

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 22 May 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane T Downing
K Latchford B Cohen (as substitute for Cllr Murphy)

Officer: Enid K Walsh (Town Clerk)
Debra Paris (Planning Committee Clerk)

1 member of the public

The Chairman welcomed everyone to the meeting and introduced Mrs Paris, the recently appointed Planning Committee Clerk.

PL226 Apologies for Absence

Apologies for absence were received from Cllrs Davies and Murphy. The Town Clerk reported that Cllr Cohen had been nominated as Cllr Murphy's substitute for this meeting.

PL227 Declarations of Interest

Cllrs Abraham, Angold-Stephens, Cochrane, Cohen, Downing and Latchford declared a non-pecuniary interest in

- i) EPF/1074/17, EPF/1078/17 and agenda item 7.2, Vivaldi, 236 High Road owing to comments received from the Loughton Residents Association Plans Group; and
- ii) EPF/0585/17 and EPF/1152/17 as the architect was currently contracted by the Town Council.

Cllr Latchford declared a non-pecuniary interest in EPF/1055/17 and EPF/1056/17 as a family member was employed by the business. Cllr Latchford also declared a non-pecuniary interest in EPF/1152/17 as he was acquainted with a neighbour.

PL228 Confirmation of Minutes

The Minutes of the meeting held on 8 May 2017 were CONFIRMED as a correct record and signed by the Chairman.

The Committee agreed to bring forward the following item as a member of the public was interested in this application.

PL229 Planning Applications

Application No: EPF/1107/17

Officer: Jonathan Doe

Applicant Name: Mr Will Lawrence

Planning File No: 026790

Location: 5 Eleven Acre Rise, Loughton IG10 1AN

Proposal: Part single part two storey rear extension. Loft conversion with roof level windows to front and dormer window to back. Replacing windows in the front elevation.

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

The Committee NOTED the amended plans and had NO OBJECTION to this application.

PL230 Matters for Report

230.1 Notice of Appeals:

EPF/2597/15 – Flat C, 66A Valley Hill, Loughton IG10 3AT – Retrospective application for studio flat on second floor (Appeal ref no: APP/J1535/W/17/3170174) – Min no PL74.1.1

The Committee reiterated its previous comments made on this application, which were:

The Committee OBJECTED to this application. Members deplored this retrospective application for an existing studio flat in the roof space of two existing flats, approved under planning application EPF/2384/10.

It seemed that all three flats had been constructed at the same time as one project, yet this retrospective application did not appear to cater for any additional off-street parking nor amenity space.

Members also viewed the plans for EPF/2384/10 which showed a total of five off-street parking spaces in the rear garden of 66A Valley Hill accessed via The Meadway (at the junction of The Meadway and Valley Hill) by the construction of two new crossovers. In fact, the Committee NOTED with concern two parking spaces without crossovers had been created without permission at the front of the properties with access gained from Valley Hill by: (a) driving across the pavement and; (b) across a grass verge.

There was also a lamppost on the pavement between these parking places and pedestrian refuge in the centre of Valley Hill opposite the parking places.

This unapproved arrangement seemed quite unsuitable and potentially dangerous as Valley Hill was a very busy road and particularly so at this point with traffic movements to and from The Meadway which acted as a feeder road to other roads in the area. It was also a main pedestrian route, and traffic route, for children and parents going to and from White Bridge Community Primary School.

In respect of amenity space the approved permission provided for a garden for flat 66B, where the two parking spaces, described above, were now located. In addition, this garden area should, as part of the approved plans, have been the location for a replacement magnolia tree which had to be removed to make way for the development. The garden for 66A (note the address would appear to be 66A, 66a or Flat A), should, according to the approved plans, have been at the rear of the property and showed additional new planting, none of which appeared to have been carried out.

230.2 Amended Plans – Min no PL205.1

Application No: EPF/0585/17

Officer: Moses Ekole

Applicant Name: Mr & Mrs Bloom

Planning File No: 014329

Location: 8 Eleven Acre Rise, Loughton IG10 1AN

Proposal: Three storey front and side extensions, internal layout alterations and basement conversion.

The Committee NOTED the amended plans and had NO OBJECTION to this application.

PL231 Planning Applications

231.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0865/17

Officer: David Baker

Applicant Name: Mr Daley

Planning File No: 026680

Location: 11 Sedley Rise, Loughton IG10 1LS

Proposal: Construction of rear decking with associated timber fencing.

The Committee raised a concern regarding the potential damage to tree roots resulting from the installation of the proposed fencing.

Application No: EPF/0944/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Karrelle Dixon

Planning File No: 004208

Location: 3 Warren Hill, Loughton IG10 4RL

Proposal: Two-storey and single storey front extension. Roof alterations including front dormer and three rear dormers. Single storey rear extension and patio.

The Committee expressed a concern regarding the impact of the roof alterations on the street scene describing the proposal as bulky particularly at the rear and at roof level.

Application No: EPF/0962/17

Officer: David Baker

Applicant Name: Mr Jon Bloom

Planning File No: 026784

Location: 15 Roding Gardens, Loughton IG10 3NH

Proposal: Garage conversion and rear extension

The Committee had NO OBJECTION to this application.

Application No: EPF/0977/17

Officer: David Baker

Applicant Name: Mr P Crossley

Planning File No: 007298

Location: 43 Colson Road, Loughton IG10 3RL

Proposal: Erection of ground floor front extension, two storey side extension, and ground floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1024/17

Officer: David Baker

Applicant Name: Mr E Aboutaleb

Planning File No: 026755

Location: 69 Chequers Road, Loughton IG10 3QE

Proposal: Two storey side and part first floor rear and single storey ground floor rear extension.

The Committee expressed a concern that the proposed side extension was tight up against the boundary impacting adversely on the neighbouring property.

Application No: EPF/1041/17

Officer: Alastair Prince

Applicant Name: Mr R Brown

Planning File No: 026785

Location: 95 Jessel Drive, Loughton IG10 2EQ

Proposal: Single storey front full width bay extension with pitched roof

The Committee had NO OBJECTION to this application.

Application No: EPF/1055/17

Officer: Jonathan Doe

Applicant Name: Screwfix Direct Limited

Planning File No: 026786

Location: Unit 9 Prospect Business Park, Langston Road, Loughton IG10 3TR

Proposal: Change of use to use for purposes with Use Class B8 (Storage and Distribution) with ancillary trade counter.

The Committee had NO OBJECTION to this application.

Application No: EPF/1056/17

Officer: Jonathan Doe

Applicant Name: Danielle St Pierre

Planning File No: 026786

Location: Unit 9 Prospect Business Park, Langston Road, Loughton IG10 3TR

Proposal: Externally illuminated fascia sign

The Committee had NO OBJECTION to this application.

Application No: EPF/1074/17

Officer: David Baker

Applicant Name: Mrs Lucy Hodgkinson

Planning File No: 004092

Location: Costa Coffee, 230 High Road, Loughton IG10 1ET

Proposal: To place two tables and four chairs on the pavement for customer use (to take up 1m depth of pavement and to be enclosed by canvas barriers).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as the premises was close to the major junction of the High Road with The Drive and the associated pedestrian crossing. This proposal would result in an unacceptable obstruction of the pavement in an area where pedestrians with children and buggies often congregated.

Application No: EPF/1078/17

Officer: David Baker

Applicant Name: Mrs Nicola Wood

Planning File No: 006730

Location: Caffè Nero, 233 High Road, Loughton IG10 1AD

Proposal: Change of use of the public highway for use as a pavement cafe area (1.87m depth from line of shopfront)

The Committee NOTED the contents of two letters of concern.

The Committee OBJECTED to this proposal unless the applicant was prepared to accept a reduction to 1 metre in the width of the space allowed on the pavement for tables and chairs.

Application No: EPF/1113/17

Officer: Alastair Prince

Applicant Name: Mr Darren Wright

Planning File No: 026789

Location: 131 Burney Drive, Loughton IG10 2DY

Proposal: single storey front extension

The Committee had NO OBJECTION to this application.

Application No: EPF/1117/17

Officer: David Baker

Applicant Name: Mr Kostadin Yordanov

Planning File No: 026794

Location: 27 Rochford Avenue, Loughton IG10 2BS

Proposal: Single storey front, side, and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1141/17

Officer: David Baker

Applicant Name: Mr & Mrs Agarwal

Planning File No: 008100

Location: 29 Alderton Hill, Loughton IG10 3JD

Proposal: Construction of a tennis court in the rear garden with 3m high perimeter fencing

The Committee had NO OBJECTION to this application.

Application No: EPF/1152/17

Officer: David Baker

Applicant Name: Ms J Wild

Planning File No: 002366

Location: 2 A Goldings Road, Loughton IG10 2QN

Proposal: Construction of new two storey 3 bed house attached to 2A Goldings Road, together with rear dormer window, plus provision of 4 off street car spaces with two spaces for the existing dwelling.

The Committee OBJECTED to this application as it was considered garden grabbing. The proposal resulted in a lack of private amenity space for both properties and provided insufficient off street parking relevant to the combined total number of bedrooms.

The plans also appeared to show an encroachment onto the highway land at the corner of Goldings Road.

Application No: EPF/1159/17

Officer: David Baker

Applicant Name: Mr Philip Monahan

Planning File No: 026803

Location: 20 Chigwell Lane, Loughton IG10 3RW

Proposal: Front and side ground floor extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1165/17

Officer: David Baker

Applicant Name: Mr Ellis Armstrong

Planning File No: 026800

Location: 82 A Tycehurst Hill, Loughton IG10 1DA

Proposal: Re-modelling of the existing dwelling - alterations to include replacement of existing sloping pitched roofs with flat roofs, change from traditional to contemporary design, erection of ground floor side and rear extensions, provision of two patio terraces at the rear, and provision of two first floor rear balconies.

The Committee had NO OBJECTION to the re-modelling of the existing dwelling but regretted the loss of the wrought iron gates as this was an open aspect road.

Application No: EPF/1194/17

Officer: Ian Ansell

Applicant Name: Mr Patrick Phillips

Planning File No: 024948

Location: 86 Colson Road, Loughton IG10 3RJ

Proposal: Two storey side extension with pitched roof.

The Committee NOTED a letter of objection.

The Committee had NO OBJECTION to this application.

231.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0920/17

Officer: Alastair Prince

Applicant Name: Mr Matthew Hopkinson

Planning File No: 021802

Location: 45 Valley Hill, Loughton IG10 3AQ

Proposal: Certificate of lawful development for a proposed single storey rear extension.

Application No: EPF/1040/17

Officer: Alastair Prince

Applicant Name: Mr R Brown

Planning File No: 026785

Location: 95 Jessel Drive, Loughton IG10 2EQ

Proposal: Certificate of Lawful Development for proposed hip to gable roof extension and rear dormer

Application No: EPF/1069/17

Officer: Alastair Prince

Applicant Name: Peter Luke

Planning File No: 026779

Location: 94 Pyrles Lane, Loughton IG10 2NW

Proposal: Certificate of lawful development for a proposed single storey rear extension and rear dormer window in a loft conversion.

Application No: EPF/1110/17

Officer: Alastair Prince

Applicant Name: Mr & Mrs Vosloos

Planning File No: 026695

Location: 7 Wroths Path, Loughton IG10 1SH

Proposal: Certificate of Lawful Development for proposed conversion of loft existing loft space including formation of rear dormer.

Application No: EPF/1115/17

Officer: Alastair Prince

Applicant Name: Mr Darren Wright

Planning File No: 026789

Location: 131 Burney Drive, Loughton IG10 2DY

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights

231.3 Others – provided for information only: EPF/1050/17, EPF/1186/17, EPF/1195/17, EPF/1297/17

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

232 Decisions

232.1 Decisions by Epping Forest District Council

The Planning Decisions for April 2017 from Epping Forest District Council were NOTED.

233 Licensing Applications

233.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Golden Anchor (Fish and Chip Restaurant), 28 The Broadway, Loughton IG10 3ST

The Committee had NO OBJECTION to this application.

233.2 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Vivaldi, 236 High Road, Loughton IG10 1RB

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application and stated that, given the residential nature of this location and for the prevention of public nuisance, the licensing hours on Saturdays and Sundays should be the same as for Mondays – Fridays, i.e. 9am – 11.30pm.

