONFIRMED as a correct record and signed by the Chairman.

PL723 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/2222/11 as he was slightly acquainted with the applicant, EPF/2317/11 and EPF/2323/11 as he was acquainted with nearby residents and EPF/2318/11 as he knew governors, parents and neighbouring residents of the school.

Cllrs C C Pond and C P Pond declared a personal but non-prejudicial interest in EPF2306/11 as they knew some of the trustees.

Cllrs C C Pond and C P Pond declared a personal and prejudicial interest in EPF/2309/11 as they were a close friend of the applicant.

Cllr C P Pond declared a personal but non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. She stated that any view she gave at this meeting would be considered afresh if the application came before a District Council committee, in the light of all the evidence available at the time.

Cllr C P Pond declared a personal but non-prejudicial interest in EPF/2317/11 and EPF/2323/11 as she knew some of the neighbours, EPF/2318/11 as she knew some of the governors and neighbours of the school, and EPF/2139/11 by virtue of being a District Councillor.

Cllr Chalk declared a personal but non-prejudicial interest in EPF/2320/11 as she lived in the vicinity.

PL724 Matters for Report

724.1 Sustainable Communities Act – Proposal – Min. no. PL616

The Committee NOTED the information received from the Government's Department of Community and Local Government supporting the principle of ensuring local communities and the organisations that represent them are better able to participate in the planning system. The DCLG was also currently discussing the proposal from Leiston-cum-Sizewell Town Council and the National Association of Local Councils for new planning policy/guidance to provide assistance to local councils assessing the planning applications of major developments that arise within their boundaries.

724.2 Withdrawn application – EPF/1988/11 – 43 The Uplands, IG10 1NQ – Two storey rear extension, front dormer with pitched roof and three similar roofs to existing dormers, one front and two rear (Revised application) – Min. no. PL696

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

724.3 Amended plans – EPF/2224/11 – 33 Bushfields, IG10 3JU – Single storey side and rear extensions and loft conversion with rear dormer window (Revised application EPF/1545/11) – Min. no. PL718.1

The Committee NOTED the alterations to the plans that the loft conversion with a rear dormer window had been removed from the proposal, but re-stated its previous comments that:

The flat roof of the side extension would increase the likelihood of criminal activity, and reiterated its previous comments for EPF/1545/11 which were:

The Committee was concerned on the effect of the neighbours at no. 35 and disliked the flat roof of the rear extension. The proposed works were considered over-large in relation to the original size of the property and members voiced concern about escape routes from the windowless playroom.

724.4 Notice of Application to vary a premises licence under the Licensing Act 2003 in respect of Loughton BBQ, 171 High Road, Loughton IG10 4LF – to extend the licensable hours for the supply of late night refreshment by 30 minutes on Thursday, Friday and Saturday from the current hours to the following hours: 01.30hrs on Thursdays, 02.30hrs on Fridays and Saturdays.

The Chairman remarked that as the licensing application appeared in one of the free local newspapers it had not come to the attention of the Town Council and the chance to comment had consequently been lost, as representations were required by Epping Forest District Council by 19th December 2011. The Town Clerk had agreed to raise this with the Licensing Authority.

724.5 Planning and Licensing Committee meetings break over Christmas

The Chairman advised members that as the next meeting would not be until 9th January 2012, the Planning Clerk would approach the District Council Planning Officers for time extensions on any individual applications that would require this. If necessary, the Planning Clerk in discussion with the Chairman would deal with any applications under delegated powers.

PL725 Planning Applications

The Committee AGREED to bring forward EPF/2318/11 as members of the public were interested in the application.

EPF/2318/11 Roding Valley High School Alderton Hill IG10 3JA Board Of Governors	Erection of new 1.7m high student entrance gates on to Alderton Hill (in connection with erection of security fences and gates within the school grounds rear car park, and to the sides of the main building fronting Alderton Hill)
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(Revised application which omits new boundary fencing along Brook Road and Alderton Hill)

Cllrs Chalk, C C Pond and C P Pond declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of twelve letters on the revised proposal.

A member of the public with an interest in this application addressed the meeting.

The Committee had NO OBJECTION to the gates but asked for a planning condition for these to be painted black. Members asked for a condition for the hedgerow to be allowed to regrow to a height of 8 feet 6 inches and asked that the District Council Arboricultural Officer agree a height for the hedge. To address the gaps in the boundary hedge, the Committee asked for replanting with a suitable species during the planting season to protect the resident wildlife, enhance the security of the school site and afford adequate screening to neighbouring properties.

PL726 Planning Conditions

The Committee AGREED to defer this item until the meeting on 23rd January 2012. Until then members could suggest to the District Council Planning Officers planning applications, on an individual basis, that should include a condition on stipulated working hours.

Cllr Davies joined the meeting.

PL727 Planning Applications

The following applications for planning permission were considered and the plans inspected.

EPF/1688/11	29 Alderton Hill IG10 3JD Mr & Mrs BS and AK Wahiwala	Two storey front extension, two storey side extension, single storey rear extensions, provision of accommodation in roof with front gable windows, two side facing dormer windows, and two rear dormer windows; and provision of additional first floor rear balcony terrace
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The Committee had NO OBJECTION to this application but was unable to judge the bulk and visual impact of the proposal on the streetscene, with additional concern for the amenities of the neighbours at no.31 Alderton Hill.

EPF/2036/11	31 Church Hill IG10 1QP Dino Bibolini	Reconstruction of existing single storey rear extension to increase width and change roof
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The Committee had NO OBJECTION to this application.

EPF/2139/11	Audley Gardens IG10 2EL Epping Forest District Council – Mr Haydn Thorpe	Provision of new off street parking facilities
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The Committee had NO OBJECTION to this application but stated their preference for a permeable surface such as Grasscrete, instead of using impermeable tarmac, and requested the replacement of any trees, hedges and shrubs lost through the works.

EPF/2206/11 30 Albion Hill
IG10 4RD
 Mr Gohir Rashid

Certificate of lawful development for a proposed hip to gable roof alterations and a rear dormer window in connection with a loft conversion

The Committee NOTED this application.

EPF/2222/11 9 Baldwins Hill
IG10 1SE
 Mr Colin Lundy

Single storey rear extension

The Committee had NO OBJECTION to this application.

EPF/2306/11 68 The Broadway
IG10 3ST
 Mr Peter Manning -
 Chairman of Trustees

Change of use from retail premises use class A1 to a community shop use class D1 to host a resource centre

Cllrs Chalk, Davies, C C Pond and C P Pond declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter.

The Committee had NO OBJECTION to this application, but although the premises was in a non-key frontage part of The Broadway, suggested a condition be applied that the usage was limited to the applicant's proposal only to avoid the permanent loss of another retail unit if the resource centre was to close.

EPF/2307/11 43 Hillyfields
IG10 2PT
 Ms Denise Hirst

Division of two bedroom flat into two one bedroom flats

The Committee was concerned for the amenities of the existing neighbours, as well as privacy for residents of the flats to be converted, and asked for a condition on the restriction of working hours at the site.

EPF/2309/11 63 Staples Road
IG10 1HR
 Mr Roger Harris

Extension of existing side terrace on south facade and construction of single storey conservatory. Hipped roof extension at 1st floor level on rear (East facade) to match existing hipped roof on same facade

As Cllrs C C Pond and C P Pond had previously declared a personal and prejudicial interest in this item, the meeting was inquorate, and members AGREED not to comment on this application.

The Committee dealt with the next two applications together as they were for the same site.

EPF/2317/11 36 York Hill
IG10 1HT
 Mr David Coles

The addition of a gabled first floor extension to the rear of the property, the removal of the glazed roof to the rear conservatory and a new zinc roof with roof lights and brick parapet
 The removal of the flat glazed roof over the kitchen and the incorporation of a new zinc roof with roof lights and valley gutters
 The removal of the flat roof over the existing bathroom and adding a new small slate hipped roof

		Removal of 19th century casement and re-using on the proposed extension Addition of a small casement window to the rear of the Utility range Internal Alterations
EPF/2323/11	36 York Hill IG10 1HT Mr David Coles	Grade II listed building consent for the addition of a gabled first floor extension to the rear of the property, the removal of the glazed roof to the rear conservatory and a new zinc roof with roof lights and brick parapet The removal of the flat glazed roof over the kitchen and the incorporation of a new zinc roof with roof lights and valley gutters The removal of the flat roof over the existing bathroom and adding a new small slate hipped roof Removal of 19th century casement and re-using on the proposed extension Addition of a small casement window to the rear of the Utility range Internal Alterations

The Committee considered the revised plans were only a marginal improvement and reiterated its previous objection, which was:

The Committee approved of the intention to tidy up the present buildings at the rear by the removal of the flat roofs, and the quality and specification of the materials being incorporated into the scheme. Members considered the harm the development would cause to the amenities of the neighbour, outweighed any contributions these proposed alterations would make.

The Committee therefore OBJECTED to this application, which was considered contrary to Policies DBE 9 (ii) & (iii) and DBE 11 of Epping Forest District Council's adopted Local Plan & Alterations. Members were additionally concerned the proposal would interfere with the view of the terrace of listed buildings, nos. 34 to 38 in York Hill, from Forest Way.

Furthermore, should the Local Planning Authority allow the application, the Committee asked for a condition regarding working hours at this site.

EPF/2320/11	182 Roding Road IG10 3BS Mr Vijay Patel	Demolition of the existing house and garage. Construction of a block of four one-bedroom flats; new vehicle access cross-over and external landscaping
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The Committee NOTED the contents of a letter of objection.

The Committee considered this latest proposal was only a marginal improvement on previous plans for the plot. Members remained concerned that the development was an over intensification of the usage of the site, the proposed access exited on to a dangerous bend in the road, and there was additional concern over the loss of two trees as the property, which fronted the green belt land of Roding Valley Recreation Ground.

EPF/2321/11 19 High Road Ground and first floor front extensions
IG10 4JJ
 Mr Rattan

The Committee had NO OBJECTION to this application.

EPF/2322/11 7 Coteford Close Hip to gable roof extension, and rear dormer
IG10 2NT window in a loft conversion
 Mr & Mrs E W Wells

Cllrs C C Pond and C P Pond declared a personal but non-prejudicial interest in this item due to comments received on this application from an ex-Town Councillor.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as the proposed works were considered much too large for the original size of the end of terrace house and detrimental to neighbours to the rear at nos. 19, 21 and 23 Hillyfields, where the land sloped downwards to these properties exacerbating the effect of the development on their amenity. It was therefore deemed contrary to Policies DBE 9 (i) and (ii) of Epping Forest District Council's adopted Local Plan & Alterations.

EPF/2329/11 18 The Lindens Certificate of lawful development for proposed
IG10 3HS rear dormer in a loft conversion
 Mrs Ann Sumsion

The Committee had NOTED this application.

EPF/2335/11 37 Queens Road Retrospective application for retention of
IG10 1RR extended area of raised rear decking
 Miss Lavra Tucker enclosed by 1m high timber balustrade

The Committee deplored the retrospective application and was unable to comment on the proposal because of the inadequacy of the plans supplied.

EPF/2344/11 Forest Dental Advertisement consent for the retention of 1x
1A Forest Road non illuminated fascia sign and 1x hanging
IG10 1DR sign
 Mrs Sarabjit Rana

The Committee had NO OBJECTION to this retrospective application provided the fascia was not in any way illuminated.

EPF/2366/11 Unit 11/Unit 12 Change of use to allow retrospective
Prospect Business percentage of B1 or B2 or B8 uses
Park
Langston Road
IG10 3TR
 Mr Ian Wayman

The Committee had NO OBJECTION to this application but deplored the very out of date site plan supplied.

EPF/2368/11 35 Albion Hill Two storey rear extension, double side
IG10 4RD garage and new side dormer
 Mr & Mrs E Hofmann

Cllrs Chalk, Davies, C C Pond and C P Pond declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to this application but asked the Local Planning Authority for a planning condition that the proposed extension should not become a self-contained separate unit from the main house.

EPF/2369/11 24 Stonards Hill Ground floor rear extension (Amended application)
IG10 3EG
 Mr G Morris

The Committee had NO OBJECTION to this application.

EPF/2371/11 22 Forest Road Change of use of former tool shop (A1 retail shop) to A3 (restaurant/cafe use)
IG10 1DX
 Eldar Properties Ltd

Cllrs Chalk, Davies, C C Pond and C P Pond declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as it considered that the applicant had not demonstrated that the recently refurbished premises could not be let as an A1 use outlet, as the site had been marketed only for some 4-5 months. Members deplored the loss of another retail unit and commented that Forest Road was already over-supplied with restaurants and pubs.

The Committee dealt with the next two applications together as they were for the same site.

EPF/2383/11 52 Lower Park Road Certificate of lawful development for proposed dormers to rear roof slopes and alteration of existing hip to adjoin main roof
IG10 4NA
 Mr Mark Taylor

EPF/2384/11 52 Lower Park Road Single storey rear/side extension
IG10 4NA
 Mr Mark Taylor

The Committee NOTED the CLD application and had NO OBJECTION to the proposed extension.

EPF/2393/11 20 Forest Road TPO/EPF/07/80
IG10 1DX T1 - Horse Chestnut - Selective crown reduction as specified
 Kay O'Kane

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.

EPF/2401/11 Newnham House TPO/EPF/09/97
High Road T6 - Cedar - Remove lowest lateral branch
IG10 4JH (building-side) and reduce spreading branches as specified
 Newnham House
 (Loughton) LTD

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.

EPF/2406/11 73 Baldwins Hill
IG10 1SN

Mr John Prail

Proposed alteration to front elevation
consisting of roof modifications and double
storey front extension

The Committee had NO OBJECTION to this application.

PL727 Decisions

727.1 Decisions by Epping Forest District Council

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

PL728 Enforcement and Compliance

The Committee NOTED the reports that had been received and the current enforcement cases as advised by the District Council in its weekly lists for 21st – 25th November, 28th November – 2nd December 2011 and 5th – 9th December 2011.

Signed

Date: 9th January 2012

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 9th January 2012 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

M R M Chalk

T Frankland

C Davies (from Min. no. PL735)

Officer: Vivienne Messenger (Planning Clerk)

6 members of the public

PL729 Apologies for Absence

Apologies for absence had been received from Cllrs J W Angold-Stephens and Thomas.

PL730 Confirmation of Minutes

The Minutes of the meeting held on 12th December 2011 were CONFIRMED as a correct record and signed by the Chairman.

PL731 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in applications: EPF/2403/11 as he was slightly acquainted with the applicants; EPF/2471/11 as he was slightly acquainted with the neighbours; EPF/2518/11 as residents had contacted him but he had expressed no opinion; EPF/2480/11 and EPF/2509/11 as he was aware that Loughton Residents Association Plans Group had made comments on these applications, which would be brought to the attention of members at the meeting.

PL732 Matters for Report

732.1 Withdrawn application – EPF/1992/11 – 12-30, Church Hill, IG10 1LA – Application to vary condition 8 'Access' of planning approval granted on appeal under EPF/0900/08 (Demolition of existing buildings and erection of three linked blocks of three storeys with accommodation at roof level. The development comprises 24 apartments, 3 retail units and 27 car parking spaces, cycles parking and amenity area) – Min. no. PL696

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

732.2 Appeal Decision by the Planning Inspectorate on EPF/0538/11 – Land adjacent to 16 Grasmere Close, IG10 1SL – New dwelling – Min. no. PL625.1

The Committee NOTED the information received from the Planning Inspectorate that the Appeal had been dismissed.

PL733 Epping Forest District Council Consultation – Taxi Ranks and the Installation of Meters in Hackney Carriages

The Committee AGREED to defer this item to the next meeting as the consultation did not close until 1st February 2012.

PL734 Loughton Building Design Award

The Committee NOTED that councillors' nominations for this new award to recognise and reward individual examples of good design and construction were required by 31st January 2012.

PL735 Planning Applications

The following applications for planning permission were considered and the plans inspected. The Committee AGREED to bring forward the following three items, as members of the public were interested in these applications.

EPF/2527/11 23 Alderton Way
IG10 3EQ

Mr William Bastow

Retrospective application for the retention of a conservatory to the rear

The Committee NOTED the contents of two letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee deplored the retrospective application and OBJECTED to this proposal. Members were greatly concerned by the combined effect the extensions and the conservatory, which extended to the site boundary, would have on neighbouring properties from both visual impact and overlooking. The loss of amenity to the neighbouring properties was deemed contrary to Policies DBE 9 (i) and (ii) of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee also supported the concern of members of the public present that the glare caused by the reflection of the sun from the opaque glass installed on the conservatory was additionally detrimental.

Cllr Davies joined the meeting during the next item.

The Committee dealt with the next two applications together as they were for the same site.

EPF/2518/11 56 York Hill
IG10 1JA
Mr & Mrs Jago

Removal of existing conservatory and erection of a single and two storey rear extension

EPF/2587/11 56 York Hill
IG10 1JA
Mr & Mrs Jago

Conservation area consent for the removal of existing conservatory

The Committee NOTED the contents of two letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application and considered the proposed scheme would create a loss of amenity and light to the neighbours at nos. 58 and 60 York Hill. There were strong concerns over the extreme narrowness of the plot, lack of rear private amenity space and the tunnel effect that would be caused by the proposal, giving rise to a congested rear arrangement that was additionally considered inappropriate in a conservation area. It was therefore deemed contrary to Policies DBE 9 (i), (ii), (iii) and (iv), and HC 6 of Epping Forest District Council's adopted Local Plan & Alterations.

Members also NOTED that the large plan supplied was effectively illegible both in paper form and especially when projected onto a screen.

**EPF/2480/11 16 Upper Park
IG10 4EW**
Mr Ken Fox

Demolition of existing dwelling and replacement with a new dwelling

Cllrs Chalk and Davies declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application but drew the District Council Arboricultural Officer's attention to the tree cover on the site, which it would like to see retained.

**EPF/1138/11 Land between M11
and Commercial
premises on east
side of
Langston Road
IG10 3TS**
Mr R Maskwell

Outline application for the erection of warehouse distribution and storage with associated offices and parking

The Committee had NO OBJECTION to this application but requested a condition that would require the planting of trees and hedges to screen the proposed industrial use of the site from the adjoining green belt land and M11 motorway.

**EPF/1854/11 82 Valley Hill
IG10 3AT**
Mr Daniel Little

Vehicle crossover

The Committee had NO OBJECTION to this application.

**EPF/2377/11 12 Fallow Fields
IG10 4QP**
Mr Anthony White

Certificate of lawful development for existing single storey rear extension

The Committee NOTED this application but deplored its retrospectivity.

**EPF/2403/11 59 Chequers Road
IG10 3QE**
Mr & Mrs Robert
DaCosta

Single storey side and rear extension including demolition of existing garage

Cllr Davies declared a personal but non-prejudicial interest in this item as she was slightly acquainted with the applicants.

The Committee had NO OBJECTION to this application.

**EPF/2409/11 Telephone Exchange
Priory Road
IG10 1AF**
Mr Steven Crawford

Installation of 12 ventilation louvres to replace some glazing to existing windows at ground floor level on north and south side elevations

The Committee had NO OBJECTION to this application.

**EPF/2414/11 Woodbury Hollow
Cottages
Woodbury Hill
IG10 1JD**
Mr James Holloway

Detached summer house and detached greenhouse

The Committee had NO OBJECTION but deplored this retrospective application.

EPF/2423/11 33 Habgood Road Single storey side/rear extension
IG10 1HF
 Dean Morley

The Committee had NO OBJECTION to this application but would prefer a pitched roof, as on the garage proposed to be demolished, which it considered would blend in better with the aesthetics of the streetscene.

EPF/2425/11 34 Algiers Road Single storey rear extension
IG10 4NG
 Mr Robert Williams

The Committee had NO OBJECTION to this application.

EPF/2433/11 T11 Site Application to extend the period of time for
Langston Road commencement of planning permission
IG10 3TH granted under reference EPF/1884/08
 Polofind Ltd and (Reserved matters application for proposed
 Pioneer Technology Data Centre (Mixed B1/ B8) - Details of
 Ltd access, appearance, layout and scale)

The Committee had NO OBJECTION to this application.

The Committee dealt with the next two applications together as they were for the same site.

EPF/2439/11 2 Lower Park Road Minor material amendment to planning
IG10 4NA permission EPF/2024/06 (erection of 8 flats)
 Mr Malcolm Wallace to raise the roof over 'flat 4' to allow space in
 the roof to be used as part of residential
 duplex unit

EPF/2440/11 2 Lower Park Road Minor amendment applications to planning
IG10 4NA permission EPF/2024/06 (erection of 8 flats)
 Mr Malcolm Wallace for 1) omission of side window to Flat 1 2)
 Entrance hall door revised, 3) Bay to Flats 1
 and 2 added, 4) reduction of kitchen window
 heights, 5) window fan lights to have one
 cross, not two, 6) front bay window
 subdivision to Flats 3 and 6, 7) increase in
 storey height by 170mm to eaves and 330mm
 to ridge, 8) internal layouts as construction
 drawings, 9) external works layout changes,
 10) AOV to roof and 11) material changes

The Committee declared a personal but non-prejudicial interest in this application as the architect was known to the Council.

Cllrs Chalk, Davies and C C Pond declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of two letters of objection.

The Committee expressed concern that the proposed amendments to the building (to the original application for which the Committee had objected) would make it even less congruent with its neighbours.

EPF/2450/11 16 Lower Park Road Loft conversion with rear dormer
IG10 4NA
 Mr Narimger Singh
 Rajbans

The Committee had NO OBJECTION to this application but disliked the design of the proposed roof dormer.

EPF/2459/11 Hillcrest Proposed construction of garage and
36 Traps Hill conversion or existing garage to habitable
IG10 1SZ room
 Mr Ian Kennard

The Committee had NO OBJECTION to this application but asked for a condition requiring the retention of the screening fronting Traps Hill.

EPF/2471/11 10 Brook Road Two storey side extension
IG10 1BW
 Mr Clive Crompt

The Committee would prefer the ridge line of the proposed extension to be half a metre lower than the main house and stepped back to conform to Policy DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations, so as not to detract from the streetscene.

EPF/2496/11 52 Marjorams Proposed two storey side addition
Avenue
IG10 1PU
 Mr & Mrs Mulholland

The Committee could see no difference between this proposal and the previous application EPF/2603/07, which was refused planning permission by the Local Planning Authority, and to which the Committee had OBJECTED.

EPF/2509/11 Land adjacent to New dwelling (Revised application)
16 Grasmere Close
IG10 1SL
 Mr Stuart Brazill

The Committee declared a personal but non-prejudicial interest in this application as the architect was known to the Council.

Cllrs Chalk and Davies declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of three letters of objection.

The Committee OBJECTED to this application. This proposed garden development was detrimental to the amenities of the neighbours, would appear over dominant on the streetscene and, because the design was completely different from the rest of Grasmere Close, failed to respect its setting, thus conflicting with Policies CP 2 (iv) and CP 3 (v) and DBE 1 of Epping Forest District Council's adopted Local Plan & Alterations.

EPF/2511/11 146 Chester Road Single storey front porch and bay extension at
IG10 2LY 1800mm deep with tiles pitched roof
 Mr Robert Shillabeer

The Committee had NO OBJECTION to this application but expressed concern on the amenities of the neighbour at no. 148 Chester Road.

EPF/2523/11 15A Pump Hill Demolition of existing dwelling and erection of
IG10 1RU a replacement dwelling

Mr Peter Reynolds

The Committee had NO OBJECTION to this application.

EPF/2546/11 1A Goldings Road Certificate of lawful development for a
IG10 2QR proposed hip to gable loft conversion with rear
Mr James Stutchfield dormer window and 2 no. velux windows to
front

The Committee NOTED this application.

EPF/2553/11 77A Spring Grove Proposed front extension to create porch
IG10 4QE

Mr Richard Shaw

The Committee had NO OBJECTION to this application.

PL736 Decisions

736.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL737 Enforcement and Compliance

The Committee NOTED the current enforcement cases as advised by the District Council in its weekly list for 12th – 21st December 2011.

Signed

Date: 23rd January 2012

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 23rd January 2012 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

J W Angold-Stephens

T Frankland

M R M Chalk

T Thomas

C Davies (from Min. no. PL741)

Officer: Vivienne Messenger (Planning Clerk)

1 member of the public

PL738 Apologies for Absence

No apologies for absence had been received.

PL739 Confirmation of Minutes

The Minutes of the meeting held on 9th January 2012 were amended at Min. no. PL735 for planning applications EPF/2518/11 and EPF2587/11 – 56 York Hill, IG10 1JA – to read:

“Members also NOTED that the large plan supplied was difficult to read in paper form and illegible when projected onto a screen.”

The Minutes of the meeting held on 9th January 2012 were then CONFIRMED as a correct record and signed by the Chairman.

PL740 Declarations of Interest

No declarations of interest were made.

PL741 Planning Applications

The Committee AGREED to bring forward EPF/2473/11 as a member of the public was interested in the application.

Cllr Davies joined the meeting during the next item.

EPF/2473/11 26 Broadstrood

IG10 2SB

Mr S Puri

Ground floor and first floor rear extension with patio area, loft conversion and extension, front extension to garage to form entrance porch

The Committee NOTED the contents of a letter of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application because of the development's impact on the neighbouring properties from overlooking, by virtue of the dormers in the loft conversion; and intrusion, from the height and bulk of the proposed rear extension. It was additionally considered detrimental to the streetscene.