233.3 Notice of an application under Section 53A of the Licensing Act 2003 to review the current premises licence for Luxe Essex, 126 High Road, Loughton, IG10 4BE

The Committee ratified the comments submitted by the Town Clerk under delegated powers which were:

Loughton Town Council fully supports the views of residents and OBJECTS to the continuation of the late-night licence for Luxe.

Despite its High Road location, the impact of the antisocial behaviour and activities associated with the club have, over a long period, had an unacceptable impact on our residents living in the surrounding roads. Residents will have submitted detailed accounts of the problems that they have experienced in recent years.

This situation is in contravention of the four licensing objectives:

- *The prevention of crime and disorder*
- *Public safety*
- *The prevention of public nuisance*
- *The protection of children from harm*

Whilst the Town Council is keen to support local businesses and facilities, this type of venue is clearly not an asset for our own residents but attracts customers from further afield, a situation intensified by the all night underground services.

The Town Council previously objected to the granting of this extended opening hours licence in 2012, stating that the proposals would only serve to exacerbate noise late at night from patrons using the club. This has proved the case and the recent incident only reinforces the Council's view that the licence should be withdrawn.

The Committee also NOTED that Cllr Angold-Stephens had been registered to speak at the meeting of the Licensing Sub-Committee to be held at the Civic Offices in Epping on Tuesday, 30 May 2017.

PL234 Enforcement and Compliance

234.1 No reports had been received.

Signed:
Date: 5 June 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 5 June 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
K Latchford S Murphy
M Stubbings (as substitute for Cllr Downing)

Officer: Enid K Walsh (Town Clerk)
Debra Paris (Planning Committee Clerk)

5 members of the public

PL235 Apologies for Absence

Apologies for absence were received from Cllr Downing. The Town Clerk reported that Cllr Stubbings had been nominated as his substitute for this meeting.

PL236 Declarations of Interest

Cllrs Abraham, Angold-Stephens, Cochrane, Davies, Latchford, Murphy and Stubbings declared a non-pecuniary interest in the following applications owing to comments received from the Loughton Residents Association Plans Group:

EPF/0808/17 – Molen's Café, EPF/1054/17 – 246-250 High Road, and EPF/1325/17 – Oaklands School.

Cllr Angold-Stephens declared a non-pecuniary interest in Agenda item 5, CC/EPF/24/17, as a governor at Roding Valley High School.

The Committee AGREED to bring forward applications EPF/0808/17 and EPF/1325/17 to follow Agenda item 3, as members of the public were interested in these items.

PL237 Confirmation of Minutes

The Minutes of the meeting held on 22 May 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL238 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0808/17

Officer: Jonathan Doe

Applicant Name: Mr Nurtac Timur

Planning File No: 008800

Location: 209 D/E Molen's Café, High Road, Loughton IG10 1BB

Proposal: Erection of rear conservatory.

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 which was considered an overdevelopment of the site. There were concerns that the additional light and noise pollution from the proposed conservatory would further interfere with the amenities of neighbours in Priory Road at the rear of the property. These residents had already been adversely affected by the previous changes to the premises.

Application No: EPF/1325/17

Officer: David Baker

Applicant Name: Matthew Hagger

Planning File No: 009759

Location: Oaklands School, 8 Albion Hill, Loughton, IG10 4RA

Proposal: "Application to modify the S106 agreement linked to planning permission reference EPF/1097/09. Proposed modification: To restrict pupil numbers at Oaklands School, Albion Hill, to 273 following the completion of the car park and dropping off area approved, on appeal, under planning permission reference EPF/2774/15 (an increase of 30 pupils above the current restriction of 243)."

The Committee NOTED the contents of thirteen letters of objection.

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

The Committee OBJECTED to this application as there were highway safety concerns from the additional traffic movements that any increase in the school roll would create. Members were concerned for the safety of pedestrians and other road users in Albion Hill and Albion Park.

The Committee asked for the car parking scheme as detailed under EPF/2774/15 and allowed on appeal, to be fully evaluated before any consideration should be given to increasing pupil numbers at the school.

PL239 Matters for Report

239.1 Amended Plans/Application/Description

EPF/0894/17 - 64 Alderton Hill, Loughton, Essex, IG10 3JB

Refurbishment & alterations including front, rear & roof extensions.

****Additional information received - Streetscene and Block Plan showing neighbouring approved extensions** – Min no PL222.1**

The Committee NOTED the additional information provided by the applicant. Members commented that the lack of measurements made it difficult to fully judge the impact of the roof extensions on the street scene and the neighbouring property and therefore their original OBJECTION remained.

239.2 Epping Forest District Council – Planning Application Validation List Consultation

The Committee NOTED that this consultation closed on 2 June 2017 and ratified the response made by the Town Clerk in discussion with the Chairman under delegated powers as follows:

Thank you for the opportunity to respond to this consultation.

We support the document as presented and trust these requirements will be enforced in future before applications are accepted/registered.

239.3 Notice of an application under Section 53A of the Licensing Act 2003 to review the current premises licence for Luxe Essex, 126 High Road, Loughton, IG10 4BE – Min no PL233.3

The Committee welcomed the outcome of the recent review and thanked the Chairman for representing the Council at that hearing.

PL240 Essex County Council planning application CC/EPF/24/17 – Roding Valley High School, Alderton Hill, Loughton, IG10 3JA – The provision of a new sports pitch together with galvanised powder coated metal fence and the provision of a new footpath from the existing playing field entrance.

The Committee had NO OBJECTION to this application.

PL241 Financial Position

The end of year financial report for 2016/17 was NOTED together with details of the transfers to and from earmarked reserves.

PL242 Planning Applications

242.1 The following planning applications were CONSIDERED and the plans inspected:

Application No: EPF/0897/17

Officer: Jonathan Doe

Applicant Name: Asset Rock Ollards

Planning File No: 002975

Location: 1 Ollards Grove, Loughton, IG10 4DJ

Proposal: First floor extension, new mansard roof, and new rear extension to provide 4 flats comprising 2 x 1 bed and 2 x 2 bed flats.

The Committee OBJECTED to this application. The addition of two further floors to the building was considered an overdevelopment of the property with the increased height adversely affecting the street scene. This would set an unacceptable precedent in this part of the High Road.

Given the lack of parking provision, members asked that should the application be granted occupiers would not have access to any residents parking schemes in the area.

Application No: EPF/1039/17

Officer: Jonathan Doe

Applicant Name: T. Woznicki

Planning File No: 012710

Location: 175 Smarts Lane, Loughton IG10 4BW

Proposal: Single storey side extension with pitched roof. Rear terrace and steps.

The Committee had NO OBJECTION to this application.

Application No: EPF/1054/17

Officer: Jonathan Doe

Applicant Name: Mr Gareth Wilkinson

Planning File No: 001253

Location: 246-250 High Road, Loughton, IG10 1RB

Proposal: Proposed new electronic roller shutter on the shopfront facing High Street.

The Committee NOTED the contents of a letter of objection.

As it was not clear from the drawings, if the proposal was for roller shutters to be used across the entire frontage, the Committee OBJECTED to the application. However, if the intention was to provide shuttering only for the entrance doors, the Committee would withdraw this objection.

Application No: EPF/1061/17

Officer: David Baker

Applicant Name: Mr Inderpal Mathura

Planning File No: 000485

Location: 24 Brook Road, Loughton, IG10 1BW

Proposal: Erection of a) first floor rear extension (to previously approved extension to master bedroom), b) new porch, and c) rear dormer window.

The Committee had NO OBJECTION to this application.

Application No: EPF/1150/17

Officer: Jonathan Doe

Applicant Name: Mr Antonio Motisi

Planning File No: 006346

Location: 240 High Road, Loughton, IG10 1AH

Proposal: Installation of a new shopfront and external seating area.

The Committee had NO OBJECTION to this application.

Application No: EPF/1157/17

Officer: Jonathan Doe

Applicant Name: Mr Antonio Motisi

Planning File No: 006346

Location: 240 High Road, Loughton, IG10 1AH

Proposal: Advertisement consent for proposed installation of new signage.

The Committee had NO OBJECTION to this application.

Application No: EPF/1222/17

Officer: Stephan Solon

Applicant Name: Mr Robert Ceconi

Planning File No: 018377

Location: 19 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: Proposed end of terrace 3 bedroom house built on land adjacent No.19.

The Committee OBJECTED to this proposal. It was considered an overdevelopment of the site and garden grabbing with a design that would create a terracing effect.

Members were also concerned about the impact of the works on the protected trees on the site.

Application No: EPF/1242/17

Officer: Robin Hellier

Applicant Name: Mr Ben Rowlands

Planning File No: 007026

Location: 14 Hazelwood, Loughton, IG10 4ET

Proposal: TPO/EPF/27/88 T8 Monterey Cypress: 30% Crown Reduction

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/1286/17

Officer: Robin Hellier

Applicant Name: Mr Dickinson

Planning File No: 004101

Location: Westwood House, 10 High Road, Loughton, IG10 4QZ

Proposal: TPO/EPF/16/87 G1 Sycamore - crown lift to 6m resulting in removal of 6 lower limbs. Reduce peripheral branches up to height of 10m on 10 High Road side only. G1 Yew - reduce overhanging peripheral branches by up to 2m, and crown lift by up to 6m on 10 High Road side only.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/1288/17

Officer: Jonathan Doe

Applicant Name: Mr Mustafa Ates

Planning File No: 014577

Location: 76 Borders Lane, Loughton, IG10 3QX

Proposal: Change of use of from retail shop (Use Class A1) to use as a cafe/restaurant (Use Class A3) trading 9am -10pm 7 days. External flue to the rear.

The Committee reiterated its previous comments for EPF/2645/16, which were as follows:

The Committee had NO OBJECTION to the change of use. However, members expressed concern for the residents in the flats above and the neighbouring properties from the potential noise and smells emanating from the proposed external flue.

Application No: EPF/1299/17

Officer: Marie-Claire Tovey

Applicant Name: Epping Forest District Council

Planning File No: 001228

Location: Junction of Chigwell Lane and Langston Road, Loughton IG10 3TH

Proposal: Totem sign advertising retail units on Epping Forest Retail Park

The Committee had NO OBJECTION to this application.

Application No: EPF/1305/17

Officer: Ian Ansell

Applicant Name: Mrs Julie Demetriou

Planning File No: 026823

Location: 1 Chester Path, Loughton, IG10 2LN

Proposal: New 2 storey/1 bedroom house on land adjoining.

The Committee OBJECTED to this application as it was considered garden grabbing and an overdevelopment of the site, with a lack of amenity space. The proposal would be detrimental to the street scene and adversely affect the amenities of residents in Chester Road.

Application No: EPF/1320/17

Officer: Marie-Claire Tovey

Applicant Name: Epping Forest District Council

Planning File No: 001228

Location: Former Council Depot & Adjacent Land, Off Langston Road, Loughton IG10 3TH

Proposal: Full planning permission for elevational changes to the permitted front and rear elevations of buildings as approved under reserved matters consent PF/0294/15 in order to supersede the approved elevational drawings listed at condition 1 under consent EPF/0294/15 and the controls on fascia signage at condition 5

The Committee had NO OBJECTION to this application.

Application No: EPF/1323/17

Officer: Alastair Prince

Applicant Name: Mr & Mrs C Jacobs

Planning File No: 000041

Location: 2 Campions, Loughton, IG10 2SG

Proposal: Re-application for a proposed single/2nd storey rear extension and alterations – with amendment to second storey rear extension

The Committee had NO OBJECTION to this application.

Application No: EPF/1344/17

Officer: Jonathan Doe

Applicant Name: Mr T Dabrega

Planning File No: 026684

Location: 5 Greenfield Close, Loughton IG10 3HG

Proposal: Two storey rear extension and single storey front extension.

The Committee had NO OBJECTION to the single storey front extension but OBJECTED to the two storey rear extension which was considered over large and therefore had an adverse impact on the neighbouring property.