However, should the Local Planning Authority grant permission for the scheme, the Committee asked for a condition to impose the District Council's recommended hours of construction work to reduce noise and nuisance to neighbours.

PL742 Matters for Report

742.1 Notice of Advertisement Appeal – EPF/1711/11 – 165 High Road, IG10 4LF – 3 x externally illuminated hanging sign and 1 non-illuminated hoarding sign – Min. no. PL668.1

The Committee NOTED the information received from Epping Forest District Council that the appeal was for 1 non-illuminated hoarding sign only. Members NOTED that planning application EPF/2410/11 on the agenda had been submitted for an externally illuminated banner sign.

742.2 Notice of Appeal – EPF/2133/11 – 26 Kenilworth Gardens, IG10 3AF – Retention of first floor and single storey rear extensions and dormer window – Min. no. PL707.1

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

742.3 Withdrawn application – EPF/2305/11 – 50 Sparelease Hill, IG10 1BT – First floor rear extension, two storey side extension and rear dormer window – Min. no. PL718.1

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

742.4 Strategic Housing Land Availability Assessment (SHLAA) and Call for Sites – Min. no. PL710

The Committee NOTED the information received from Epping Forest District Council Forward Planning that the collated consultation results could be viewed at: <http://www.eppingforestdc.gov.uk/planningourfuture/default.asp>

742.5 Loughton Building Design Award

The Chairman drew members' attention to the closing date for nominations of the award, which should be received by the Planning Clerk no later than 31st January 2012.

742.6 Sustainable Communities Act – Proposal from Leiston-cum-Sizewell Town Council – Min. no. 724.1

The Committee RESOLVED to reinforce its support for Leiston-cum-Sizewell Town Council's proposal put forward under the Sustainable Communities Act to secure for local councils, as statutory consultees, more scope in assessing the planning applications of major developments that arose within their boundaries.

As a decision was thought to be imminent from the Government's Department of Community and Local Government, the Committee AGREED to lend its support through writing to the Minister of DCLG, the Rt Hon Greg Clark MP.

PL743 Epping Forest District Council Consultation – Taxi Ranks and the Installation of Meters in Hackney Carriages

The Committee's response to the consultation was as follows:

1. The Council was in favour of the Licensing Authority installing taxi ranks in the town.
2. Members suggested the following locations in the town would be suitable sites for taxi ranks, which were:
 - Rear of Standard Green where Smarts Lane merged with High Beech Road (near Luxe, 126 High Road).
 - Loughton Station.
 - The Committee would favour a rank at the north east end of Loughton but could not suggest a suitable site. Members would oppose a site in Brooklyn Parade.
 - Barrington Green, near Sir Winston Churchill pub, The Broadway.

- When Debden Station is replanned a taxi rank should be factored in accordingly.

3. The taxi ranks should operate at all times – 24 hours a day, 7 days a week.

The Committee stated that these ranks should be only for cabs for hire, with a driver present.

Regarding the setting of fares and the installation of a meter, members AGREED that the Licensing Authority should set the fare charges and make meters obligatory. This was considered a fairer option rather than the passenger having to negotiate a price, which could vary considerably from one driver to another.

PL744 Planning Conditions

Concerns had been raised regarding construction works being carried out in residential areas at unreasonable hours including night-time and weekends. The Local Planning Authority usually included the following information on all decision notices that *“Attention is drawn to the nationally agreed code re: hours of construction work.”* Only where there was likely to be long-term noise and disturbance in respect of large scale, major developments was a planning condition usually imposed.

As the nationally agreed code appeared no longer to be in place, the Committee commented that it would ask the Local Planning Authority to adopt as standard the guidelines used by other authorities to control this nuisance as detailed below:

*You may carry out any building work which can be heard at the boundary of the site at the following hours only:
Between 08.00 and 18.00 Monday to Friday;
Between 08.00 and 13.00 on Saturday;
but not at all on Sundays, bank holidays and public holidays.*

PL745 Planning Applications

745.1 The following applications for planning permission were considered and the plans inspected.

EPF/2410/11	165 High Road IG10 4LF	Display of externally illuminated banner sign on first floor front elevation (Revised application to previously refused 3 banner signs)
	Mr James Lawlor	

The Committee OBJECTED to the proposed banner sign on the front elevation to avoid undue clutter on the streetscene, but had NO OBJECTION to the hoarding sign, which was under appeal with the Planning Inspectorate.

EPF/2510/11	Debden Facility Langston Road IG10 3TN	Refrigeration plant roof mounted with appropriate screening
	Mr Robert Foster	

The Committee had NO OBJECTION to this application.

EPF/2551/11	152 Colson Road IG10 3RA	Single storey front extension
	Mr Jamie Wright	

The Committee had NO OBJECTION to this application.

EPF/2585/11 57 Fallowfields
IG10 4QP
 Mr Martin Aarons

Hip to gable extension on each side of roof
 with two rear and two front dormer windows

The Committee had NO OBJECTION to this application.

EPF/2592/11 56 The Crescent
IG10 4PU
 Mr Stephen Pearce

Extension to detached two storey chalet
 bungalow to form two storey house

The Committee had NO OBJECTION to this application but expressed concern for the amenities of the neighbour at no 54 The Crescent. Members disliked the proposed mock PVC boarding and would prefer the use of timber.

EPF/2604/11 35 Harvey Gardens
IG10 2AD
 Mr & Mrs Frank
 Marshall

Single storey rear extension and re-location of
 existing conservatory to rear of proposed rear
 extension

The Committee questioned the effect of the combined length of the proposed extension and the re-sited conservatory on the amenities of the neighbours on both sides of the property.

EPF/0016/12 53 Sedley Rise
IG10 1LS
 Mr R Rudkin

Single storey side extension

The Committee had NO OBJECTION to this application.

EPF/0030/12 3 The Beacons
IG10 2SQ
 Mr Fergus Quinn-
 Smith

Part two, part single storey rear extension

The Committee had NO OBJECTION to this application.

EPF/0037/12 49 Valley Hill
IG10 3AQ
 Mrs Alison Hockley

Proposed ground floor side and rear
 extension

The Committee had NO OBJECTION to this application.

EPF/0095/12 20 Swan Lane
IG10 4QW
 The Owner/Occupier

TPO/EPF/20/99
 T1 - Oak - Crown reduce by 25%

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.

745.2 Determinations and Works to Trees in Conservation Areas:

EPF/0090/12 18 York Hill
IG10 1RL
 Miss Georgina Keeling

Conifers x 2 - Remove
 Birch - Remove

The Committee drew the District Council arboricultural officer's attention to the sensitive nature of the trees at this site, prominently located in a conservation area.

745.3 Application – provided for information only – EPF/0023/12:

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

PL746 Decisions

746.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL747 Local Government (Miscellaneous Provisions) Act 1982 Street Trading, Rectory Lane – Russell Burns – selling of hot/cold food and drinks at Rectory Lane, IG10 1NZ

The Committee reiterated its objection from when this street trading application was originally considered a year ago in respect of the renewal for another 12 months that was being sought, which was:

The Committee OBJECTED to this application for street trading consent as it considered the van was sited in a totally inappropriate location and on Essex County Council Highways land, which the County Council was understood to be making into a cycle track.

Furthermore, the Committee disliked the selling of food from 6am and would prefer the time to be later. Members also remarked that they would prefer a pitch to be specified, away from St Nicholas Church, the health centre and the residential home located nearby.

PL748 Enforcement and Compliance

The Committee NOTED the report.

Signed
Date: 6th February 2012

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6th February 2012 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

J W Angold-Stephens

M R M Chalk

C Davies

Officer: Vivienne Messenger (Planning Clerk)

3 members of the public

PL749 Apologies for Absence

Apologies for absence had been received from Cllr Frankland. Cllr C C Pond had received apologies for absence from Cllr Thomas.

PL750 Confirmation of Minutes

The Minutes of the meeting held on 23rd January 2012 were CONFIRMED as a correct record and signed by the Chairman.

PL751 Declarations of Interest

No declarations of interest were made.

PL752 Matters for Report

752.1 Notice of Appeals:

EPF/1935/11 – 67 York Hill, IG10 1HZ – Two storey rear extension with extended raised patio, internal alterations and loft conversion with two front dormer windows and rear roof lights and part pitched roof to existing garage (Amended application) – Min. no. PL686.1

EPF/2003/11 – Pump House, 27 Pump Hill, IG10 1RU – Front/side conservatory and replacement bay window to rear – Min. no. PL696

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

752.2 Amended plans – EPF/2473/11 – 26 Broadstrood, IG10 2SB – Ground floor and first floor rear extension with patio area, loft conversion and extension, front extension to garage to form entrance porch – Min. no. PL741

The Committee NOTED the contents of a letter of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee considered that the amended plans offered some improvement. However, members expressed concern at the shoulder-height velux windows in the gable and that the development's height and bulk was still overbearing. Consequently, the Committee reiterated its previous comments made, which were:

The Committee OBJECTED to this application because of the development's impact on the neighbouring properties from overlooking, by virtue of the loft conversion; and intrusion, from the height and bulk of the proposed rear extension. It was additionally considered detrimental to the streetscene.

However, should the Local Planning Authority grant permission for the scheme, the Committee asked for a condition to impose the District Council's recommended hours of construction work to reduce noise and nuisance to neighbours.

PL753 Planning Applications

753.1 The following applications for planning permission were considered and the plans inspected.

EPF/2365/11	4 Ripley View IG10 2PB	Variation of condition 1 of planning permission granted under EPF/1186/07 (Retention of 0.3m of pitched roof to outbuilding and retention of existing garden wall) prohibiting use as separate dwelling or for habitable use
	Mr Ivor Crandon	

The Committee asked the Local Planning Authority to impose a twelve-month limit on the variation of condition 1 allowing residential use of the outbuilding.

Members NOTED that this property was also the subject of an Enforcement Notice to be considered later in the meeting.

EPF/2575/11	1A Goldings Road IG10 2QR	Single and two storey rear extensions
	Mr James Stutchfield	

The Committee expressed concern whether the proposal would impact on the amenities of the neighbours.

EPF/2580/11	43 The Uplands IG10 1NQ	New gabled dormer to front, three gabled roofs to dormers, one front and two rear (Revised application)
	Mr Antony Gabrielli	

The Committee had NO OBJECTION to the proposed dormers but was surprised that advice had apparently been given by the Local Planning Authority that the two-storey rear extension was permitted development.

EPF/0006/12	127 High Road IG10 4LT	Change of use of ground floor from retail (Class A1) to either Restaurant (Class A3), Public House / Bar (Class A4) or Takeaway (Class A5) and erection of flue on rear elevation
	Littlecroft Properties Ltd	

Cllrs J W Angold-Stephens, Chalk, Davies and C C Pond declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

Cllr Davies declared a personal but non-prejudicial interest in this item as she was acquainted with an existing tenant of the property.

The Committee NOTED the contents of a letter of objection.

The Committee considered this was quite an unsuitable use for premises situated next door to almshouses and a public hall, and in close proximity to an old people's home, a church and pedestrian crossing.

EPF/0020/12	50 Sparelease Hill IG10 1BT	First floor rear extension and a two storey side extension to each side of the existing house (Revised application)
	Mr Steven Gamble	

The Committee had NO OBJECTION to this application.

EPF/0070/12	1 Connaught Avenue IG10 4DP	Retrospective application for the erection of railings to the front of property
	Miss Louise Gordon	

The Committee did not particularly like the height of the railings, concerned by its effect on the streetscene, and asked for a planting condition to reduce the impact of urbanisation.

EPF/0074/12 44 The Crescent
IG10 4PU
 Mr Mark McDonough
 The Committee NOTED this application.

Certificate of lawful development for proposed loft conversion with two hip to gable, rear dormer, and 3 roof lights to front elevation

EPF/0078/12 10 Tewkesbury Close
IG10 3NT
 Mr Peter Stedman
 The Committee had NO OBJECTION to this application.

Conversion of integral garage to habitable room

EPF/0099/12 46 Valley Hill
IG10 3AL
 Mr Simon Thame
 The Committee had NO OBJECTION to this application.

Erection of new porch at side of house to replace existing open sided porch

EPF/0111/12 Part Ground Floor
Sterling House
Langston Road
IG10 3TS
 Mr Michael Amoo-Bediako

Variation of condition 2 'Hours of Use' of planning permission EPF/0133/11 (Change of use of 385m² of B1/B2/B8 ground floor space (suite G2) to D2 Assembly and Leisure use) to allow use between 06.30am and 10.30pm

Cllrs J W Angold-Stephens, Chalk, Davies and C C Pond declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

EPF/0127/12 8 Wellfields
IG10 1NX
 Mrs Carol Burns

Demolition of existing single garage structure and the erection of a double width garage covered link/porch to main house. Alterations to front drive area (increase in surface area) and widening of front entrance. Installation of automated vehicle gates and railings to front, 1.8m (Revised application providing details of protection of preserved trees)

The Committee drew the District Council Planning Officer's attention to its previous comments made for application EPF/2078/11, which were:

The Committee preferred the existing picket fence and leafy hedge arrangement but had NO OBJECTION to this application, provided a suitable planting condition was imposed by the Local Planning Authority for screening behind the proposed railings.

With regard to the protection of the preserved tree at the front of the property, members would rely on the judgement of the District arboricultural officer.

EPF/0158/12 3 Little Dragons
IG10 4DG
 Mr John Ratnage

TPO/CHI/04/70
 T1 - 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.

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.

753.2 Determinations and Works to Trees in Conservation Areas:
EPF/0118/12 24 Wroths Path T1 - Ornamental Cherry - Fell
IG10 1SH

Miss Tatum Cummins

The Committee NOTED this application.

PL754 Decisions

754.1 Decisions by Epping Forest District Council

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

PL755 Licensing Application

755.1 Notice of Application for a Variation of the Premises Licence in respect of The Kebabery Loughton, 166 High Road, Loughton IG10 1DN.

Cllrs J W Angold-Stephens, Chalk, Davies and C C Pond declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the extension of the licensing hours to 2.30am on Fridays and Saturdays, on the grounds of disturbance to dwellers in the neighbouring residential roads.

PL756 Enforcement of Planning Control

The Committee NOTED the Enforcement of Planning Control Notice for the land at 4 Ripley View, Loughton IG10 2PB.

PL757 Enforcement and Compliance

The Committee NOTED the reports.

Signed

Date: 20th February 2012

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20th February 2012 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

J W Angold-Stephens

T Frankland

M R M Chalk

T Thomas

C Davies (from Min. no. PL761.1)

Also in attendance:

Councillor:

C P Pond (from Min. no. PL766)

Officer: Vivienne Messenger (Planning Clerk)

2 members of the public

PL758 Apologies for Absence

No apologies for absence had been received.

PL759 Confirmation of Minutes

The Minutes of the meeting held on 6th February 2012 were CONFIRMED as a correct record and signed by the Chairman.

PL760 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/0243/12 as he was slightly acquainted with the applicant.

Cllr M R M Chalk declared a personal but non-prejudicial interest in EPF/0193/12 as she regularly patronised the establishment.

The Committee AGREED to bring forward the following item, as members of the public were interested in this application.

A member of the public with an interest in this application addressed the meeting.

Cllr Davies joined the meeting during the next item.

PL761 Licensing Application

761.1 Notice of Application for a Variation of the Premises Licence in respect of Zara Express, 23 The Broadway, Loughton IG10 3SP

The Committee OBJECTED to the variation sought. If the Licensing Authority allowed the public opening times to be extended daily to midnight, in addition to delivery until 02.00 Mondays to Thursdays and Sundays, with Fridays and Saturdays to 03.00, residents in the flats above would be constantly subjected to prolonged and increased noise. Members considered such an extension would only serve to encourage underage drinking, and did not agree with facilitating the supply of alcohol to distant premises late at night.

The Committee therefore considered the proposal was contrary to the four main licensing objectives:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

As the public speaker had stated that the sale of alcohol to underage children was already a problem at the premises, members asked the Planning Clerk to report this immediately to Essex County Council Trading Standards.

PL762 Matters for Report

762.1 Amended description – EPF/1138/11 – Land between M11 and Commercial premises on east side of Langston Road, IG10 3TS – Outline application for the erection of warehouse distribution and storage with associated offices and parking – Min. no. PL735

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

762.2 Notice of Appeal – EPF/1997/11 – 6 Willingale Close, IG10 2BY – Erection of two storey, two bedroom semi-detached dwelling (Revised application) – Min. no. PL PL696

The Committee NOTED the information received from Epping Forest District Council and restated its comments previously made, which were:

The Committee considered the revised design was neither an improvement, nor overcame the proposed parking access and in addition, was contrary to Government recommendations given on Planning Policy Statement PPS3 on the issue of garden development also known as 'garden grabbing'.

The Committee therefore reiterated its previous concerns, which were:

The Committee expressed a strong concern on whether there was sufficient private amenity space for the new house and was worried that this would set a precedent on the estate. The proposal would also create a cramped access to no. 6 and result in an altered streetscape to the square. Members requested a replacement tree if the District Council was minded to grant planning permission.

762.3 EPF/2580/10 – Council Depot site and adjacent Land off Langston Road, IG10 3UE – Outline application for the redevelopment of site for 16,435 square metres (GIA) of predominately A1 retail floorspace, (including up to 1000 square metres (GIA) of A3 Floorspace), landscaping, car parking, ground remodelling works, retaining wall structures and two accesses off Langston Road – Min.no. PL714.2

The Committee AGREED to nominate Cllr Davies to represent the Town Council at Epping Forest District Council's District Development Control Committee to be held on Monday 27th February 2012 at 7.30pm in the Chamber, Civic Offices, High Street, Epping.

The Committee NOTED with great concern paragraph 44 of the District Development Control Committee agenda report, which was seeking to justify the sustainability of the development and quoted bus route 167 as using Rectory Lane / Chigwell Lane, which it did not. The nearest stop on route 167 was in Torrington Drive, by the side of the petrol station, which was distant and inaccessible from the site.

The Committee restated that the only way to make more of the site accessible by public transport would be to run, at the developer's expense, a free bus to the two town centres, or pay for a diversion of Essex County Council's bus routes 541 and 543.

If the District Development Control Committee was minded to grant this application, the Committee asked for such a condition to be applied otherwise the site would be completely unsustainable.

762.4 Local Government (Miscellaneous Provisions) Act 1982 Street Trading, Rectory Lane – Russell Burns – selling of hot/cold food and drinks at Rectory Lane, IG10 1NZ – Min. no. PL747

The Committee NOTED that this would be considered at the District Council Licensing Sub-Committee meeting on Tuesday 6th March 2012; and members AGREED to stay with the written representation already sent.

762.5 Sustainable Communities Act – Proposal from Leiston-cum-Sizewell Town Council – Min. no. 742.6

The Committee NOTED the response from the Government's Department of Communities and Local Government on the Town Council's support for this proposal, and that the Localism Act would introduce compulsory pre-application consultation of large-scale planning applications between prospective developers and local communities.

PL763 Epping Forest District Council Local Plan evidence base – Heritage Asset Review

The Committee drew the District Council's Conservation Officer's attention to the Town Council's previous letter on additional conservation areas, which members would like evaluated in this review.

Members AGREED to review the existing Locally Listed Buildings register, which would be circulated with the next agenda, and identify new buildings worthy of consideration for inclusion on the list.

PL764 Planning Applications

764.1 The following applications for planning permission were considered and the plans inspected.

EPF/2419/11	133 Roding Road IG10 3BS	Certificate of lawful development for proposed rear dormer window in a loft conversion
	Mr & Mrs Tony Hammond	

The Committee NOTED this application.

EPF/0005/12	9 Wellfields IG10 1PB	First floor rear extension. Alteration to roof involving 0.9m increase to the ridge height
	Mr & Mrs P Fishman	

The Committee regretted the loss of symmetry to the pair of semis that would result from this proposal.

EPF/0092/12	Grosvenor Hall Grosvenor Drive IG10 2LG	Single storey side extension to creche, first floor extensions to both flank elevations over existing ground floor elements
	The Trustees of Epping Forest Community Church	

The Committee declared a personal but non-prejudicial interest in this application as a town councillor was involved with Epping Forest Community Church.

Cllr J W Angold-Stephens declared a personal but non-prejudicial interest in this item as her grandsons went to activities at the church.

The Committee had NO OBJECTION to this application.

EPF/0180/12 33 Westall Road Two storey side extension
IG10 2AG
 Ms Linda McGovern

The Committee had NO OBJECTION to this application.

EPF/0187/12 4 Ripley View Certificate of lawful development for existing
IG10 2PB use of land as residential curtilage
 Mr Ivor Crandon

The Committee NOTED this application. However, as members understood the situation, the land was part of the residential curtilage of the previous house on the site called Debden Hall that was demolished in 1963. In the Committee's opinion, that use ceased with the granting of planning permission for the present dwellings known as Ripley View.

EPF/0193/12 The Last Post Change of use of 3.7m depth of pavement to
227 High Road front of pub to provide external eating and
IG10 1BB drinking area, to be open between 9am and
 J D Wetherspoon PLC 11pm Monday to Sunday

Cllrs J W Angold-Stephens, Chalk, Davies, C C Pond and Thomas declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of concern.

The Planning Clerk reported that the District Council Planning Officer had confirmed the amended description to the opening time of 9am to 8pm Monday to Sunday.

The proposed change of County Council land from highway pavement to use of the area for eating, drinking and smoking was seen by members as undesirable, owing to its position close to a pedestrian crossing on grounds of highway safety. There was no evidence the applicants had or could secure a licence for the intended use. The proposal was also grossly detrimental to nearby residents and pedestrians, who would be subjected to noise and nuisance.

EPF/0199/12 15 Regents Place Certificate of lawful development for a
IG10 4PP proposed single storey rear extension
 Mr Peter Faud

The Committee NOTED this application.

EPF/0233/12 3 Brancaster Place TPO/EPF/03/94
Church Hill T2 - Horse Chestnut - Fell
IG10 1QN
 Mrs Nina Welch

Cllrs J W Angold-Stephens, Chalk, Davies, C C Pond and Thomas declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

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.

Furthermore, the Committee drew the arboricultural officer's attention to the historic value of the Horse Chestnut trees, which were situated on the site formerly used by a blacksmith.

764.2 Determinations and Works to Trees in Conservation Areas:

EPF/0216/12 Mulberry T1 - Apple - Lightly face back on hedge side
Woodbury Hill T2 - Apple - Reduce two large laterals by up
IG10 1JB to 2 metres
Mrs Shirley Bell T4 - Acer - Crown lift to circa 2.5 metres

The Committee NOTED this application.

EPF/0243/12 Woodpeckers T1 - Tilia - Crown lift by removal of two lowest
37 Woodbury Hill sublateral branches and lightly shape
IG10 1JF Reduce central upper crown by approximately
Mrs S Wynn 3 metres
Remove any deadwood or broken branches

The Committee NOTED this application.

PL765 Decisions

765.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Cllr C P Pond joined the meeting during the next item.

PL766 Enforcement and Compliance

The Committee NOTED the reports.

Signed
Date: 5th March 2012

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 5th March 2012 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

J W Angold-Stephens

T Frankland

M R M Chalk

T Thomas

C Davies

Officers: Vivienne Messenger (Planning Clerk)
Penny Winslow (Work Placement Officer)

PL767 Apologies for Absence

No apologies for absence had been received.

PL768 Confirmation of Minutes

The Minutes of the meeting held on 20th February 2012 were CONFIRMED as a correct record and signed by the Chairman.

PL769 Declarations of Interest

Cllrs J W Angold-Stephens and C C Pond declared a personal but non-prejudicial interest in EPF/0198/12 as they were past acquaintances of the applicant.

Cllrs J W Angold-Stephens, Chalk, Davies, C C Pond and Thomas declared a personal but non-prejudicial interest in EPF/0263/12 as they knew the owner of a neighbouring property.

Cllr Frankland declared a personal but non-prejudicial interest in EPF/0293/12 as he was acquainted with the applicant.

Cllr C C Pond declared a personal and prejudicial interest in EPF/0343/12 as he lived nearby and knew the applicant.

PL770 Matters for Report

770.1 Withdrawn applications:

EPF/1138/11 – Land between M11 and Commercial premises on east side of Langston Road, IG10 3TS – Outline application for the erection of warehouse distribution and storage with associated offices and parking (including retention of raised ground levels) – Min. no. PL762.1

EPF/2592/11 – 56 The Crescent, IG10 4PU – Extension to detached two storey chalet bungalow to form two storey house – Min. no. PL745.1

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

770.2 Notice of Enforcement Appeal – ENF/0621/11 – 4 Ripley View, Loughton IG10 2PB – Without planning permission the use of an outbuilding as a separate dwelling in breach of condition 1 attached to EPF/1186/07 – Min. no. PL756

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

770.3 EPF/2580/10 – Council Depot site and adjacent Land off Langston Road, IG10 3UE – Outline application for the redevelopment of site for 16,435 square metres (GIA) of predominately A1 retail floorspace, (including up to 1000 square metres (GIA) of A3 Floorspace), landscaping, car parking, ground

remodelling works, retaining wall structures and two accesses off Langston Road – Min.no. PL714.2

The Chairman thanked Cllr Davies for representing the Town Council at Epping Forest District Council's District Development Control Committee on 27th February 2012. Though the District Council had granted planning permission, the scheme was contrary to the existing Local Plan. It would therefore be referred to the National Planning Casework Unit, that acted on behalf of the Secretary of State for Communities and Local Government, for consideration.