Application No: EPF/1360/17

Officer: Jonathan Doe

Applicant Name: Ms Siobhan Hyland

Planning File No: 018826

Location: 9 Chester Close, Loughton, IG10 2LP

Proposal: New rear single storey extension (Revised application to EPF/0663/17)

The Committee had NO OBJECTION to this application.

242.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1182/17

Officer: Alastair Prince

Applicant Name: Jackie Rogerson

Planning File No: 026773

Location: 102 Southern Drive, Loughton IG10 3BX

Proposal: Certificate of Lawful Development for proposed loft conversion including hip-to-gable extension, rear dormer plus front roof windows.

Application No: EPF/1274/17

Officer: Alastair Prince

Applicant Name: Mr James Rampton

Planning File No: 026829

Location: 48 Harwater Drive, Loughton, IG10 1LW

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer.

Application No: EPF/1306/17

Officer: Alastair Prince

Applicant Name: Mrs Thecla Panagides

Planning File No: 013699

Location: 27 Tycehurst Hill, Loughton, IG10 1BX

Proposal: Certificate of Lawful Development for proposed loft conversion, hip to gables, rear dormer, roof lights to front roof.

Application No: EPF/1312/17

Officer: Alastair Prince

Applicant Name: Ms Sam Chitticks

Planning File No: 026820

Location: 72 The Crescent, Loughton, IG10 4PU

Proposal: Certificate of Lawful Development for proposed single storey side extension, single storey rear extension and hip to gable roof extension with dormer.

Application No: EPF/1314/17

Officer: Alastair Prince

Applicant Name: Mr P Minhas

Planning File No: 019886

Location: 2 Alderton Hall Lane, Loughton, IG10 3HN

Proposal: Certificate of lawful development for proposed loft conversion with roof lights and rear dormer with Juliet balcony.

242.3 Others – provided for information only: EPF/0999/17, EPF/1257/17,

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

PL243 Decisions by Epping Forest District Council

No decision notices had been received.

PL244 Licensing Applications

No licensing applications had come to the attention of officers.

PL245 Enforcement and Compliance

No reports had been received.

Signed:

Date: 19 June 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 19 June 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane K Latchford
S Murphy

Officer: Enid K Walsh (Town Clerk)
Debra Paris (Planning Committee Clerk)

2 members of the public

PL246 Apologies for Absence

Apologies for absence were received from Cllr Downing.

PL247 Declarations of Interest

The Committee declared a non-pecuniary interest in EPF/3336/16 and EPF/1229/17 as the architect was known to the Council.

PL248 Confirmation of Minutes

The Minutes of the meeting held on 5 June 2017 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward applications EPF/1430/17 and EPF/1470/17 to follow Agenda item 3, as members of the public were interested in these items.

PL249 Planning Applications

Application No: EPF/1430/17

Officer: David Baker

Applicant Name: Ms Keri Hubbard

Planning File No: 017145

Location: 4 The Crescent, Loughton IG10 4PY

Proposal: Proposed loft conversion with hipped roofs being changed to gables, erection of rear first floor rear extension, rear dormer window, and two front dormer windows and roof-light.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application but recommended that the bathroom window should be glazed in obscured glass for the privacy of the neighbouring properties.

Application No: EPF/1470/17

Officer: Corey Isolda

Applicant Name: Mr James Few

Planning File No: 009888

Location: 40 York Hill, Loughton IG10 1HU

Proposal: Hip to gable loft conversion

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, noting that the property was situated in the Conservation Area. The proposal would be detrimental to the street scene and result in a significant loss of amenity to the neighbour at 42 York Hill.

PL250 Matters for Report

250.1 Notice of Appeal:

EPF/3097/16 – 50 Greensted Road, Loughton IG10 3DL – First floor side and rear extension (Appeal ref no: APP/J1535/D/17/3170436) – Min no PL149.1

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

250.2 EPF/3336/16 – 67 Newmans Lane, Loughton IG10 1TN – Demolition of existing garage and sheds. Creation of new 2 bed dwelling attached to 67 Newmans Lane, with associated parking. Re-submission of refused application: EPF/0690/16 ((Appeal ref no: APP/J1535/W/17/3173573) – Min no PL158.1

The Committee reiterated its previous comments made on this application, which were:

The Committee OBJECTED to this application concerned that the proposed new dwelling would result in an overdevelopment of the plot and affect the symmetry of the block, which would be out of keeping with the street-scene.

PL251 Essex County Council planning application CC/EPF/28/17 – Alderton County Junior and Infant School, Alderton Hall Lane, Loughton IG10 3HE – The erection of aluminium louvered screening to existing services pipework at roof level.

The Committee had NO OBJECTION to this application.

PL252 Planning Applications

252.1 The following planning applications were CONSIDERED and the plans inspected:

Application No: EPF/1138/17

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Harinder Justin & Rupinder Bains

Planning File No: 007807

Location: 4 Wellfields, Loughton IG10 1NX

Proposal: Two-storey side extension to both sides; single storey rear extension (conservatory); and, front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1229/17

Officer: Jonathan Doe

Applicant Name: Mr Michael Owen

Planning File No: 019123

Location: 32 Woodland Road, Loughton IG10 1HJ

Proposal: Resubmission of previous application, EPF/0104/17 Two storey rear extension and internal alterations to enlarge living space and provide one additional bedroom. The addition of a small front porch to enlarge entrance hall.

The Committee OBJECTED to this application as, despite the revisions, it was considered still to be too bulky and imposing to the detriment of the neighbouring property at 30 Woodland Road.

Application No: EPF/1332/17

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Drake

Planning File No: 026834

Location: 7 Connaught Avenue, Loughton IG10 4DP

Proposal: Proposed three storey side and two storey rear additions with front porch

The Committee had NO OBJECTION but expressed a concern that the proposed rear extension would overlook 14 High Beech Road.

Application No: EPF/1346/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Marin Gazulli

Planning File No: 026840

Location: 17 Colson Path, Loughton IG10 3QZ

Proposal: Part one and part two storey side extension and first floor rear extension

The Committee had NO OBJECTION, but expressed concern at the need for an additional front door which appeared superfluous, stating it spoiled the symmetry of the property. Members suggested the second front door be changed to a window.

Application No: EPF/1383/17

Officer: David Baker

Applicant Name: Mr Lawrence Brooks

Planning File No: 022498

Location: 18 Marjorams Avenue, Loughton IG10 1PT

Proposal: Erection of a single storey side extension.

Cllr Angold-Stephens expressed a non-pecuniary interest in this application as she was acquainted with a neighbour.

The Committee had NO OBJECTION to a single storey side extension. However, they deemed the plans were inaccurate and incomplete and appeared to indicate a two storey rear elevation.

Application No: EPF/1420/17

Officer: Jonathan Doe

Applicant Name: Mrs Gemma and John Knight

Planning File No: 010742

Location: 20 Newnham Close, Loughton IG10 4JG

Proposal: Two-storey side, first floor rear and single storey rear extension, roof alterations including changing side hip to gable, rear dormer and front roof lights.

The Committee had NO OBJECTION to this application.

Application No: EPF/1422/17

Officer: Sukhdeep Jhooti

Applicant Name: Ms Tracy King

Planning File No: 026852

Location: 21 Roundmead Avenue, Loughton IG10 1QA

Proposal: Construction of side and rear single storey extension

The Committee had NO OBJECTION to this application.

Application No: EPF/1427/17

Officer: David Baker

Applicant Name: Mr Tony Lomas

Planning File No: 018440

Location: Oak Field House, Debden Road, Loughton IG10 2NY

Proposal: Erection of a general-purpose outbuilding, in the south east part of the grounds, constructed from oak timber with a pitched, slate-tile roof, (and designed to match the existing structure on the northern boundary which is used to garage cars and to provide separate swimming pool plant and changing rooms).

The Committee OBJECTED to this application in support of the Trees and Landscape Officer's comments regarding the lack of an Arboricultural Impact Assessment to protect the trees in this area.

Application No: EPF/1464/17

Officer: David Baker

Applicant Name: Littlecroft Properties Limited

Planning File No: 016985

Location: 127 High Road, Loughton IG10 4LT

Proposal: Change of use of the rear section of the ground floor retail unit into a self-contained one bed flat.

The Committee OBJECTED to this application which appeared contrary to the Local Plan Policy TC3(ii) which stated that residential accommodation would be permitted in appropriate locations but not at ground floor level.

Application No: EPF/1469/17

Officer: Ian Ansell

Applicant Name: Mrs R BRUNO

Planning File No: 017326

Location: 155 Burney Drive, Loughton IG10 2DY

Proposal: Change of use from 1 house to 2 self-contained flats

The Committee expressed concern for the amenity of neighbours at 153 Burney Drive and regretted the loss of a 3 bedroom house for 2 one bed roomed flats.

Application No: EPF/1473/17

Officer: Corey Isolda

Applicant Name: Mr Christopher Scott

Planning File No: 013999

Location: 8 Hill Top Close, Loughton IG10 1PY

Proposal: First floor rear extension

The Committee expressed concern about the impact upon the neighbour at 7 Hill Top Close, as this proposal would cause loss of light.

Application No: EPF/1585/17

Officer: Jonathan Doe

Applicant Name: Essex County Council - Chloe Brown

Planning File No: 001930

Location: Alderton County Junior and Infant School, Alderton Hall Lane, Loughton IG10 3HE

Proposal: County Council application for the erection of aluminium louvered screening to existing services pipe work at roof level.

The Committee had NO OBJECTION to this application.

252.2 Deemed Permission – provided for information only:

No deemed permission applications were received.

252.3 Others – provided for information only: EPF/1310/17, EPF/1446/17, EPF/1405/17, EPF/1511/17, EPF/1574/17 & EPF/1615/17

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

PL253 Decisions by Epping Forest District Council

The Planning Decisions for May 2017 from Epping Forest District Council were NOTED.

PL254 Licensing Applications

No licensing applications had come to the attention of officers.

PL255 Enforcement and Compliance

No reports had been received.

Signed:

Date: 3 July 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 July 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C Davies (in the Chair)
T Cochrane T Downing J Jennings (as substitute for Cllr Angold-Stephens)
K Latchford S Murphy

Officer: Enid K Walsh (Town Clerk)

4 members of the public

PL256 Apologies for Absence

Apologies for absence were received from Cllr Angold-Stephens. The Town Clerk reported that Cllr Jennings had been nominated as her substitute for this meeting.

PL257 Declarations of Interest

The Committee declared a non-pecuniary interest in EPF/1582/17 owing to comments received from the Loughton Residents Association Plans Group.

Cllr Latchford declared a non-pecuniary interest in EPF/1340/17 as a relative lived close by the property.

PL258 Confirmation of Minutes

The Minutes of the meeting held on 19 June 2017 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward applications EPF/1474/17 and EPF/1582/17 to follow Agenda item 3, as members of the public were interested in these items.

PL259 Planning Applications

Application No: EPF/1474/17

Officer: Ian Ansell

Applicant Name: Mr Michael Rolfe

Planning File No: 010115

Location: 4A & 4B Valley Hill, Loughton IG10 3AA

Proposal: Two storey rear extension with raised decking. First floor front and side extension.

Cllr Davies declared a non-pecuniary interest as she had patronised the shop.

The applicant addressed the Committee.

The Committee had NO OBJECTION to this application.

Application No: EPF/1582/17

Officer: Sukhdeep Jhooti

Applicant Name: David Pickering

Planning File No: 026872

Location: 13 Barfields Path, Loughton IG10 3JJ

Proposal: Construction of a two storey two bedroomed house, 86sq.m. of floor space in the garden of no 13. Demolition of existing garage to no 13. External works to new house. (Car spaces on the existing forecourt (2no) will be retained for no 13, however it was considered that no 11a did not need parking on the site as there is reasonable parking in Barfields Path).

The Committee NOTED the contents of a letter of objection.

The applicant addressed the Committee.

The Committee OBJECTED to this application as it considered the proposal for a detached house to be garden grabbing contrary to National Planning Policies that would set a precedent.

Members considered this proposal would adversely affect the street scene and expressed a preference for an extension to the existing property rather than the removal of the gap between properties.

The Committee NOTED the comments of the District Council's Tree Officer and supported her concerns about the impact of the works on the large oak tree in the highway.

PL260 Matters for Report

260.1 Notices of Appeal:

260.1 EPF/2946/16 – 19 Kenilworth Gardens, Loughton, IG10 3AG – Proposed 3 bedroomed end of terrace house built on side garden (Appeal ref no: APP/J1535/W/17/3172746) – Min no PL149.1

The Committee REITERATED its previous comments which were:

The Committee OBJECTED to this application on the following grounds:

- 1. The scheme was considered a garden grabbing proposal contrary to National Planning Policies that would result in an overdevelopment of the plot.*
- 2. There would be a loss of amenity from overlooking to the neighbour at the side in Catherine Close.*
- 3. Members voiced concern for the trees on the site and whether any would be retained. Furthermore, the Committee supported the objection and comments made by the District Arboricultural Officer.*

PL261 Planning Applications

261.1 The following planning applications were CONSIDERED and the plans inspected:

Application No: EPF/0918/17

Officer: Alastair Prince

Applicant Name: Mr Daniel Willett

Planning File No: 026860

Location: 106 Englands Lane, Loughton IG10 2QJ

Proposal: Demolition and re-build of the existing front porch due to subsidence.

The Committee had NO OBJECTION to this application.

Application No: EPF/1226/17

Officer: Jonathan Doe

Applicant Name: Mr John Davies

Planning File No: 026877

Location: Unit 6 Epping Forest Shopping Park, Langston Road, Loughton IG10 3UE

Proposal: Signage including internally illuminated sign above fascia level and internally illuminated sign at fascia level to front elevation; and, non-illuminated sign on rear elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/1249/17

Officer: David Baker

Applicant Name: Mr Glenn Spearing

Planning File No: 024967

Location: 12 Stony Path, Loughton IG10 1SJ

Proposal: Reduction of height of section of existing wall and fence at rear (point A to B) to 1.4m/1.2m in height, and reduction of remainder of wall on the side and front boundaries (point C to D) to 1.2m for the brick piers, 0.68m for the dwarf wall, together with removal of existing timber panels.

Members NOTED the 'way forward' provided in the planning officer's report particularly points 2 and 3, the installation of a picket white fence to be installed above the brick plinth wall and the planting of a hedge of native species.

Members also NOTED with concern the statement on the application that the new details had been 'proposed and agreed on site'.

The Committee had NO OBJECTION to this application as detailed, provided the conditions applied included the reinstatement of native hedging plants to help restore the street scene in this conservation area.

Application No: EPF/1292/17

Officer: Jonathan Doe

Applicant Name: Mr Stephen Rooney

Planning File No: 021529

Location: 18 Hill Top Close, Loughton IG10 1PY

Proposal: First floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1340/17

Officer: Marie-Claire Tovey

Applicant Name: Places for People

Planning File No: 000172

Location: Honeytree Court, Fairmeads, Loughton IG10 2RD

Proposal: To replace all existing flat, communal windows and all communal doors to UPVC units

The Committee had NO OBJECTION to this application.

Application No: EPF/1407/17

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Cassie Brown

Planning File No: 015950

Location: 55 River Way, Loughton IG10 3LJ

Proposal: First floor extension over part converted garage. Loft conversion over current dwelling and proposed first floor extension. Extension of current ground floor garage to convert to study.

The Committee OBJECTED to this application which was considered detrimental to the amenities of the neighbour at 57 River Way. The impact of the first floor extension was exacerbated by the slope of the road.

Application No: EPF/1438/17

Officer: Corey Isolda

Applicant Name: Mr George Bramley

Planning File No: 006601

Location: Chestnuts, Nursery Road, Loughton IG10 4EF

Proposal: Front and rear, single storey side extension with new pitched roofs to provide 1 x additional play room and a new utility room to the rear of the property.

The Committee had NO OBJECTION to this application.

Application No: EPF/1479/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Steve Boyle

Planning File No: 026857

Location: 27 Fallow Fields, Loughton IG10 4QP

Proposal: Proposed single storey rear extension, roof amendment, dormer, internal alterations and porch

The Committee OBJECTED to this application as it would have an adverse effect on the street scene. Members regretted the loss of symmetry to the properties and expressed a concern about the intensification of the dwelling to provide four bedrooms all with en-suite facilities.

Application No: EPF/1482/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Dominic Clout

Planning File No: 016378

Location: 7 The Crescent, Loughton IG10 4PY

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1501/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr N Haynes

Planning File No: 026854

Location: 18 Park Hill, Loughton IG10 4ES

Proposal: Single storey front infill extension, partial garage conversion and alterations to openings

The Committee had NO OBJECTION to this application.

Application No: EPF/1507/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Jones

Planning File No: 026745

Location: Unit 12 Epping Forest Shopping Park, 12 Langston Road, Loughton IG10 3UE

Proposal: Installation of condenser units at the rear of unit 12

The Committee had NO OBJECTION to this application.

Application No: EPF/1526/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Paul Dodkin

Planning File No: 014979

Location: 12 Greensted Road, Loughton IG10 3DW

Proposal: Demolish outbuildings and construct single storey extension to provide a bedroom and bathroom for a registered disabled person.

The Committee had NO OBJECTION to this application.

Application No: EPF/1540/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Ken Fox

Planning File No: 007018

Location: 18 Albion Park, Loughton IG10 4RB

Proposal: Application for variation of condition 3 'external finishes' on planning application EPF/2832/16 (Demolition of existing dwelling and erection of a detached single dwelling with associated car parking) to allow use of a blue black slate.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as the blue black slates were out of keeping with the street scene as they would not match the surrounding properties.

The Planning Officer's attention was drawn to Condition 3 from EPF/2832/16 in this regard.

Application No: EPF/1558/17

Officer: Corey Isolda

Applicant Name: Mr Danny Lyfield

Planning File No: 026861

Location: 15 Garden Way, Loughton IG10 2SF

Proposal: Two front elevation dormers

The Committee had NO OBJECTION to this application.

Application No: EPF/1566/17

Officer: Marie-Claire Tovey

Applicant Name: Mr D Gibson

Planning File No: 006208

Location: 108 Southern Drive, Loughton IG10 3BX

Proposal: Proposed two storey side and rear extension and rear dormer

The Committee had NO OBJECTION to this application.

Application No: EPF/1591/17

Officer: Corey Isolda

Applicant Name: Miss Megan McKenna

Planning File No: 024992

Location: 43 Marjorams Avenue, Loughton IG10 1PU

Proposal: Demolition of existing garage. Construction of single storey side extension.

The Committee OBJECTED to this application as the side extension would result in a cramped appearance detrimental to the street scene and an unacceptable loss of light to the neighbouring property. This was contrary to Adopted Local Policy DBE9 and Draft Local Policy DM9.

Members also considered the plans to be misleading in that the height of the garage relative to the bungalow was not reflected in the layout.

Application No: EPF/1593/17

Officer: Robin Hellier

Applicant Name: Mick Smith/Amanda Hart

Planning File No: 000838

Location: St Marys Parish Centre, High Road, Loughton IG10 1BB

Proposal: TPO/EPF/09/99 T1: Maple. T2: Plane & T3: Cedar - Work as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/1658/17

Officer: Robin Hellier

Applicant Name: Homecherry House

Planning File No: 003306

Location: Homecherry House, 86 High Road, Loughton IG10 4QU

Proposal: TPO/EPF/09/82. T1 & T2 Ash 50% reduction. T3 Knutka - remove major limb overhanging road

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.

261.2 Deemed Permission – provided for information only:

Application No: EPF/1487/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Kalpesh Khilochia

Planning File No: 014465

Location: 14 Cherston Road, Loughton IG10 3PJ

Proposal: Certificate of Lawful Development Certificate for proposed loft conversion with dormer at rear and a first floor rear extension

Application No: EPF/1506/17
Officer: Sukhdeep Jhooti
Applicant Name: Robert Zylstra
Planning File No: 026818
Location: 15 Colson Path, Loughton IG10 3QZ
Proposal: Certificate of lawful development for proposed single storey rear extension.

Application No: EPF/1545/17
Officer: Jonathan Doe
Applicant Name: Mr & Mrs Curran
Planning File No: 024428
Location: 6 Prescott Green, Loughton IG10 2AQ
Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer

261.3 Others – provided for information only: EPF/1480/17, EPF/1639/17, EPF/1694/17, EPF/1711/17 and EPF/1724/17

PL262 Decisions by Epping Forest District Council

No decision notices had been received.

PL263 Licensing Applications

263.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of Eight Rocks Deli & Wine, 238 High Road, Loughton IG10 1RB

The Committee OBJECTED to this application on the grounds of the prevention of public nuisance. Members considered that a music licence from 7am to 11pm would be detrimental to the lives of the families in the flats above and nearby residential properties.

With regard to the supply of alcohol, members requested a condition that this should only be served with meals to be drunk at tables inside the premises to prevent public nuisance.

263.2 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Aldi, Unit 2 Epping Forest Retail Park, Debden IG10 3UE

The Committee had NO OBJECTION provided the Sunday hours matched the opening hours of the store.

PL264 Enforcement and Compliance

No reports had been received.

Signed:
Date: 17 July 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 17 July 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C Davies (in the Chair)
P Abraham T Cochrane T Downing
K Latchford S Murphy
M Stubbings (as substitute for Cllr Angold-Stephens)

Officer: Debra Paris

6 members of the public

PL265 Apologies for Absence

Apologies for absence were received from Cllr Angold-Stephens. The Planning Committee Clerk reported that Cllr Stubbings had been nominated as her substitute for this meeting.

PL266 Declarations of Interest

The Committee declared a non-pecuniary interest in EPF/1594/17 and EPF/1670/17 as the architect was known to the Council.

PL267 Confirmation of Minutes

The Minutes of the meeting held on 3 July 2017, amended from those circulated at Min no PL259, EPF/1474/17, to confirm Cllr Davies declared a non-pecuniary interest at this point of the meeting, were CONFIRMED as a correct record and signed by the Chairman.

PL268 Matters for Report

268.1 Amended Plans

EPF/1012/17 – 12A Alderton Close, Loughton, Essex, IG10 3HQ – Residential redevelopment to provide 4 x 3 bed houses – Min no PL220

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, whilst taking into consideration the reduction in the number of proposed dwellings, OBJECTED to this amended application, reiterating its original comments which were:

This proposal was considered garden grabbing and therefore contrary to National Planning Policies.

Members drew the Planning Authority's attention to the reasons cited for the refusal of the previous application for this location, EPF/0421/05. These stated that "the proposed vehicle access is of inadequate width to enable vehicles to pass and it is therefore unsuitable to serve two dwellings". The

new proposal for ~~five~~ 4 x 3-bedroomed dwellings would bring such an increase in vehicle movements as to constitute a danger to highway safety.

The proposal would also have a detrimental impact on the neighbouring properties in Alderton Close and The Lindens contrary to Policy DBE2 of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee AGREED to bring forward the following two items as a member of the public was interested in these applications.

PL269 Licensing Applications

269.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of The Green Owl Canteen Ltd, 12-14 The Broadway, Loughton, IG10 3ST

The Committee OBJECTED to this application, stating that, given that this was a predominantly residential location and for the prevention of public nuisance, the licensing hours should cease at 10:30pm and alcohol should only be served with meals.

269.1.2 Notice of application for a variation of premises licence under the Licensing Act 2003 in respect of East 15 Acting School, Hatfields, Rectory Lane, Loughton IG10 3RY.

The Committee had NO OBJECTION to this application to vary the licence on a temporary basis during the current building works at this premises.

PL270 Matters for Report

270.1 Amended Plans – EPF/2614/16 – 21 Park Hill, Loughton, Essex, IG10 4ES – Front, side and rear extensions at upper ground floor level – Min no PL213.1

The Committee OBJECTED to this application owing to the loss of privacy and overlooking the proposal would cause to neighbouring properties, contrary to policy DBE9 of *Epping Forest District Council's adopted Local Plan and Alterations*.