The Committee AGREED that the Town Clerk should write to the Secretary of State, asking for the decision to be reviewed, restating its opposition on the following grounds:

- Entrenching A1 retail uses on an industrial estate designated for B and C Class use.
- Its potentially adverse effect on retail trade in Loughton's two (currently viable) town centres, particularly Loughton High Road.
- The loss of manufacturing/commercial land. The regeneration of the national/local economy would occur through manufacturing not retail, which only provides low-paid employment rather than skilled labour opportunities. No work would be guaranteed for local residents.
- Unsustainability of the site. Though within a quarter of a mile of Debden underground station, the locality was remote for pedestrians faced with a 10-minute walk to the station or main bus routes.
- The Committee NOTED with great concern paragraph 44 of the District Development Control Committee agenda report, which sought to justify the sustainability of the development and quoted bus route 167 as using Rectory Lane / Chigwell Lane, which it did not. The nearest stop on route 167 was in Torrington Drive, by the side of the petrol station, which was distant and inaccessible from the site. The Committee restated that the only way to make more of the site accessible by public transport would be to run, at the developer's expense, a free bus to the two town centres, or pay for a diversion of Essex County Council's bus routes 541 and 543.
- The potential conflict of interest inherent in Epping Forest District Council granting permission for development of the site, of which it owned a substantial part.
- Highway concerns owing to the limited access to the retail site from Langston Road.

770.4 Epping Forest District Council's Licensing Policy – Min. no. PL411

The Committee NOTED the reply from the District Council's Assistant Director of Legal Services over the Town Council's concerns on the public notices of licensing applications that were published in the free local newspaper with a greatly reduced distribution in the town. Cllr C C Pond stated that he would raise this issue at the Local Councils' Liaison Committee meeting on 22nd March 2012.

770.5 EPF/2509/11 – Land adjacent to 16 Grasmere Close, IG10 1SL – New dwelling (Revised application) – Min. no. PL735

The Committee NOTED the letter from a resident, who had previously opposed this application, sent to the District Council Planning Officer regarding the short notification of the District Area Planning Subcommittee South meeting at which the application was to be discussed. The Chairman stated that he would raise this at the same Local Councils' Liaison Committee meeting on 22nd March 2012.

PL771 Epping Forest District Council Local Plan evidence base – Heritage Asset Review

The Committee AGREED to review the existing Locally Listed Buildings register at the next meeting to give members more time to identify new buildings worthy of consideration for inclusion on the list.

PL772 Planning Applications

772.1 The following applications for planning permission were considered and the plans were inspected.

EPF/1813/11 48 Barrington Green Dropped kerb to allow access onto existing driveway
IG10 2BA

Mr Ziad Kayali

The Committee had NO OBJECTION to this application.

EPF/2611/11 183 Hillyfields Single storey rear extensions
IG10 2PW

Mrs Wai Tang

The Committee had NO OBJECTION to this application.

EPF/0134/12 36 Greensted Road Side extension and loft conversion with rear dormer (Revised application)
IG10 3DL

Ms Katherine Odoki

The Committee restated its comments previously made on EPF/2302/11, which were:
The Committee had NO OBJECTION but commented that it disliked the extreme size of the rear dormer.

EPF/0159/12 9 Swan Lane Two storey rear extension
IG10 4QW

Mr Sangha

The Committee had NO OBJECTION to this application.

EPF/0192/12 43 Traps Hill Two storey rear extension and two storey extensions to both sides, raise the roof on the main house 1.5m to ridge (complete new roof), raise garage roof 950mm to ridge (alterations). Raised patio area and two dormer windows to rear elevation of main house
IG10 1TB

Mr Paolo Ingrao

The Committee had NO OBJECTION to this application.

EPF/0198/12 33 Roding Gardens Single and two storey rear extension
IG10 3NH

Mrs Susan Penfold

The Committee expressed concern on the proposal's effect on the amenities of the neighbour at no. 31 Roding Gardens.

EPF/0204/12 118 Borders Lane Single storey rear extension
IG10 3SB

Mr Damien Winter

The Committee expressed concern regarding the proposed length of the extension on the amenities of the neighbour at no. 116 Borders Lane.

EPF/0222/12 60 Deepdene Road Single storey side extension
IG10 3PP

Mrs Angela Cater

Cllrs J W Angold-Stephens, Chalk, Davies, C C Pond and Thomas declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the extreme size and overall length of the development that extended to the site boundary with the neighbouring property at no. 58 Deepdene Road.

EPF/0245/12 25 St Nicholas Place Single storey rear extension
IG10 1BF

Mr Nigel Tedder

The Committee OBJECTED to proposed depth of the scheme that would utilise an excessive amount of the existing rear private amenity space. Members were additionally concerned for the amenities of the neighbours. The Committee would have had no objection to a development of the permitted 3-metre depth.

EPF/0254/12 6 Albion Hill Erection of single-storey front extension and
IG10 4RA two-storey rear extension (in place of

Mr Matthew Hagger conservatory) to existing school building

The Committee had NO OBJECTION to this application.

EPF/0263/12 21 Eleven Acre Rise Certificate of lawful development for a
IG10 1AN proposed garden room

Mr Darren Docwra

The Committee NOTED this application.

EPF/0278/12 61 Smarts Lane Two storey rear extension replacing an
IG10 4BU existing conservatory

Mr & Mrs James

Foster

The Committee had NO OBJECTION to this application.

EPF/0281/12 25 Mornington Road Certificate of lawful development for a
IG10 2AW proposed two storey rear extension

Mr Ray Sullivan

The Committee NOTED this application.

EPF/0286/12 199 High Road / Extension of time limit to EPF/0633/09.
2 Station Road (Change of use of car showroom (sui generis)
IG10 4NZ to form three class A1 units and one class A3
Mrs C Brown restaurants. Revised application
EPF/1958/08)

The Committee had NO OBJECTION to this application and considered the retention and reinstatement of the buildings to original form with the removal of the existing shop front would be favourable to the streetscene.

Members suggested the premises for possible inclusion on the District Council's List of Buildings of Local Architectural or Historic Interest, when the Heritage Asset Review was to be discussed at the next meeting.

EPF/0293/12 2 Nevill Way Erection of two storey side extension
IG10 3BG

Mr Terry Farr

The Committee had NO OBJECTION to this application.

The Committee AGREED to bring forward EPF/0372/12 and dealt with the following two applications together, as they were for the same site.

EPF/0297/12 50 York Hill
IG10 1JA
Mr John Downes

Two storey side extension, demolition and replacement of garage into habitable room

EPF/0372/12 50 York Hill
IG10 1JA
Mr John Downes

Conservation area consent for demolition and replacement of garage into habitable room

Cllrs J W Angold-Stephens, Chalk, Davies, C C Pond and Thomas declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

Cllrs J W Angold-Stephens and C C Pond declared a personal but non-prejudicial interest as they were acquainted with the neighbour at no. 48.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED strongly to the formation of a car parking area by the removal of the trees and hedges that were protected by the Article 4 Direction in the conservation area. It had NO OBJECTION to the demolition or garage conversion.

EPF/0298/12 5 Baldwins Hill
IG10 1SE
Mr B Doal

Two storey side and rear extension, conservatory and internal alterations

The Committee declared a personal but non-prejudicial interest in this application as the architect was known to the Council.

The Committee had NO OBJECTION to this application, but asked that all the materials used in the new build should be timber, and any existing UPVC replaced with fenestration more appropriate for a conservation area.

EPF/0309/12 146 Chester Road
IG10 2LY
Mr Robert Shillabeer

Single storey front porch and bay extension at 1800mm deep with tiled pitched roof (Revised application)

The Committee had NO OBJECTION to this application because the front extension had been reduced to a depth of 1500mm.

Cllr C C Pond left the meeting and Cllr Davies took the chair for this application.

772.2 Determinations and Works to Trees in Conservation Areas:

EPF/0343/12 63 Staples Road
IG10 1HR
Mr Roger Harris

Crown Reduced by up to 10 feet

The Committee NOTED this application.

PL773 Decisions

773.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Cllr C C Pond returned and took the chair for the remainder of the meeting.

PL774 Licensing Application – Notice of Application for a Variation of the Premises Licence in respect of Broadway Express, 74 The Broadway, Loughton IG10 3ST

The Committee NOTED this application.

PL775 Enforcement and Compliance

The Committee NOTED the reports for the current enforcement cases as advised by the District Council in its weekly lists for 13th – 17th and 20th – 24th February 2012.

Signed

Date: 19th March 2012

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 19th March 2012 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair) (until Min. no. PL783.1)	
J W Angold-Stephens	M R M Chalk
C Davies (from Min. no. PL777)	T Frankland

Officers: Vivienne Messenger (Planning Clerk)
Penny Winslow (Work Placement Officer)

PL776 Apologies for Absence

Apologies for absence had been received from Cllr Thomas.

Cllr Davies joined the meeting during the next item.

PL777 Confirmation of Minutes

The Minutes of the meeting held on 5th March 2012 were amended at Min. no. PL772.1 for planning application EPF/0298/12 – 5 Baldwins Hill, IG10 1SE – to read:

“The Committee had NO OBJECTION to this application, but asked that all the materials used for doors and windows in the new build should be timber, and any existing UPVC replaced with timber fenestration more appropriate for a conservation area.”

The Minutes of the meeting held on 5th March 2012 were then CONFIRMED as a correct record and signed by the Chairman.

PL778 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/0332/12 and EPF/0348/12 as he had a slight acquaintance with people living nearby.

PL779 Matters for Report

779.1 Withdrawn application – EPF/0006/12 – 127 High Road, IG10 4LT – Change of use of ground floor from retail (Class A1) to either Restaurant (Class A3), Public House / Bar (Class A4) or Takeaway (Class A5) and erection of flue on rear elevation – Min. no. PL640.1

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

779.2 Amended plans – EPF/2371/11 – 22 Forest Road, IG10 1DX – Change of use of former tool shop (A1 retail shop) to A3 (restaurant/cafe use) – Min. no. PL727

Cllr Frankland declared a personal but non-prejudicial interest in this item as his neighbour had previously spoken to him with regard to possibly renting the premises.

The Committee considered the amended proposal for a refuse store and extraction duct. Members expressed concern over the positioning of the bins in the side alleyway, which also served as the fire exit, as if moved, they could cause an obstruction. The Committee was unaware of the ownership of this alleyway but thought it was also used by the adjoining property. The Committee asked for a

planning condition to prevent presentation for collection and emptying of the wheelie bins on the highway.

Furthermore, concern was expressed at the potential emissions from the flue positioned outside a window of the self-contained flat on the upper floor.

These proposed arrangements reinforced the Committee's views that the change of use to A3 (restaurant) should not be permitted.

779.3 Local Government (Miscellaneous Provisions) Act 1982 Street Trading, Rectory Lane – Russell Burns – selling of hot/cold food and drinks at Rectory Lane, IG10 1NZ – Min. no. PL747

The Committee NOTED that the District Council Licensing Section had granted the renewal of the licence, and that officers had advised the Licensing Sub-Committee panel members prior to that meeting of the letter from the Highway Authority regarding the cycle track.

779.4 EPF/2580/10 – Council Depot site and adjacent Land off Langston Road, IG10 3UE – Outline application for the redevelopment of site for 16,435 square metres (GIA) of predominately A1 retail floorspace, (including up to 1000 square metres (GIA) of A3 Floorspace), landscaping, car parking, ground remodelling works, retaining wall structures and two accesses off Langston Road – Min.no. PL770.3

The Committee was concerned by the Local Planning Authority's letter to the National Planning Casework Unit over its description of this proposed development as "edge-of-centre". The Committee AGREED that the Town Clerk should write again to the Secretary of State with these additional concerns.

The proposal was clearly an "out-of-centre" development.

This was defined in the Secretary of State's own Town and Country Planning (Consultation) (England) Direction 2009 which for retail purposes meant "a location which was well-connected and within easy walking distance (ie: up to 300 metres) of the primary shopping area". As far as the Committee could judge, the proposed development was 360 metres in a straight line from the nearest point (the Post Office) in the Key Retail Frontage on The Broadway (as defined in the District Council's Local Plan), but the shortest practicable distances for pedestrians and vehicles were over 400 metres. There was also a clear physical barrier – the railway – between the development site and the town centre, as defined in PPS4.

The Committee thus believed members of the District Development Control Committee made their decision not having been apprised of the correct planning law about this application.

The planning officer says the Secretary of State *"can have confidence that this matter has been given the most rigorous consideration by this Council and the issues raised have been thoroughly examined, Council's District wide Development Control Committee, within a meeting dedicated to just this application. The development proposes retail space not exceeding 12,915m² net retail sales floor space. This Council argues that this can be regarded as a local matter and does not raise issues of national importance that warrant intervention by the Secretary of State. Finally, I am aware of some local concern raised in respect of the application."*

This Committee believed that the misadvising of a Development Control Committee as to the status of the development as edge of centre when, as the planning officers should have known, the proposal constituted out of centre development, along with the clear beneficial interest the District Council had from owning much of the site, made the approval unsafe, posed a serious issue of national importance, and that the proposal not only warranted but positively required intervention by the Secretary of State.

779.5 Notice of Application for a Variation of the Premises Licence in respect of Zara Express, 23 The Broadway, Loughton IG10 3SP – Min. no. PL761.1

The Committee NOTED that this would be considered at the District Council Licensing Sub-Committee meeting on Tuesday 3rd April 2012; and members AGREED to stay with the written representation already sent.

PL780 Epping Forest District Council Local Plan evidence base – Heritage Asset Review

The Committee AGREED to suggest the following amendments to the existing Locally Listed Buildings register, and identified new buildings worthy of consideration for inclusion on the list, as detailed below, which would be sent to the District Council Conservation Officer.

Amendments (shown in italics):

Ref	Building Name or Number	Address	Notes
4	Roding Valley High School	Alderton Hill	<i>Formerly Loughton County High School for Girls, designed by Herbert Tooley, built 1907.</i>
11	<i>Daniel Robinson & Sons Ltd Funeral Directors No. 4</i>	Church Hill	<i>Formerly Bosworth Butchers, historic 19th century shop front and interior (removed).</i>
19	1	Connaught Avenue	Large late 19 th century red brick building, <i>formerly Braeside military hospital.</i>
31	Loughton Masonic Hall, No. 16	High Beech Road	Large red brick building with half timbering on upper floors, <i>1908 designed by R C Foster.</i>
34	Drinking fountain at Station Rd	High Road	Timber structure with plain clay tile canopy <i>built 1935</i> , replacement of earlier fountain c. 1880.
35	Lopping Hall	High Road	Late 19 th century yellow brick building with red brick details designed by Edmond Egan. The buildings name commemorates events of 1864-78 when the Corporation of London borough the rights to take wood from Epping Forest from the residents of Loughton. The compensation money they received was used to build the hall. <i>Additions were made in 1901 by H H Francis/J A Minty.</i>
38	2 Plymouth Lodge	Lower Park Road	<i>Demolished, delete.</i>
48	Staples Road Schools	Staples Road	Large yellow brick building with red brick dressings, built in phases: 1888, 1891 & 1913. Designed by James Cubitt, <i>1913 building by Herbert Tooley.</i>
58	Woodberrie	Woodbury Hill	c. 1901 Domestic revival style <i>by Herbert Tooley.</i>
62	The Wheatsheaf, No. 15	York Hill	Designed by Horace White in 1904.

Additions (more details could be supplied to the consultants as necessary):

Ref	Building Name or Number	Address	Notes
1	Greengates	Albion Hill	1929. Gates listed, house not.
2	8	Alderton Hill	Alfred Moulton, architect.
3	18	Alderton Hill	
4	32 Mossley	Alderton Hill	
5	36	Alderton Hill	
6	37	Alderton Hill	R Foster
7	40	Alderton Hill	Herbert Tooley
8	57	Alderton Hill	Detached rendered house by Sir Edward Maufe for Harold Curwen.
9	60	Alderton Hill	
10	52	Baldwins Hill	Lived in by Jacob Epstein (subdivided from no 50 [listed] c. 1960.
11	Golden Lion Public House	Borders Lane	K Lindy, architect.
12	28	Brook Road	Charles Bath for himself in 1950.
13	50 & 52	Chigwell Lane	Pair of cottages by Debden Sports Ground.
14	Debden Station House	Chigwell Lane	
15	Alpha, Beta and Gamma	Debden Lane	Form a terrace of very superior tied cottages, no doubt for superior staff, and were built in 1902 for the owner of Debden House.
16	106 – 108	High Road	Former Co-operative Permanent Building Society, later Nationwide planned 1962, completed 1967 by Kenneth Lindy.
17	102 (NatWest Bank)	High Road	Joseph Craddock Perkin 1929.
18	104	High Road	
19	145 – 149	High Road	
20	160 – 164	High Road	
21	Browns Garage No. 199	High Road	Formerly Holmdale by architect and owner Edmond Egan c. 1881.
22	227	High Road	Former post office, now public house by Archibald Scott.
33	Little Woodbury	King's Hill	
24	23	Ollards Grove	Harold Milesen 1954.
25	4	Shelley Grove	Art Deco house, adapted 2011. Winner 2012 Loughton Building Design Award.
26	The Lindy House	Steeds Way	
27	2 – 24	The Avenue	Mayfair Gardens, large Edwardian semis.
28	74 – 76	The Drive	E E Winch, pair of semis.
29	22 – 24	The Uplands	R Foster
30	28	The Uplands	R Foster
31	41	The Uplands	
32	56	The Uplands	

33	62	The Uplands	Probably by P Thompson; glass by W B MacDougall.
34	Loughton Library		
35	29 – 31	Traps Hill	
36	52	Traps Hill	R C Foster 1934.
378	Woodpeckers No. 37	Woodbury Hill	
38	The Nook No. 23	York Hill	

PL781 Epping Forest Strategic Land Availability Assessment

The Committee AGREED to nominate the Town Clerk to represent the Town Council at the presentation on Friday 30th March 2012 by the District Council's planning consultants Nathaniel Lichfield & Partners (NLP). NLP had produced a draft 'Strategic Land Availability Assessment' (SLAA) for the District which would inform on the preparation of a new Local Plan for the District.

PL782 Planning Precedents

The Committee considered the draft document and asked for the inclusion of "gated developments" and the suggestion that railings should include the provision of a letter box.

Members AGREED to review the glossary of planning precedents at the next meeting to allow more time for consideration as this source of reference was intended for use by the new Committee, after the forthcoming Town elections.

PL783 Planning Applications

783.1 The following applications for planning permission were considered and the plans were inspected.

EFP/0275/12 102 High Road IG10 4AS
The Royal Bank of Scotland Group
Replacement of existing fascia and projecting signage with 2 no. internally illuminated fascia signs and 2 no. internally projecting signs

The Committee had NO OBJECTION to this application but asked that the lighting had low illuminance levels and was self-generating. Members also asked for the signage to be turned off at 11.30pm, with no overnight illumination.

EPF/0323/12 Sports Pavilion Langston Road IG10 3TQ
Mr Christopher Hunn
Change of use of existing office on the outside of the Sport Academy at Langston Road IG10 3TQ for the use of an Operating Centre for Private Hire and Hackney Carriage work

Cllrs J W Angold-Stephens, Chalk, Davies and C C Pond declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this change of use, which was considered unsuitable sited on Green Belt land and therefore contrary to Epping Forest District Council's Green Belt Policy GB2A.

Cllr C C Pond left the meeting during the above item and Cllr Davies took the chair for the remainder of the meeting.

EPF/0327/12 143 Forest Road Single storey rear extension to existing two
IG10 1EF storey rear extension
 Mr John Bundy

The Committee had NO OBJECTION to this application.

EPF/0329/12 68 Whitehills Road Single storey front, side and rear extensions
IG10 1TU
 Mr Colin Gold

The Committee had NO OBJECTION to this application but expressed concern on the terracing effect from the proposed building works extending to the site boundary. Members commented that no. 70 Whitehills Road already had a two-storey side and rear extension scheme, so the precedent had been set.

EPF/0332/12 186 Forest Road Ground and first floor extensions, alterations
IG10 1EG and conversion of storage garages to new
 Miss Rebecca Dadoun Yoga and Pilates Studio and demolition of
 outbuilding

Cllrs J W Angold-Stephens, Chalk, and Davies declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the proposal for a two-storey development at the rear of the property and considered it an over-intensification of the site, which adjoined the Green Belt land of Epping Forest.

EPF/0339/12 29 The Broadway Change of use from A1 Retail to A2 Financial
IG10 3SP and Professional Services
 Instant Cash Loans
 Ltd

Cllrs J W Angold-Stephens, Chalk, and Davies declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the change of use and loss of an A1 premises in a Key Frontage locality that would be detrimental to the viability and vitality of the Broadway town centre.

EPF/0342/12 56 The Crescent Extension to detached two storey chalet
IG10 4PU bungalow to form two storey house with loft
 Mr Stephen Pearce room (Revised application)

The Committee had NO OBJECTION to this application.

EPF/0344/12 4 Albion Hill Rear dormer extension
IG10 4RA
 Matthew Hagger

The Committee had NO OBJECTION to this application.

EPF/0348/12 123 Forest Road Certificate of lawful development for proposed
IG10 1EF single storey rear extension
 Mr Roger Cracknell

The Committee NOTED this application.

EPF/0357/12 49 Hill Top
IG10 1PX
 Mr Malcolm Adams
 Certificate of lawful development for proposed
 hip to gable roof extension and replacement
 rear dormer window in a loft conversion
 The Committee NOTED this application.

EPF/0362/12 23 Church Hill
IG10 1QP
 Mr Andrew Goldstein
 Rear first floor extension (Amended scheme
 proposing a wider extension than that
 previously approved under EPF/1262/12)
 The Committee had NO OBJECTION to this application.

EPF/0376/12 5 Catherine Close
IG10 3NJ
 Mr Jon Gould
 Part conversion of garage to habitable room
 and internal alterations
 The Committee had NO OBJECTION to this application.

EPF/0378/12 39 Traps Hill
IG10 1SZ
 Mr and Mrs U & M
 Agarwal
 Proposed side and rear extensions, internal
 alterations and construction of garage/fitness
 room (Revised Application)
 The Committee considered the revised scheme was an improvement, but was still
 concerned the ground floor would extend to the site boundary.

**783.2 Applications provided for information only – EPF/0313/12,
 EPF/0373/12 and EPF/0382/12**

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

PL784 Decisions

784.1 Decisions by Epping Forest District Council

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

PL785 Enforcement of Planning Control

The Committee NOTED the Enforcement of Planning Control Notices for the
 following land at:

- 4 Ripley View, Loughton IG10 2PB. (The matter which appeared to
 constitute the breach of planning control was that without planning
 permission the change of use of residential land to a mixed use of residential
 and storage).
- 215A Smarts Lane, Loughton, IG10 4BW. (The matter which appeared to
 constitute the breach of planning control was regarding condition 5 of
 EPF/012/05 – Garage converted into a gym, also side door added to
 garage).

PL786 Enforcement and Compliance

The Committee NOTED the reports.

Signed
 Date: 2nd April 2012

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 2nd April 2012 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C Davies (in the Chair)
M R M Chalk (from Min. no. PL790) T Frankland T Thomas
S M Harper (as substitute for J W Angold-Stephens)

Officers: Vivienne Messenger (Planning Clerk)
 Penny Winslow (Work Placement Officer)

5 members of the public

PL787 Apologies for Absence

Apologies for absence had been received from Cllr J W Angold-Stephens. The Planning Clerk reported that Cllr S M Harper had been nominated as Cllr J W Angold-Stephens' substitute for this meeting. Apologies for lateness had been received from Cllr C C Pond.

PL788 Confirmation of Minutes

The Minutes of the meeting held on 19th March 2012 were CONFIRMED as a correct record and signed by the Chairman.

PL789 Declarations of Interest

Cllr S M Harper declared a personal but non-prejudicial interest in EPF/0340/12 as she had seen the Loughton Residents Association Plans Group letter of objection prior to this meeting.

PL790 Planning Applications

The Committee AGREED to bring forward the following three items, as members of the public were interested in these applications.

Cllr Chalk joined the meeting during the next item.

EPF/0340/12	Browns of Loughton	Change of use of ground floor from Car
	199 High Road	Showroom Use to use within Class A2
	IG10 1AA	(Financial and Professional services)
	Mrs C Brown	

Cllrs Chalk, Davies and Thomas declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee had NO OBJECTION to this application.

The Committee dealt with the next two applications together as they were for the same site.

EPF/0436/12	56 York Hill IG10 1JA Mr & Mrs Jago	Removal of existing conservatory and erection of a single rear extension (Revised application)
EPF/0437/12	56 York Hill IG10 1JA Mr & Mrs Jago	Conservation area consent for the removal of existing conservatory

A member of the public with an interest in this application addressed the meeting.

The Committee had NO OBJECTION to these applications.