270.2 Appeals

270.2.1 EPF/3090/16 – 2 Alderton Hall Lane, Loughton, IG10 3HN – Part single, part two storey rear extension with a truncated ridge. New front porch. Alterations to the pitched roof of the original house to create a crown roof (Appeal ref no. APP/J1535/D/17/3175105) – Min no PL176

The Committee NOTED the information received from Epping Forest District Council that, as the appeal was proceeding under the Householder Appeals Service, there was no opportunity to submit further comments.

270.2.2 EPF/0053/17 – Tennis Courts, Roding Valley High School, Alderton Hill, Loughton, IG10 3JD – Amendment to planning permission EPF/1103/15 (for the erection of 38 'Retirement Living' apartments for the elderly) comprising the provision of two additional apartments in the roof/loft area at the second floor facing the internal courtyard (Appeal ref no. APP/J1535/W/3174477) – Min no PL169.1

The Committee NOTED and supported the Local Planning Authority's reasons for refusal given in the Decision Notice.

270.3 Licensing Act 2003 – Premises Licence Application in respect of Eight Rocks Deli & Wine, 238 High Road, Loughton, Min 263.1

Noting that a meeting would be held on Tuesday, 1 August 2017 at the Civic Offices to determine this application, the Committee nominated the Chairman, Cllr Angold-Stephens to speak at this meeting, if she was available.

PL271 Planning Applications

271.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1172/17

Officer: David Baker

Applicant Name: Mr & Mrs Jana

Planning File No: 004838

Location: 15 Chequers Road, Loughton, IG10 3QA

Proposal: Proposed double storey and single storey side extension.

The Committee expressed concern about the flat roof on the single storey side extension, and requested that if the District Council was minded to approve this application they would prefer a pitched roof to fit in with the street scene. They also requested that there be no further development of this site, believing this property had reached its full extent.

Application No: EPF/1287/17

Officer: David Baker

Applicant Name: Mr Kris Dimov

Planning File No: 000835

Location: 56 Lushes Road, Loughton, IG10 3QB

Proposal: Single storey side, rear, and front extension (as a revision to previously approved EPF/3176/15).

The Committee had NO OBJECTION to this application.

Application No: EPF/1404/17

Officer: Ian Ansell

Applicant Name: Mrs Jillian Botterell

Planning File No: 014378

Location: 25 Felstead Road, Loughton, IG10 3BB

Proposal: Outline application for 1 dwelling with access off Felstead Road and Danbury Road.

The Committee OBJECTED to this application which was considered garden grabbing; it would be detrimental to the street scene and result in a loss of amenity for neighbouring properties, contrary to policy DBE2 and DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/1514/17

Officer: Jonathan Doe

Applicant Name: Mrs Nadezhda Zaborovskaya

Planning File No: 026739

Location: 51 Parkmead, Loughton, IG10 3JW

Proposal: Single storey rear extension and extension to front/side. (Option 2)

The Committee supported the refusal reasons for EPF/0059/17 and expressed concern that the current application would ruin the symmetry of the block.

Application No: EPF/1594/17

Officer: Stephan Solon

Applicant Name: Mr & Mrs Murphy

Planning File No: 012567

Location: 14 St Johns Road, Loughton IG10 1RZ

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1621/17

Officer: Corey Isolda

Applicant Name: Mr Deep Chahal

Planning File No: 005589

Location: 39 Hazelwood, Loughton IG10 4ET

Proposal: 1st floor side extension and new windows and door to existing side elevation

The Committee had NO OBJECTION to this application.

Application No: EPF/1642/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Dan Simpson

Planning File No: 016192

Location: Greengates, 24 Albion Hill, Loughton, IG10 4RD

Proposal: Formation of balcony on existing sun shade on rear elevation

The Committee noted the contents of 2 letters of objection received from residents

The Committee OBJECTED to this proposal, supporting the refusal reasons for EPF/1709/16 given by the Planning Authority, and reiterated the previous comments, which were:

The Committee OBJECTED to this application owing to the loss of privacy and overlooking the proposal would cause to neighbouring properties downslope at the rear, in particular, Thurlestone in Pollards Close and The Chestnuts, in Oaklands off Warren Hill.

Application No: EPF/1663/17

Officer: Sukhdeep Jhooti

Applicant Name: Ms L Mulcahy

Planning File No: 026884

Location: 27 Priory Road, Loughton IG10 1AF

Proposal: Ground floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1667/17

Officer: Corey Isolda

Applicant Name: Vicki Woznicki

Planning File No: 026881

Location: 7 Beech Close, Loughton IG10 2PH

Proposal: Single storey rear extension.

The Committee OBJECTED to this application, which was considered to be an overdevelopment of the plot, reducing the amenity space at the rear; out of keeping with surrounding properties and detrimental to the street scene, contrary to policy DBE9 of Epping Forest District Council's adopted Local Plan and Alterations and the provisions of the NPPF.

Application No: EPF/1670/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Adam & Gemma Larkin

Planning File No: 026880

Location: 32 Lower Park Road, Loughton IG10 4NA

Proposal: Demolition of existing rear extension and side porch and replace with single storey side and rear L shaped Extension.

The Committee had NO OBJECTION to this application, but expressed concern that there should be no further development of this plot.

Application No: EPF/1675/17

Officer: David Baker

Applicant Name: Mr Peter Robinson

Planning File No: 022713

Location: Deerhurst, 50 Baldwins Hill Loughton IG10 1SF

Proposal: Grade II listed building application for proposed change of rear windows and doors. Removal of walls.

The Committee felt that insufficient information had been provided in the plans to make a decision on this application. With reference to Policy HC10 – Works to Listed Buildings of the Local Plan and Alterations, members would be guided by the Conservation Officer's opinion.

Application No: EPF/1682/17

Officer: David Baker

Applicant Name: Mr Keith Parker

Planning File No: 012523

Location: The Old Stables, Connaught Avenue, Loughton IG10 4DP

Proposal: Conversion and modification of existing covered store/gym to single storey annexe accommodation comprising bedroom, en-suite and kitchen living room.

The Committee expressed concern that this application could create a separate dwelling with insufficient amenity space. The Committee requested that, should the Local Planning Authority grant this application, its use must remain ancillary to the main property.

Application No: EPF/1700/17

Officer: Jonathan Doe

Applicant Name: Mr Moonpal Grewal

Planning File No: 002593

Location: First floor of 12 Torrington Drive (Sainsbury's), Loughton IG10 3SZ

Proposal: Display at ground floor entrance of internally illuminated fascia, internally illuminated double sided projecting sign, and window manifestations.

The Committee had NO OBJECTION to this application but asked if the premises lighting could be turned off at 11.30pm with no overnight illumination, and that the lighting would have as low an illuminance level as possible.

Application No: EPF/1713/17

Officer: Corey Isolda

Applicant Name: Mr R Merdzhanov

Planning File No: 026891

Location: 11 Barrington Green, Loughton, IG10 2BA

Proposal: Single storey rear extension

The Committee OBJECTED to this application which was considered to be detrimental to the amenities of neighbouring properties at nos 7 and 9 (both bungalows) and no 13 Barrington Green, contrary to Policy DBE9 of the Local Plan and Alterations and the provisions of the NPPF.

Application No: EPF/1733/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Townsend

Planning File No: 026893

Location: 26 Woodland Road, Loughton, IG10 1HJ

Proposal: Ground floor rear extension with flat roof and Edwardian style lantern / skylight (full width). First floor rear extension with pitched crown roof (width 5.8m). Front porch (1m depth)

The Committee had NO OBJECTION to this application.

Application No: EPF/1747/17

Officer: Ian Ansell

Applicant Name: Mr D Evans Senior

Planning File No: 024656

Location: 31 Upper Park, Loughton, IG10 4EY

Proposal: Proposed boundary railings

The Committee OBJECTED to this application as they considered it would be detrimental to the open aspect of the road and out of keeping with neighbouring properties.

Application No: EPF/1759/17

Officer: Corey Isolda

Applicant Name: Mr Stuart Andrews

Planning File No: 026398

Location: 18 Hillyfields, Loughton, IG10 2JS

Proposal: Demolish rear conservatory. Erect single storey rear extension. Re-instate front garage doors.

The Committee had NO OBJECTION to this application.

271.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1664/17

Officer: Jonathan Doe

Applicant Name: H Hristov

Planning File No: 026869

Location: 13 Barrington Road, Loughton, IG10 2AY

Proposal: Certificate of lawful development for proposed driveway.

Application No: EPF/1692/17

Officer: Corey Isolda

Applicant Name: Mr Leon Cullinane

Planning File No: 02886

Location: 41 Kenilworth Gardens, Loughton, IG10 3AF

Proposal: Certificate of Lawful Development for proposed outbuilding.

Application No: EPF/1743/17

Officer: Marie-Claire Tovey

Applicant Name: Mr A Daws

Planning File No: 026894

Location: 23 Forest Road, Loughton, IG10 1EB

Proposal: Certificate of Lawful Development for proposed single storey rear extension to existing property.

- 271.3 Others – provided for information only:** EPF/1606/17, EPF/1609/17, EPF/1678/17, EPF/1718/17, EPF/1738/17, EPF/1754/17, EPF/1764/17 and EPF/1773/17

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

PL272 Decisions by Epping Forest District Council

The Planning Decisions for June 2017 from Epping Forest District Council were NOTED.

PL273 Enforcement and Compliance

No reports had been received.

Signed:

Date: 31 July 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 31 July 2017 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
K Latchford M Stubbings (as substitute for Cllr Downing)

Officer: Debra Paris (Planning Committee Clerk)

1 member of the public

PL274 Apologies for Absence

Apologies for absence were received from Cllrs Downing and Murphy. The Planning Committee Clerk reported that Cllrs Stubbings and Cohen had been nominated as their respective substitutes for this meeting.

The Committee AGREED to bring forward Agenda Item 3, applications EPF/1845/17 and EPF/1846/17, after the Confirmation of Minutes, as a member of the public was interested in these applications.

PL275 Declarations of Interest

The Committee declared a non-pecuniary interest in:

- i) EPF/1832/17 as the architect was known to the Council; and
- ii) EPF/1735/17 and EPF/1844/17 owing to comments received from the Loughton Residents Association Plans Group.

Cllr Abraham declared a non-pecuniary interest in EPF/1866/17 as, in his role as Mayor, he would be attending the re-opening of the establishment.

PL276 Confirmation of Minutes

The Minutes of the meeting held on 17 July 2017, amended from those circulated at Min no PL271.1, to clarify for EPF/1713/17 that only nos 7 and 9 were bungalows, were CONFIRMED as a correct record and signed by the Chairman.

PL277 Planning Applications

277.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1845/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Vincent

Planning File No: 020478

Location: 6 The Fountains, Loughton, IG10 4RZ

Proposal: Proposed Roof Extension incorporating a 1m proposed increase of the Existing Ridge Level with Front and Rear Dormers.

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

The Committee had NO OBJECTION to this application.

Application No: EPF/1846/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Vincent

Planning File No: 020478

Location: 6 The Fountains, Loughton, IG10 4RZ

Proposal: Garage conversion with bay window to front.

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

The Committee had NO OBJECTION to this application.

PL278 Matters for Report

278.1 Street naming consultation – Golden Lion

The Committee NOTED the information received and that the developers would proceed with the names Luna and Nova Courts.

278.2 Neighbourhood Plan Meeting

The Committee NOTED the invitation to a Neighbourhood Plan meeting on Wednesday 2nd August at 4.30 – 5.30pm at the Civic Offices in Epping to discuss the current work being undertaken on the Local Plan.

Councillors Philip Abraham, Jill Angold-Stephens and Mick Stubbings would be attending this meeting to represent the Council together with the Town Clerk and Planning Clerk.

278.3 Licensing Act 2003, Premises Licence Application: The Green Owl

Canteen Ltd, 12-14 The Broadway, Loughton, IG10 3ST, Min no PL269.1

The Committee NOTED the information received from the Licensing Compliance Officer, but agreed to reiterate their original OBJECTION, as follows:

The Committee OBJECTED to this application, stating that, given that this was a predominantly residential location and for the prevention of public nuisance, the licensing hours should cease at 10:30pm and alcohol should only be served with meals.

Additionally, members were concerned that the proposal for the license to run from 7.30am was inappropriate and a more realistic start time would be 10.30am.