PL791 Matters for Report

791.1 Notice of Appeal – EPF/2321/11 – 19 High Road IG10 4JJ – Ground and first floor front extensions – Min. no. PL727

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

791.2 EPF/2580/10 – Council Depot site and adjacent Land off Langston Road, IG10 3UE – Outline application for the redevelopment of site for 16,435 square metres (GIA) of predominately A1 retail floorspace, (including up to 1000 square metres (GIA) of A3 Floorspace), landscaping, car parking, ground remodelling works, retaining wall structures and two accesses off Langston Road – Min.no. PL779.4

The Committee NOTED the response from the National Planning Casework Unit regarding the above application, which had been referred to the Secretary of State for Communities and Local Government by the District Council.

The Secretary of State made the following response as detailed below:

“The Secretary of State has carefully considered this case against call-in policy, as set out in the 1999 Caborn Statement, the impact of the proposal and the key policy issues which the case raises. The policy makes it clear that the power to call in a case will only be used very selectively. The Government is committed to give more power to councils and communities to make their own decisions on planning issues, and believes planning decisions should be made at the local level wherever possible. In his opinion, the proposal does not involve a conflict with national policies on important matters; have significant effects beyond their immediate locality; give rise to substantial regional or national controversy; raise significant architectural and urban design issues; or involve the interests of national security of foreign governments. Nor does he consider that there is any other sufficient reason to call the application in for his own determination. He therefore decided the application should be determined at local level, and has not called it in.”

“In considering whether to exercise his discretion to call in this application, the Secretary of State has considered the matter of whether the application is EIA development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The local planning authority for determining this application remains the relevant authority responsible for considering whether these regulations apply to this proposed development and, if so, for ensuring that the requirements of the Regulations are complied with.”

791.3 Epping Forest District Council Local Plan evidence base – Heritage Asset Review – Min. no. PL780

In the absence of the Chairman who was to have provided an update, the Committee AGREED to defer this item to the next meeting.

791.4 EPF/2527/11 – 23 Alderton Way, IG10 3EQ – Retrospective application for the retention of a conservatory to the rear – Min. no. PL PL735

The Committee NOTED the Enforcement of Planning Control Notice received from Epping Forest District Council in respect of the above land. The matter which

appeared to constitute the breach of planning control was the erection of a conservatory without planning permission. The notice would take effect on 11th May 2012.

791.5 Epping Forest Strategic Land Availability Assessment – Min. no. PL781

The Planning Clerk reported that the Town Clerk had attended on behalf of the Town Council the presentation given by the District Council's planning consultants, Nathaniel Litchfield & Partners (NLP) on 30th March 2012 at the Civic Offices in Epping. A copy of this presentation on the consultants' initial findings on the availability of land for housing, retail and employment premises across the district, and the draft maps were available at:

http://www.eppingforestdc.gov.uk/news/2012/land_assessment_presentation.asp

The Planning Clerk distributed the following report by the Town Clerk to the Committee, on some of the following key points:

- In preparation of the new Local Plan, Epping Forest District Council must meet the future development needs of the district balanced against policies protecting the Green Belt, heritage and natural resources.
- The Strategic Land Availability Assessment (SLAA) was just one of the evidence documents that would inform the new Local Plan.
- The SLAA looked at availability not demand – this would be dealt with in a separate evidence document being prepared by the Essex Planning Officers Association and the Housing demand document being prepared by EFDC officers.
- The SLAA must be a 'positive' document identifying where development could be achieved and not where it was unwanted.
- For each site on the 'Call for Sites' list, the consultants had assessed its suitability, availability and achievability for development.
- The consultants considered there was sufficient land to provide approximately 2,399 new homes in the district without any changes to current planning policy.
- However, if the housing need was shown to be higher, the District Council might need to look at development on green spaces in towns or review the Green Belt or consider changes to the designation of some sites.
- The maps provided on the presentation were only in draft form at present. The final document was due for publication at the end of April 2012.
- The most important part of this process to prepare the new Local Plan would be the Issues and Options public consultation in July 2012.

791.6 Sustainable Communities Act – Proposal from Leiston-cum-Sizewell Town Council – Min. no. PL762.5

The Planning Clerk reported the proposal Leiston-cum-Sizewell Town Council and Suffolk Association of Local Councils (SALC) had made under the Sustainable Communities Act that the government minister, Greg Clark MP, introduce a policy of urging large planning applicants to: (1) attend a council meeting to answer questions on their application and, (2) help fund town and parish councils to obtain a full assessment of the applications, had been debated in Parliament on 6th March 2012. Minister Greg Clark had responded that it was government policy regarding the first request (attend a council meeting) and would "strongly encourage applicants to engage with, and respond to, reasonable requests from parish and town councils to meet."

Regarding the second request (funding), "let me briefly make a point about the funding side of things... It is open to the developer, the applicant, and the town and parish council to have a voluntary arrangement that would assist with the kind of

community engagement we all agree is desirable, not least on the part of applicants.”

As this policy was not law, Leiston-cum-Sizewell Town Council and SALC had suggested how local councils could use the current government policy, which would be kept for future reference by the Planning Clerk.

The Town Council's support was also being sought on another matter regarding their right to appeal against the granting of planning permission by the Local Planning Authority, where the local council had recommended refusal, which was NALC policy. There was currently a Bill before Parliament which would give local councils that right, the House of Commons Early Day Motion no. 2824:

“That this House supports the Planning Applications (Appeals by Town and parish Councils) Bill introduced by the Hon. Member for Gower with the support of the Norfolk, Suffolk, Kent, Hampshire and Hertfordshire associations of local councils; notes that the Bill would give town and parish councils the right of appeal against the granting of planning permissions to which they had objected and that this policy is backed by the National Association of Local Councils in England and One Voice Wales which represents Welsh town and community councils; and hopes that the Bill will become law.”

The Committee supported this motion and instructed the Planning Clerk to write to Eleanor Laing MP asking for her support on EDM no. 2824.

PL792 Planning Precedents

The Committee considered the draft glossary and asked for the inclusion of the following additions:

Blue Heritage Plaques

If the property is demolished or a new owner no longer wants the plaque then the original (or a smaller replica) could be kept on display at the Murray Hall.

Conservation Area planning applications

Add the letters CA after the planning application reference to the agenda so councillors can identify which sites are in conservation areas.

Flat roofs

Flat roofs could also give access to other properties.

Illuminance

Suggest illuminated signage use solar power if possible.

Use Classes Orders

All councillors should be given a copy of a basic list of these in the new councillor pack.

Wheelwashing

Suggest to the District Council planning officer that this requirement is included as a planning condition on all large developments.

PL793 Planning Applications

793.1 The following applications for planning permission were considered and the plans were inspected.

EFP/0206/12	49 & 51 Lower Park Road	Ground floor rear side infill extension to both 49 and 51 Lower Park Road
	IG10 4NB	
	Mr & Mrs Joanna & Andrew Fox & Gold	

The Committee had NO OBJECTION to this application.

- EPF/0346/12 2 Elizabeth French House**
Langston Road
IG10 3SD
Miss Hillary White
Installation of photovoltaic modules on the roof of Kier Building
The Committee expressed concern over the proposed array of photovoltaic modules with regard to the possible visual disturbance they could cause to drivers on the adjacent M11 motorway.
- EPF/0363/12 18 Roundmead Avenue**
IG10 1QB
Mr P Morters
Certificate of lawful development for a proposed raised hip to gable and rear dormer
The Committee NOTED this application.
- EPF/0404/12 2 The Fountains**
IG10 4RZ
Mrs Nicola Jones
Extension of time limit on planning application EPF/1562/08 (Loft conversion with the erection of three rear facing dormer windows – renewal of planning consent EPF/1315/03)
The Committee had NO OBJECTION to this application.
- EPF/0444/12 84 & 86 Englands Lane**
IG10 2QQ
Mr Paul Cockram
Loft extension to adjoining properties
The Committee OBJECTED to this application and considered the proposed scheme over-large and detrimental to the streetscene. Members expressed concern for the visual impact and overlooking the loft extension would cause to neighbouring properties at the front (as Englands Lane was very narrow) and to dwellings at the side in Goldings Road (from the two rear juliet balconies). The proposal was deemed contrary to Policies DBE 9 (i) and (ii), and DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations.
- EPF/0451/12 45 Staples Road**
IG10 1HR
Mr & Mrs D & S Warner
Extension of time limit on EPF/0561/09 (Demolish existing extension and construct new single storey rear extension with solar panels and sedum roof)
The Committee had NO OBJECTION to this application.
- EPF/0464/12 1 & 2 Woodbury Hollow Cottages (& land to rear)**
Woodbury Hill
IG10 1JD
Mr James Holloway
Change of use of part of land within the site for use as residential garden and retention of shed and greenhouse
The Committee OBJECTED to the application and change of use of green belt land in a conservation area.
- EPF/0472/12 7 Englands Lane**
IG10 2QX
Mr Abid Hussain
Change of use of ground floor of premises from A2 (Financial and Professional Services) to Class B1 (Business Use) as a dental laboratory
The Committee had NO OBJECTION to this application.

**EPF/0527/12 8 Brooklyn Avenue
IG10 1BL**

Mrs Maria Mclandis

TPO/CHI/02/70 T1 - Ash - Crown thin by no more than 30% and remove deadwood

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.

**EPF/0586/12 23 Park Hill
IG10 4ES**

Mr Bulent Bagci

TPO/EPF/09/82 T3 - Sycamore - Reduce height by 50%

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.

793.2 Determinations and Works to Trees in Conservation Areas.

**EPF/0543/12 Monkwood Cottage
Whitakers Way
IG10 1SQ**

Paul & Sandra
Geraghty

Lime - Crown reduce height to 6 metres and spread to 2.5 metres, back to previous pollarding points

The Committee NOTED this application.

793.3 Application provided for information only – EPF/0408/12

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

PL794 Decisions

794.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL795 Enforcement and Compliance

The Committee NOTED the reports.

Signed
Date: 16th April 2012

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16th April 2012 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

T Thomas

C P Pond (as substitute for Cllr Chalk)

Officers: Vivienne Messenger (Planning Clerk)
Penny Winslow (Work Placement Officer)

3 members of the public

PL796 Apologies for Absence

Apologies for absence had been received from Cllrs J W Angold-Stephens, Chalk, Davies and Frankland. The Planning Clerk reported that Cllr C P Pond had been nominated as Cllr Chalk's substitute for this meeting.

PL797 Confirmation of Minutes

The Minutes of the meeting held on 2nd April 2012 were CONFIRMED as a correct record and signed by the Chairman.

PL798 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/0285/12 as he knew some of the neighbours who lived close by.

Cllr C P Pond declared a personal but non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. She stated that any view she gave at this meeting would be considered afresh if the application came before a District Council committee, in the light of all the evidence available at the time.

PL799 Planning Applications

The Committee AGREED to bring forward the following item, as members of the public were interested in this application.

EPF/0485/12 Rear gardens of no. 94, and part rear garden of no. 92 Roding Road

Mr Narinder Sahota

Erection of two bedroom one and a half storey detached dwelling with one off street car parking space (Revised Application)

Cllrs C C Pond, C P Pond and Thomas declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of eight letters of objection.

The Committee OBJECTED to this planning application and NOTED that recent government guidance on PPS3 on the issue of back garden development, also known as 'garden grabbing', had been strengthened. Members therefore reiterated comments previously made on EPF/1788/10, EPF/1630/09 and EPF/0409/08, which were:

The Committee OBJECTED to this application which was contrary to Policies DBE 6 (ii) & DBE 8 (iii) of Epping Forest District Council's adopted Local Plan and Alterations as the proposals might cause parking problems on an already overcrowded street and the amenity space was considered insufficient for a family house.

Moreover, concern was expressed that the proposal introduced an unsympathetic change at this locality by its siting in the rear garden, which was out of character with properties in the immediate vicinity and set a precedent.

Therefore, the Committee considered the development would harm the character and appearance of the area, by virtue of its size, siting, and poor relationship with other neighbouring properties, contrary to Policies DBE 1 (i) & (ii) and DBE 2, in addition to the above mentioned policies of Epping Forest District Council's adopted Local Plan and Alterations.

Furthermore, the Committee considered this latest application contrary to Government recommendations given on Planning Policy Statement PPS3 on the issue of back garden development also known as 'garden grabbing'.

The Committee drew the District Council Planning Officer's attention to the inaccurate plans submitted that omitted reference to a rear extension at no. 92 Roding Road (planning application EPF/1308/10), by the same applicant, for which planning permission had recently been granted.

The Committee was extremely concerned that the proposal would narrow the access road off Stonards Hill causing grave difficulties to larger vehicles, as well as making it more hazardous for the Roding Road houses and allotment holders it served. The Committee also believed this could lead to a possible infringement of an easement.

The Committee was most concerned by the proposed loss of an elder tree at the entrance to the access road, which it considered was a valuable component of the streetscene. Members drew the District Council Arboricultural Officer's attention to its possible removal and sought clarification on whether this tree could be considered for a TPO.