278.4 Licensing Act 2003 – Premises Licence Application in respect of Eight Rocks Deli & Wine, 238 High Road, Loughton – Min no PL 263.1

Cllr Angold-Stephens reported that she had visited the location and noted that there were other establishments within that area of the High Road which already held an alcohol and music licence. These included Vivaldi and The Olive Tree, and the new application for The Light Tree Bistro to be considered later in the meeting. In view of this she would not be attending the licensing meeting at Epping Forest District Council.

PL279 Epping Forest District Council (Off-Street Parking Places Order 201*)

Epping Forest District Council has made a proposal to amend the order in respect of:

- 1) Oakwood Hill Industrial Estates car parks; and
- 2) Burton Road car parks

to be renamed and for the introduction of a tariff structure.

The Committee commented that if Epping Forest District Council were minded to approve the tariff structure for the two Oakwood Hill Industrial Estate Car Parks, there should be a number of free one hour parking spaces, to accommodate visitors to the small businesses located there.

The Committee OBJECTED to the introduction of a tariff structure at Burton Road car park, preferring a scheme of “one hour free parking – with no return in one or two hours”, to encourage local businesses in this retail area, and to match the parking scheme in The Broadway.

PL280 Planning Applications

280.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1289/17

Officer: Ian Ansell

Applicant Name: Mrs Natalie Sidoli

Planning File No: 022173

Location: 180 The Broadway, Loughton, IG10 3SS

Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1635/17

Officer: David Baker

Applicant Name: Mr James Moule

Planning File No: 040877

Location: 170 High Road, Loughton, IG10 1DN

Proposal: Change of use from A1, A2 (retail) to tattoo parlour (sui generis).

The Committee had NO OBJECTION to this application.

Application No: EPF/1735/17

Officer: Corey Isolda

Applicant Name: Ms Sue Hellyer

Planning File No: 010229

Location: 81 Southern Drive, Loughton, IG10 3BX

Proposal: Proposed two storey rear and side extension including ancillary accommodation at the rear of the garden in connection with the main dwelling house.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to the proposed two storey rear and side extension, but did OBJECT to the ancillary accommodation at the rear of the main dwelling, on the grounds that this would be an intrusion on neighbours at the rear of the property and would constitute garden grabbing. This application would therefore

be contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/1773/17

Officer: Sukhdeep Jhooti

Applicant Name: Ms Rita Arva

Planning File No: 009081

Location: 73 The Drive, Loughton, IG10 1HL

Proposal: Demolition of existing conservatory and construction of single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1775/17

Officer: Corey Isolda

Applicant Name: Mr N Coombes

Planning File No: 026319

Location: 73 Goldings Road, Loughton, IG10 2QW

Proposal: Proposed First Floor, Rear and Side Extensions

The Committee had NO OBJECTION to this application.

Application No: EPF/1781/17

Officer: Sukhdeep Jhooti

Applicant Name: Trevalyn House Ltd

Planning File No: 001876

Location: Trevelyan House, Goldings Hill, Loughton, IG10 2SW

Proposal: Variation of condition 2 'Plan nos on planning approval EPF/1578/16' (Demolition of three existing properties and associated buildings to be replaced with 8 no. dwelling houses, new access road, parking and landscaping).

The Committee had NO OBJECTION to this application, but NOTED the contents of a Subterranean Development Informative by the Drainage and Water Team.

Application No: EPF/1814/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Huxley

Planning File No: 001228

Location: BMW Sytner Chigwell, Langston Road, Loughton, IG10 3UE

Proposal: Single storey extension to an existing MINI Showroom facility

The Committee had NO OBJECTION to this application.

Application No: EPF/1818/17

Officer: Sukhdeep Jhooti

Applicant Name: Jackie Rogerson

Planning File No: 026773

Location: 102 Southern Drive, Loughton, IG10 3BX

Proposal: Two storey front extension.

The Committee OBJECTED to this application on the grounds that it would destroy the symmetry of the street scene of the terraced housing, contrary to policy DBE10 of Epping Forest District Council's adopted Local Plan and Alterations and the provisions to the contrary of policies DBE2 and DBE9 of the adopted Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/1826/17
Officer: Marie-Claire Tovey
Applicant Name: Dean & Pallender
Planning File No: 020996
Location: 23 Connaught Avenue, Loughton, IG10 4DS
Proposal: Minor alterations to the existing porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1832/17
Officer: Ian Ansell
Applicant Name: Mr Paul Siani
Planning File No: 001361
Location: 89 Spring Grove, Loughton, IG10 4QE
Proposal: Two storey side extension, previously approved under application ref: EPF/0945/16 & EPF/2387/16. Loft conversion and internal alterations. Front and rear dormers.

The Committee OBJECTED to this application which was considered totally excessive. Members expressed concern for the visual impact of the proposed front and rear dormers on the street scene, as this house was situated in a prominent corner position and both the front and rear of the extension would be visible at street view. This was contrary to policies DBE9 and DBE10 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/1834/17
Officer: Corey Isolda
Applicant Name: Mr Aaron Drinkwater
Planning File No: 026908
Location: 1 Tylers Close, Loughton, IG10 3BD
Proposal: Single storey side extension to create an attached ancillary granny annexe

The Committee had NO OBJECTION to this application but asked for a condition to ensure the use of the extension remained ancillary to the main dwelling.

Application No: EPF/1837/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr & Mrs Porter
Planning File No: 004511
Location: 86 Sedley Rise, Loughton, IG10 1LT
Proposal: Single Story Rear Extension and Partial Side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1843/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr Daley
Planning File No: 026680
Location: 11 Sedley Rise, Loughton, IG10 1LS
Proposal: Amendment to timber fencing and decking previously approved under EPF/0865/17.

The Committee had NO OBJECTION to this application.

Application No: EPF/1844/17

Officer: Corey Isolda

Applicant Name: Mr Glen Barker

Planning File No: 011617

Location: 240 The Broadway, Loughton, IG10 3TF

Proposal: New 2 storey dwelling on the land adjacent to 240 The Broadway - as approved in 2010 ref EPF/0909/10.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this proposal as it was considered an over-development of the site and garden grabbing. The site is immediately adjacent to Green Belt land with no proper access. This is contrary to policies DBE4, DBE8 & DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/1866/17

Officer: Corey Isolda

Applicant Name: Mr Angelo Mareri

Planning File No: 006686

Location: Zizzi, 2 Church Hill, Loughton, IG10 1LA

Proposal: 1 set of externally illuminated fascia text - to replace existing and 1 set of non-illuminated secondary text - to replace existing; 1 non-illuminated projecting sign - to replace existing.

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

280.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1554/17

Officer: Ian Ansell

Applicant Name: Mr Richard Potter

Planning File No: 026901

Location: 24 Park Hill, Loughton, IG10 4ES

Proposal: Certificate of Lawful Development for proposed front porch and conversion of garage into habitable room with alterations to front elevation.

Application No: EPF/1923/17

Officer: Corey Isolda

Applicant Name: Miss Megan McKenna

Planning File No: 024992

Location: 43 Marjorams Avenue, Loughton, IG10 1PU

Proposal: Certificate of lawfulness for proposed demolition of garage and single storey side extension.

280.3 Others – provided for information only: EPF/0551/17, EPF/1810/17, EPF/1883/17, EPF/1888/17, EPF/1906/17, EPF/1909/17; and EPF/1955/17

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

PL281 Decisions by Epping Forest District Council

No decision notices have been received.

PL282 Licensing Applications

282.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of The Light Tree Bistro, 262 High Road, Loughton IG10 1RB

The Committee had NO OBJECTION to this application.

282.2 Hackney Carriage & Private Hire Licensing Consultation

The Committee had NO OBJECTION to the proposed changes to tariffs.

PL283 Enforcement and Compliance

No reports had been received.

Signed:

Date: 21 August 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 21 August 2017 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane K Latchford
S Murphy M Stubbings (as substitute for Cllr Downing)

Officer: Debra Paris (Planning Committee Clerk)

17 members of the public

PL284 Apologies for Absence

Apologies for absence were received from Cllrs Davies and Downing. The Planning Committee Clerk reported that Cllr Stubbings had been nominated as the substitute for Cllr Downing for this meeting.

PL285 Declarations of Interest

The Committee declared a non-pecuniary interest in:

- i) EPF/1877/17 as the architect was known to the Council; and
- ii) EPF/1677/17, EPF/1859/17, EPF/1961/17, EPF/1965/17, EPF/1891/17, EPF/1899/17 and (Appeal) EPF/0338/17 owing to comments received from the Loughton Residents Association Plans Group.

Cllr Angold-Stephens declared a non-pecuniary interest in application EPF/1895/17 as she lived close by, and considered this interest to be significant enough for her to leave the meeting during the discussions.

Cllr Cochrane declared a non-pecuniary interest in agenda item EPF/1965/17 as she lived in the road and knew the neighbours. She considered this interest to be significant enough for her to leave the meeting during the discussions.

The Committee AGREED to bring forward planning applications EPF/1677/17, EPF/1870/17, and EPF/1965/17, after the Confirmation of Minutes, as members of the public were interested in these applications.

PL286 Confirmation of Minutes

The Minutes of the meeting held on 31 July 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL287 Planning Applications

287.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1677/17

Officer: Jonathan Doe

Applicant Name: Mr Peter Popat

Planning File No: 006112

Location: 56 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Demolition of existing dwelling and development of 6 flats within the footprint and volume of the approved new house reference EPF/1008/16

The Committee NOTED the contents of nineteen letters of objection together with a copy of a petition to the District Council containing 70 signatures.

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

The Committee OBJECTED to this application on the following grounds:

The proposal was out of character with this road and area, which was characterised by single occupation houses and would create an undesirable precedent. The site was positioned on a dangerous bend and in a dominating position on a hill. The development was considered overbearing and an overdevelopment of the site. It was reasonable to expect that the proposed accommodation would attract families, which, in turn, would add to the already considerable amount of parking in this area.

The Committee also expressed concern at the lack of landscaping proposed. This is contrary to policies CP2(iv), CP7 and DBE9(i) and (ii) of Epping Forest District Council's adopted Local Plan & Alterations, which were consistent with the National Planning Policy Framework.

Application No: EPF/1870/17

Officer: David Baker

Applicant Name: Mr James Docker

Planning File No: 024385

Location: 54 Ollards Grove, Loughton, IG10 4DW

Proposal: Proposed erection of a replacement dwelling as a revision to the previous approval ref: EPF/0196/17, with conditions discharged under ref: EPF/1606/17 - the revision being the addition of a single-storey orangery side extension.

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

The Committee OBJECTED to this application, on the grounds that the site was already cramped with only a limited amount of amenity space. They reiterated their previous comments for EPF/0196/17, which were:

The Committee considered this was the maximum that could be accommodated on the plot and, to prevent additional development of the plot, asked that all further permitted development rights were removed.

Application No: EPF/1965/17

Officer: Jonathan Doe

Applicant Name: Mr Joey Musaphia

Planning File No: 024858

Location: 19 Shaftesbury, Loughton, IG10 1HN

Proposal: Two storey side extension to footprint of existing garage to be removed (amendment to EPF/0456/17).

Cllr Cochrane left the meeting.

The Committee NOTED the contents of eight letters of objection.
A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application on the following grounds:

The proposal was considered an overdevelopment and members would not wish the property to be extended any further. The Committee saw this application as a way of edging back to a previous application, EPF/2423/16, which was refused. Furthermore, the Committee drew the Planning Authority's attention to the contents of the report from the Environment Agency, dated 14 August 2017, in respect of this application which drew attention to the potential impact on Loughton Brook.

Cllr Cochrane rejoined the meeting.

PL288 Matters for Report

288.1 Notices of Appeal:

EPF/0187/17 – 7 Colebrook Lane, Loughton, IG10 2HQ – Part retrospective application for two storey side extension, loft conversion, including rear dormer, porch and single storey rear extension (revised application to include alterations to dormer following refusal EPF/0181/16) (Appeal ref no. APP/J1535/D/17/3178221) – Min no PL870.1

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

288.1.2 EPF/0338/17 – 51 High Road, Loughton, IG10 4JE – The demolition of the detached house and erection of 6 no.2 bed flats with 6 parking spaces. (Appeal ref no. APP/J1535/W/17/3177547) – Min no PL187.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated their previous comments which were:

The Committee OBJECTED to this application. The proposed 6-flat development on this prominent corner plot was considered an overdevelopment of the site, out of keeping with the streetscene and also failed to complement the character of the area. Members also commented the design would not maintain the quality of the built environment.

Furthermore, the Committee was concerned by the inadequate parking provision, as only six spaces were proposed for this scheme. The site was also opposite Oaklands School and school traffic / parking caused daily congestion.

However, if the District Council was minded to grant this application, the Committee requested that a condition for wheel washing be imposed to reduce mud exiting the site onto Spring Grove during the construction period, as a steep hill led up to the T-junction with the High Road and highway safety could be impaired.

288.2 Amended Plans:

EPF/1473/17 – 8 Hill Top Close, Loughton, IG10 1PY – First floor rear extension

The Committee RATIFIED the comments made by the Planning Clerk acting under delegated authority, which were as follows:

The reduction in the size and bulk of this proposal is to be commended; however, the Town Council remains concerned about the impact of the proposal on the neighbour at 7 Hilltop.

288.2.1 EPF/1582/17 – 13 Barfields Path, Loughton, IG10 3JJ – Construction of a two storey two bedroomed house, 86sq.m. of floor space in the garden of no 13. Demolition of existing garage to no 13. External works to new house. (Car spaces on the existing forecourt (2 no.) will be retained for no. 13, however it was considered that no. 11a did not need parking on the site as there is reasonable parking in Barfields Path).

The Committee reiterated their previous comments, but agreed to delete the section relating to the oak tree following the tree survey report. Their comments were:

The Committee OBJECTED to this application as it considered the proposal for a detached house to be garden grabbing contrary to National Planning Policies that would set a precedent.

Members considered this proposal would adversely affect the street scene and expressed a preference for an extension to the existing property rather than the removal of the gap between properties.

288.3 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/05/17: 76 Valley Hill, Loughton IG10 3AT

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

288.4 Town & Country Planning Act 1990 (as amended) – Pre-application Advice Request. Application No CC/EPF/23/17/PRE. Proposal: Proposed expansion of school involving erection of single storey free standing building (approx...689m2 floor space), widening of existing access to south and associated landscaping and parking works. Location: Oak View School, Whitehills Road, Loughton, IG10 1TS.

The Committee AGREED to the request for a pre-application meeting. This was to precede a Planning & Licensing Committee meeting and commence at 7:30pm allowing fifteen minutes for the presentation.

288.5 Pre-application Advice Request: Former Royal Mail Sorting Office, 256 High Road Loughton Essex IG10 1RB – Application for a Retirement Scheme from Phase 2 Planning.

The Committee AGREED to the request for a pre-application meeting. This was to precede a Planning & Licensing Committee meeting and commence at 7:30pm allowing fifteen minutes for the presentation. However, this was to be at a separate meeting to the pre-application re: Oak View School.

PL289 Planning Applications

289.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1798/17
Officer: Corey Isolda
Applicant Name: Mr Michael Mooney
Planning File No: 006849
Location: 10 Langley Meadows, Loughton, IG10 2DL
Proposal: Conversion of an integral garage into a habitable room.

The Committee was not prepared to consider this application given the very poor quality of the plans submitted. The Committee therefore requested that this application be deferred by Epping Forest District Council until suitable plans were provided.

Application No: EPF/1841/17
Officer: Sukhdeep Jhooti
Applicant Name: Valeriy Dyravyy
Planning File No: 014782
Location: 202 Chester Road, Loughton, IG10 2LU
Proposal: Single storey front porch and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1847/17
Officer: David Baker
Applicant Name: Mr Daniel Adler
Planning File No: 004092
Location: Upper floors, 230 High Road, Loughton, IG10 1ET
Proposal: Loft conversion including rear dormer window, extension and alteration of two storey rear extension, in connection with provision of two self-contained flats with access from rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/1848/17
Officer: David Baker
Applicant Name: Mr Cavanagh
Planning File No: 017510
Location: Debden Park High School, Willingale Road, Loughton IG10 2BQ
Proposal: Retention of 6th form two storey block with external cladding, located to the west side of main building, on a permanent basis (this block was granted temporary permission under EPF/0605/15).

Cllr Angold-Stephens declared a non-pecuniary interest in this application, as she was acquainted with Mr Kavanagh, the Executive Head of Debden Park High School.

The Committee had NO OBJECTION to this application.

Application No: EPF/1856/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr Cannon
Planning File No: 007216
Location: 15 The Uplands, Loughton, IG10 1NQ
Proposal: Proposed first floor side and rear extensions.

The Committee had NO OBJECTION but expressed a concern regarding the impact on neighbours of the blank side walls.

Application No: EPF/1859/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr Tanim Rahman
Planning File No: 007544
Location: 50 Church Lane, Loughton, IG10 1PD
Proposal: Erection of a new wall, railings and gates fronting the highway.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, but requested a condition of landscaping to soften the appearance of the new boundary treatment.

Application No: EPF/1862/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr David Lindner
Planning File No: 016249
Location: 7 The Beacons, Loughton, IG10 2SQ
Proposal: First floor extension over garage - renewal of planning permission EPF/1386/14.

The Committee had NO OBJECTION to this application.

Application No: EPF/1865/17
Officer: Sukhdeep Jhooti
Applicant Name: Mrs Luljeta Huba
Planning File No: 026327
Location: 38 Kenilworth Gardens, Loughton, IG10 3AF
Proposal: 2m Rear Extension

The Committee NOTED that this application had been withdrawn.

Application No: EPF/1877/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr & Mrs Chau
Planning File No: 013127
Location: Traps Lodge, 23 Eleven Acre Rise, Loughton, IG10 1AN
Proposal: Demolish existing conservatory. Construction of single storey rear extension.

The Committee had NO OBJECTION to this application.

The Committee AGREED to consider the next two applications together.

Application No: EPF/1891/17
Officer: Corey Isolda
Applicant Name: Mr Devji Kerai
Planning File No: 024181
Location: 59 Wellfields, Loughton, IG10 1PA
Proposal: Provision of new front enclosure using 2m high brick walls and metal railings with sliding gate as required

Application No: EPF/1899/17
Officer: Corey Isolda
Applicant Name: Mr Pav Singh

Planning File No: 023931

Location: 57 Wellfields, Loughton, IG10 1PA

Proposal: Provision of new front enclosure using 2m (apx) high brick walls and metal railings with sliding gate as required.

The Committee NOTED the contents of a letter of objection.

The Committee deplored these retrospective applications and NOTED that there was insufficient space off the highway on this busy road for a car to pull up safely and wait for gates to open. Members suggested that the gates should be set further back.

Application No: EPF/1895/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Paul Saggars

Planning File No: 024838

Location: 2 The Avenue, Loughton, IG10 4PT

Proposal: Two semi-detached dwellings to rear of 2 The Avenue.

Cllr Angold-Stephens left the meeting. Cllr Latchford was elected to act as Chair for this item only.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an over-development of the plot, garden grabbing and lacking amenity space at the back. This was contrary to policies DBE8 & DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Cllr Angold-Stephens rejoined the meeting and retook the chair.

Application No: EPF/1910/17

Officer: Corey Isolda

Applicant Name: Mr James Lowe

Planning File No: 026918

Location: Unit 2, Langston Road, Loughton, IG10 3UE

Proposal: A total of 5 advertisement signs. 3 signs to the Front Elevation (2 non-illuminated signs and 1 internally illuminated sign) and 2 signs to the rear elevation (both non-illuminated)

The Committee had NO OBJECTION to this application.

Application No: EPF/1930/17

Officer: Stephan Solon

Applicant Name: Mr R Brown

Planning File No: 026785

Location: 95 Jessel Drive, Loughton, IG10 2EQ

Proposal: Single storey front extension with flat roof.

The Committee OBJECTED to this application on the grounds that it would spoil the symmetry of the houses and be detrimental to the street scene. They also objected to the flat roof. This was contrary to the Local Plan and Alterations policies CP2 (iv) and DBE10, which were consistent with the National Planning Policy Framework.

Application No: EPF/1961/17

Officer: David Baker

Applicant Name: Mr R Walker

Planning File No: 023040

Location: 2 Connaught Avenue, Loughton, IG10 4DP

Proposal: Amendment to approved applications EPF/2826/16 and EPF/0029/17 (for two storey side and rear extension, alterations to roof and elevations, including removal of garage and outbuilding at the rear) comprising the provision of a games room in the loft with 3 dormer windows on the front elevation, and one dormer window at the rear.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would be overbearing and over-dominant within the site. It was also out of character and would spoil the street scene. The proposal was therefore contrary to Local Plan and Alterations policies CP2 (iv), CP7 and DBE1(i), which were consistent with the National Planning Policy Framework.

Application No: EPF/1994/17

Officer: Corey Isolda

Applicant Name: Mr Rustem Konakli

Planning File No: 026927

Location: 13 Conyers Way, Loughton, IG10 2AB

Proposal: Double storey side extension with single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2014/17

Officer: Corey Isolda

Applicant Name: Mr & Mrs Mirza

Planning File No: 002095

Location: 41 Alderton Hill, Loughton, IG10 3JD

Proposal: Replacement of the existing two storey dwelling with a new two storey dwelling with additional rooms in the roof, in line with the design approved under EPF/3107/16.

The Committee deplored the retrospective application but had NO OBJECTION to the proposals.

Application No: EPF/2033/17

Officer: David Baker

Applicant Name: Mr Adam Fowler

Planning File No: 026933

Location: 153 Grosvenor Drive, Loughton, IG10 2LB

Proposal: Single storey rear extension with associated decking and alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/2042/17

Officer: Robin Hellier

Applicant Name: Ms Joan Cook

Planning File No: 001121

Location: 30 Upper Park, Loughton, IG10 4EW

Proposal: TPO/CHI/03/70 A1. T1 Sycamore : Crown Reduction T2 Robinia : Fell & Replace

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.

In addition, the Committee requested a condition requiring a suitable replacement species of native tree to be planted.

Application No: EPF/2068/17
Officer: Sukhdeep Jhooti
Applicant Name: H Hristov
Planning File No: 026869
Location: 13 Barrington Road, Loughton, IG10 2AY
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2075/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr Adrian Johnson
Planning File No: 018014
Location: 47 High Road, Loughton, IG10 4JQ
Proposal: Ground and first floor extensions, rear dormer loft conversion

The Committee had NO OBJECTION to this application.

Application No: EPF/2085/17
Officer: David Baker
Applicant Name: Mr & Mrs Henderson
Planning File No: 017153
Location: 2 Wallers Hoppet, Loughton, IG10 1SP
Proposal: Demolition of an existing conservatory and replacing this with an orangery style single storey rear extension.

The Committee OBJECTED to this application supporting the comments of the Trees & Landscaping department, which described the proposal as contrary to Policy LL10, Adequacy for the Provision of Landscape Retention.

Application No: EPF/2089/17
Officer: David Baker
Applicant Name: Mr & Mrs Henderson
Planning File No: 017153
Location: 2 Wallers Hoppet, Loughton, IG10 1SP
Proposal: To create a new cross-over onto the existing front garden and to create a new car parking space.

The Committee had NO OBJECTION to this application.

289.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/1953/17

Officer: Robin Hellier

Applicant Name: Mr Anthony Scott

Planning File No: 013002

Location: Alma Cottage, 46 York Hill, Loughton IG10 1HU

Proposal: York Hill Conservation Area T1 : Remove branch overhanging outbuilding + 2M height reduction

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

289.3 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/2017/17

Officer: Corey Isolda

Applicant Name: Mr Jeremy Foster

Planning File No: 014567

Location: 61 Oakwood Hill, Loughton, IG10 3EP

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and three roof lights to the front elevation.

289.4 Others – provided for information only: EPF/1982/17, EPF/1941/17, EPF/2053/17, EPF/2088/17, EPF/2093/17, EPF/2114/17, EPF/2129/17 and EPF/2207/17

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

PL290 Decisions by Epping Forest District Council

The Planning Decisions for the period 3 July 2017 – 31 August 2017 from Epping Forest District Council were NOTED.