PL800 Matters for Report

800.1 Notice of Appeal – EPF/2527/11 – 23 Alderton Way, IG10 3EQ – Retrospective application for the retention of a conservatory to the rear – Min. no. PL791.4

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

800.2 Withdrawn application – EPF/2611/11 – 183 Hillyfields, IG10 2PW – Single storey rear extensions – Min. no. PL772.1

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

800.3 Amended plan – EPF/0222/12 – 60 Deepdene Road, IG10 3PP – Single storey side and front extension – Min. no. PL772.1

The Committee CONFIRMED the comments made by the Planning Clerk under delegated powers as follows:

The Committee OBJECTED to the extreme size and overall length of the development that extended to the site boundary with the neighbouring property at no. 58 Deepdene Road.

800.4 Epping Forest District Council Local Plan evidence base – Heritage Asset Review – Min. no. PL791.3

The Committee asked that the District Council's consultants be informed of the Town Council's six additional conservation areas originally proposed in 2009, and

the recently suggested amendments and additions to the Local List of Buildings in Loughton. Members also recommended that there should be a complete re-survey of the Statutory List of Listed Buildings in Loughton.

The Committee supported the three existing conservation area appraisals in their present form and the amendments suggested in the draft proposals in 2010. The Committee also asked for the retention of the existing Article 4 Directions on street boundaries in the York Hill Conservation Area, and on that and frontages in the Staples Road Conservation Area.

PL801 Planning Applications

801.1 The following applications for planning permission were considered and the plans were inspected.

EFP/0285/12 8 Forest View Road Proposed two storey side and rear extension
IG10 4DX with roof alterations
Mr G Brooks

The Committee had NO OBJECTION to this application but expressed concern for the amenities of the neighbouring property in Forest View Road.

EPF/0321/12 Elm Cottage Grade II listed building application for
Debden Road repointing of chimney stacks, repair to
IG10 2NY supporting brickwork and repairs to existing
Mr Richard Wilson external door

The Committee had NO OBJECTION to this application subject to the approval of the Essex County Council Historic Buildings Advisor.

EPF/0486/12 3 Church Hill Change of use from dwelling (C3) to pre-
IG10 1QP school day-nursery (D1) - Amendments to
Mrs K Hersey previously approved scheme EPF/2102/11
comprising of erection of single storey front
extension and new entrance, conversion of
existing garage for teaching space and
internal alterations

The Committee had NO OBJECTION to this application but expressed concern for the amenities of the neighbours on Church Hill in relation to the garage extension. Moreover, the Committee asked that the design of the windows and doors in the new development be kept close to the originals, since The Uplands was a candidate conservation area in Loughton.

EPF/0515/12 156 Chester Road Single storey rear extension
IG10 2LY
Ms Kerri Chaplin

The Committee had NO OBJECTION to this application.

EPF/0526/12 10 Albion Park Single storey rear extension
IG10 4RB
Mr Glynn Noakes

The Committee had NO OBJECTION to this application.

EPF/0574/12 BP Chigwell Advert consent for 1 canopy sign, 3 canopy
The Broadway stanchion signs, 1 car wash sign, 4 flag signs
IG10 3ST and 1 MID sign
BP Oil UK Limited

The Committee had NO OBJECTION to this application.

EPF/0581/12 9 Stanmore Way
IG10 2SA
Mr Tony Mascari

Proposed two storey front/side and rear extensions, single storey front and rear extensions plus new roof incorporating loft conversion with 3 no rear dormers

The Committee had NO OBJECTION to this application but asked for a planning condition for obscure glass to be used in the flank windows.

EPF/0589/12 201 High Road
IG10 4LF
St Marys Loughton
PCC

Retention of 2 room portacabin (24' x 9') to be used for storage and use by young persons group for one and a half hours on Sunday mornings

The Committee had NO OBJECTION to this application but suggested a time limit for a further three years. Members would prefer the structure did not become permanent as they considered the portacabin had an adverse effect on the setting of the Grade II Listed Building.

EPF/0667/12 Homecherry House
86 High Road
IG10 4QU
Mr Tom Casey

TPO/EPF/09/82
T2 & T3 - Sycamores - Overall crown reduction by 25%

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.

801.2 Applications provided for information only – EPF/0398/12, EPF/0463/12, EPF/0471/12, EPF/0507/12

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

PL802 Decisions

802.1 Decisions by Epping Forest District Council

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

PL803 Enforcement and Compliance

The Committee NOTED the reports.

Signed
Date: 30th April 2012

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 30th April 2012 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

J W Angold-Stephens

T Frankland

M R M Chalk

T Thomas

C Davies

Officer: Vivienne Messenger (Planning Clerk)

PL804 Apologies for Absence

No apologies for absence had been received.

PL805 Confirmation of Minutes

The Minutes of the meeting held on 16th April 2012 were CONFIRMED as a correct record and signed by the Chairman.

PL806 Declarations of Interest

Cllr C C Pond declared a personal and prejudicial interest in EPF/0728/12 as he knew applicant, who was his neighbour.

Cllr J W Angold-Stephens declared a personal but non-prejudicial interest in EPF/0736/12 as she knew the applicant.

PL807 Matters for Report

807.1 Notice of Appeal – EPF/2509/11 – Land adjacent to 16 Grasmere Close, IG10 1SL – New dwelling (Revised application) – Min. no. PL735

The Committee NOTED the information received from Epping Forest District Council and restated its existing comments which were:

The Committee OBJECTED to this application. This proposed garden development was detrimental to the amenities of the neighbours, would appear over dominant on the streetscene and, because the design was completely different from the rest of Grasmere Close, failed to respect its setting, thus conflicting with Policies CP 2 (iv) and CP 3 (v) and DBE 1 of Epping Forest District Council's adopted Local Plan & Alterations.

807.2 Withdrawn applications:

EPF/0297/12 – 50 York Hill, IG10 1JA – Two storey side extension, demolition and replacement of garage into habitable room – Min. no. PL772.1

EPF/0372/12 – 50 York Hill, IG10 1JA – Conservation area consent for demolition and replacement of garage into habitable room – Min. no. PL772.1

EPF/0437/12 – 56 York Hill IG10 1JA – Conservation area consent for the removal of existing conservatory – Min. no. PL790

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

807.3 Epping Forest District Council Local Plan evidence base – Heritage Asset Review – Min. no. PL800.4

The Committee NOTED that the District Council's consultants would consider as part of the review process the Town Council's detailed response.

807.4 Enforcement of Planning Control – 4 Ripley View, Loughton IG10 2PB. (The matter which appeared to constitute the breach of planning control was that without planning permission the change of use of residential land to a mixed use of residential and storage (containers)) – Min. no. PL785

The Committee NOTED that an appeal had been made to the Secretary of State against an Enforcement Notice issued by the District Council in respect of the above development, and that the appeal was to be decided on the basis of written representations and a site visit by an Inspector.

807.5 Licensing Application – Notice of Application for a Variation of the Premises Licence in respect of Zara Express, 23 The Broadway, Loughton IG10 3SP – Min. no. PL779.5

The Chairman advised members that there would be a brief discussion after the meeting on two recent licence applications, one of which was for the premises above, that the Planning Clerk had brought to the attention of members. As the closing date for responses was 21st May 2012, and the next Committee meeting was the same day, the Planning Clerk would reply to the District Council Licensing Office under delegated powers.

PL808 Planning Applications

808.1 The following applications for planning permission were considered and the plans were inspected.

**EFP/0505/12 5 Carroll Hill
IG10 1NL**
Mr & Mrs Russell
Parkes

Demolition of existing 2 storey detached house with basement and replacement with new proposed detached 2 storey house with basement, rooms in loft, and ancillary landscape works

Cllrs J W Angold-Stephens, Chalk, Davies, C C Pond and Thomas declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the height of the roof, which did not step down the hill, and was considered incongruent to the streetscene contrary to Policy DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee approved of the rest of the design.

**EPF/0542/12 Halifax
186 High Road
IG10 1DN**
Mr Stephen Birch

Proposed internally illuminated fascia sign, projecting sign and ATM sign

The Committee had NO OBJECTION to this application but asked for low illuminance levels on the fascia and projecting signs.

**EPF/0557/12 121 Valley Hill
IG10 3AU**
Mr Peter Ballard

Proposed dropped kerb

The Committee had NO OBJECTION to this application but regretted the loss of the front garden, which added a positive aspect to the streetscene, and asked for a planting condition to replace the loss of the hedge.

Members also drew the Highways Officer's particular attention to the traffic island in the middle of the busy road outside the property.

EPF/0599/12 28 Alderton Hill
IG10 3JB
 Mr Robert Waderman
 Front roof dormer window extension. (As part of loft conversion with permitted development rear dormer)
 The Committee had NO OBJECTION to this application.

EPF/0612/12 62 Alderton Hill
IG10 3JB
 Dr Aynkaran
 Kanagasundrem
 New front boundary wall and railing new crossover positions
 The Committee would prefer extensive planting conditions close to the proposed railings to offset excessive urbanisation, and enhance wildlife habitation.

EPF/0621/12 39 Roding Gardens
IG10 3NH
 Mr Peter Fegan
 Conversion of loft space with front dormer window
 The Committee disliked the proposed dormer, which it considered deleterious to the streetscene, although it would be more acceptable with the addition of a gabled roof.

EPF/0626/12 6 Swan Lane
IG10 4QW
 Mr & Mrs Dhaliwal
 Single storey rear extension with pitched and flat roofs
 The Committee could not judge the impact on the neighbouring property from the plans supplied and thus found it difficult to comment on this application.

EPF/0637/12 43 Spring Grove
IG10 4QD
 Mr Ash Arora
 Rear single storey extension, first floor balcony infilling, work to rear of existing roof and re-modelling and refurbishment works
 The Committee disliked the proposed flat roof of the rear single storey extension. Members also remarked that it seemed inappropriate for the extension planned for the main house to be behind, yet higher than, the existing house.

EPF/0639/12 5 Newnham Close
IG10 4JG
 Mr & Mrs Hitendra Patel
 Demolish existing rear extension and erection of rear part single storey and part double storey extension
 The Committee had NO OBJECTION to this application.

EPF/0640/12 160 Roding Road
IG10 3BS
 Mr Beckett Edwards
 Single storey rear extension
 The Committee could see little difference between this design and the previous design submitted for EPF/1885/11. Members considered this proposal would have a deleterious effect on the amenities of the neighbour and reiterated its comments for this earlier application, which were:
The Committee had NO OBJECTION to this application but was concerned the proposed velux windows were retained in a closed position, not only for security reasons but also to avoid disturbance and smells to the adjoining neighbour.

EPF/0645/12 249A High Road
IG10 1AD
 Mrs L Margolin
 Conversion of 1 no. three bedroom flat into 2 no. two bedroom flats
 The Committee had NO OBJECTION to this application.

EPF/0655/12 28 River Way
IG10 3LH
 Mr & Mrs Glen Jones
 Ground floor extension to rear of existing building to enlarge kitchen and provide living room

The Committee had NO OBJECTION to this application but disliked the flat roof, which increased the likelihood of criminal activity. Members expressed concern for the amenities of the neighbouring properties.

EPF/0674/12 29 The Square Single storey conservatory to rear elevation
IG10 3FE

Mr S Marks

The Committee had NO OBJECTION to this application.

EPF/0736/12 2 Catherine Close TPO/EPF/30/89
IG10 3NJ T27 - Oak - Crown shape as specified to
Mrs Anna Savage previous pruning points

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.

Cllr C C Pond left the meeting and Cllr Davies took the chair for this item only.

808.2 Determinations and Works to Trees in Conservation Areas.

EPF/0728/12 5 Staples Road Eucalyptus (bottom of garden) - Reduce by a
IG10 1HP third

Mrs Amanda Gotham Conifers x 12 - Reduce by 4 feet
Eucalyptus (near house) - Fell

The Committee NOTED this application.

Cllr C C Pond rejoined the meeting and retook the chair.

808.3 Applications provided for information only – EPF/0613/12, EPF/0614/12, EPF/0643/12, EPF/0646/12, EPF/0656/12 and EPF/0681/12

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

PL809 Decisions

809.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL810 Enforcement and Compliance

The Committee NOTED the reports. The Committee agreed to submit a formal request to the Local Planning Authority for enforcement action against an extension which had been erected without planning permission at 22 Stony Path, or to require the owner to submit a planning application within 28 days.

PL811 Chairman's Closing Remarks for the end of the 2008-12 term

The Chairman thanked everyone for their regular attendance every fortnight, to members that had served over the last four years and those members who had joined the Committee more recently. He particularly expressed his thanks to Cllr Davies for acting as Vice Chairman, Cllr Frankland for his dedication in travelling to Loughton for these meetings, and the diligence of all the other members. He especially thanked the Planning Clerk for her indefatigable efforts.

Signed

Date: 21st May 2012