With reference to EPF/1078/17, Caffè Nero, members NOTED that their suggestion to restrict the pavement space for tables and chairs to 1m had been adopted under the approval conditions.

PL291 Licensing Applications

No licensing applications had come to the attention of officers.

PL292 Enforcement and Compliance

No reports had been received.

Signed:

Date: 11 September 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 11 September 2017 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham C Davies T Downing
S Murphy M Stubbings (as substitute for Cllr Cochrane)

Officer: Debra Paris (Planning Committee Clerk)

5 members of the public

The meeting was preceded by a short presentation from Phase 2 Planning, acting on behalf of a client seeking a retirement scheme for the Former Royal Mail Sorting Office, 256 High Road Loughton Essex IG10 1RB.

PL293 Apologies for Absence

Apologies for absence were received from Cllrs Cochrane and Latchford. The Planning Committee Clerk reported that Cllr Stubbings had been nominated as the substitute for Cllr Cochrane for this meeting.

PL294 Declarations of Interest

Cllrs Abraham, Angold-Stephens, Davies, Downing, Murphy and Stubbings declared a non-pecuniary interest in:

- i) EPF/2039/17 as the architect was known to the Council; and
- ii) EPF/1893/17 owing to comments received from the Loughton Residents Association Plans Group.

Cllr Abraham declared a non-pecuniary interest in EPF/2142/17, as he knew the owner; and Cllr Stubbings declared a non-pecuniary interest in EPF/2127/17, as he lived next door to the property.

The Committee AGREED to bring forward planning applications EPF/1893/17 and EPF/2120/17 after the Confirmation of Minutes, as members of the public were interested in these applications.

PL295 Confirmation of Minutes

The Minutes of the meeting held on 21 August 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL296 Planning Applications

296.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1893/17

Officer: Ian Ansell

Applicant Name: Mr Carlton James

Planning File No: 000845

Location: 60 Traps Hill, Loughton, IG10 1TD

Proposal: The demolition of an existing 2-3 storey detached house and the development of a new 2-3 storey building consisting of 7 flats (2x1bed, 5x3bed) and including 9 no car parking spaces, cycle stores and bin stores.

The Committee NOTED the contents of thirteen letters of objection.

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

The Committee OBJECTED to this application on the following grounds:

The proposal was out of character with this road and area, which was characterised by single occupation houses. This development would create an undesirable precedent. The site was positioned on a dangerous blind-bend, which was also a pinch-point in the road, and emphasis was expressed on the traffic problems this would create being a major constraint. The development was considered overbearing and an overdevelopment of the site which would dominate the street scene. The proposal offered very little amenity space and insufficient parking.

This was contrary to policies CP2(iv), CP7, ST4(iii) and DBE9(i) of Epping Forest District Council's adopted Local Plan & Alterations, which were consistent with the National Planning Policy Framework.

Application No: EPF/2120/17

Officer: Jonathan Doe

Applicant Name: Mr Mitchell Webb

Planning File No: 018736

Location: 35 Forest Road, Loughton, IG10 1EE

Proposal: Two storey rear extension. Part single storey rear extension. Loft conversion with rear dormer.

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 restating the comments made for the previous applications, EPF/0896/14, EPF/0211/15 and EPF/3323/16, which were:

The Committee OBJECTED to this application as the scheme was considered an overdevelopment of the plot that would destroy the symmetry of the cottages and character of the street scene. The development would create a loss of amenity to the neighbours from the overlooking of no 33 Forest Road and the adjacent cottages in Chapel Terrace. The Committee was particularly concerned that the loss of hardstanding would exacerbate the difficult parking situation that existed in this heavily congested road.

The Committee further stated that resubmitting the plans from the previous application, EPF/3323/16, was not likely to change the result.

PL297 Matters for Report

297.1 Decisions by Essex County Council – Granted: Application No: CC/EPF/24/17 – Roding Valley High School, Alderton Hill, Loughton,

IG10 3JA. The provision of a new all-weather MUGA pitch together with galvanised powder coated metal fence and the provision of a new footpath from the existing playing field entrance.

The Committee NOTED the information received from Essex County Council.

PL298 Planning Applications

298.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1896/17

Officer: Corey Isolda

Applicant Name: Mr & Ms. Turley & Crusz

Planning File No: 020623

Location: 89 Smarts Lane, Loughton, IG10 4BP

Proposal: Demolition / rebuilding of existing single storey rear extension, including raising the ceiling height.

The Committee had NO OBJECTION to this application.

Application No: EPF/1952/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Gary Spicer

Planning File No: 005600

Location: 1 Oakwood Hill Industrial Estate, Oakwood Hill, Loughton IG10 3TZ

Proposal: Erection of 1x steel framed workshop to the rear of the premises.

The Committee had NO OBJECTION to this application.

Application No: EPF/1977/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Tom Tallowin

Planning File No: 005044

Location: 53 Danbury Road, Loughton, IG10 3AR

Proposal: Single storey part front and side extension and conversion of garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/2039/17

Officer: Ian Ansell

Applicant Name: Dr John Hogan

Planning File No: 003371

Location: 30 Stanmore Way, Loughton, IG10 2SA

Proposal: Change of use of land to garden - extension of residential curtilage to include the paddock and stable.

The Committee had NO OBJECTION to this application.

The Committee AGREED to consider the next two applications together as they were for the same site.

Application No: EPF/2095/17
Officer: Corey Isolda
Applicant Name: Mrs Sara Humphries
Planning File No: 026936
Location: Unit 7A Epping Forest Shopping Centre, Langston Road
Loughton, IG10 3UE
Proposal: One new fascia sign and two internal posters.

Application No: EPF/2137/17
Officer: Corey Isolda
Applicant Name: Mrs Sara Humphries
Planning File No: 026936
Location: Plot 7, Unit 7A Epping Forest Shopping Centre, 7 A Langston
Road, Loughton, IG10 3FT
Proposal: Install two extract grilles and two air conditioning condenser units.

The Committee had NO OBJECTION to these applications.

Application No: EPF/2103/17
Officer: David Baker
Applicant Name: Mr Roland Arnold
Planning File No: 008613
Location: 32 Ollards Grove, Loughton, IG10 4DW
Proposal: Extension to existing loft space and roof alterations to add
additional bedrooms.

The Committee OBJECTED to this application stating that the increased bulk of the roofline would be detrimental to the street scene and expressed concern about overlooking on neighbours in Cloverleys. This would be contrary to Policies DBE 9(i) and (ii) DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations.

Application No: EPF/2105/17
Officer: Jonathan Doe
Applicant Name: Mrs Starr
Planning File No: 026938
Location: 19 Cherston Road, Loughton, IG10 3PJ
Proposal: Single-storey side extension and porch

The Committee had NO OBJECTION to this application.

Application No: EPF/2109/17
Officer: David Baker
Applicant Name: Mr Ryan Ten Doeschate
Planning File No: 015443
Location: 61 Smarts Lane, Loughton, IG10 4BU
Proposal: Two storey rear extension replacing an existing conservatory.

The Committee was concerned by the impact of the development on the neighbour at no 59 Smarts Lane.

Application No: EPF/2121/17
Officer: Jonathan Doe
Applicant Name: Mr Adam Cundale
Planning File No: 002593

Location: 12 Torrington Drive, Loughton, IG10 3SZ

Proposal: Full planning application for the use of the first floor at 12 Torrington Drive as a 24-hour gym (Use Class D2) and changes to elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/2124/17

Officer: Jonathan Doe

Applicant Name: Snap Fitness

Planning File No: 002593

Location: Former Snooker Hall, Sainsbury's Site, 12 Torrington Drive, Loughton, IG10 3SZ

Proposal: Internal fit-out, with replacement/new shopfront (alterations to doors and new windows) and new external compressors. Building Class is D2.

The Committee had NO OBJECTION to this application.

Application No: EPF/2127/17

Officer: David Baker

Applicant Name: Mr & Mrs Brian Mason

Planning File No: 026941

Location: 72 Greenfields, Loughton, IG10 3HF

Proposal: Part single storey part two storey rear extension, single storey side extension and raised decking to rear.

Cllr Stubbings reminded members of his declaration of a non-pecuniary interest in this application, as he resided in a neighbouring property.

The Committee OBJECTED to this application, stating the proposal was too bulky and an overdevelopment of the site. It would be intrusive on the neighbours at no 74.

Application No: EPF/2139/17

Officer: Robin Hellier

Applicant Name: Subsidence Management Services

Planning File No: 016624

Location: Great Cedar, Pollards Close, Loughton, IG10 4RF

Proposal: TPO/EPF/07/79 T49 Swamp Cypress: Fell

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

Application No: EPF/2141/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr G ATKINS

Planning File No: 017007

Location: 67 The Lindens, Loughton, IG10 3HT

Proposal: Proposed first floor extension over garage

The Committee had NO OBJECTION to this application.

Application No: EPF/2142/17

Officer: Stephan Solon

Applicant Name: Mr H Patel

Planning File No: 023451

Location: 146 High Road, Loughton, IG10 4BH

Proposal: Application for variation of condition 2 'plan numbers' on planning application EPF/1600/14 (Two storey rear extension to provide to [sic] self contained flats at the rear of 146 High Road Loughton).

The Committee NOTED the contents of one letter of objection.

The Committee OBJECTED to this application which would cause loss of amenity from overlooking and noise nuisance to the detriment of neighbours, contrary to Policies DBE9(ii) and (iv) of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee AGREED to consider the next two applications together as they were for the same site.

Application No: EPF/2148/17

Officer: Jonathan Doe

Applicant Name: Mr Simon Edwards

Planning File No: 019038

Location: The Mount, Debden Road, Loughton, IG10 2NY

Proposal: Conversion and alteration of Coach House to form annexe. Extension to provide indoor swimming pool.

Application No: EPF/2158/17

Officer: Jonathan Doe

Applicant Name: Mr Simon Edwards

Planning File No: 019038

Location: The Mount, Debden Road, Loughton, IG10 2NY

Proposal: Grade II listed building consent for proposed conversion and alteration of Coach House to form annexe. Extension to provide indoor swimming pool.

The Committee had NO OBJECTION to these applications.

Application No: EPF/2150/17

Officer: Robin Hellier

Applicant Name: Mr Robert Walker

Planning File No: 007426

Location: 6 Connaught Avenue, Loughton, IG10 4DP

Proposal: TPO/EPF/05/12 T1 Cedar: Removal of low hanging minor branches, overhanging driveway of 2 Connaught Ave, as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/2165/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Baljit Virk

Planning File No: 001860

Location: 38 Chigwell Lane, Loughton, IG10 3NY

Proposal: Warehouse Extension with addition of windows to side elevations

The Committee OBJECTED to this application which would cause loss of amenity from the new windows overlooking neighbouring residential properties.

Application No: EPF/2167/17

Officer: David Baker

Applicant Name: Mr Nicholas North

Planning File No: 003341 / 010061

Location: 46 and 48 Station Road, Loughton, IG10 4NX

Proposal: Discharge of condition 7 `materials` of EPF/1735/16 (Demolition of part of no.48 and erection of new 2 storey dwelling, with ground floor rear projection, erection of 2 storey rear extension to no.48 and a first floor rear extension to no.46 together with provision for a 4 space front parking area for no.48 and the new dwelling), incorporating widening of the existing crossover vehicular access).

The Committee was unable to comment in relation to the discharge of condition 7, as no information was available on iPlan.

Application No: EPF/2171/17

Officer: Ian Ansell

Applicant Name: Mr Neal Penfold

Planning File No: 026942

Location: Land and Garages, Vere Road, Loughton, IG10 3SR

Proposal: Erection of a three storey building comprising 10 affordable homes with 10 parking spaces.

The Committee OBJECTED to this application on the grounds that the design of the proposal did not complement the existing buildings, particularly those in The Broadway, and would be detrimental to the street scene. It also offered no private amenity space for the residents.

This is contrary to Policies CP2(iv), CP7 and DBE8 of Epping Forest District Council's adopted Local Plan & Alterations.

Application No: EPF/2172/17

Officer: Jonathan Doe

Applicant Name: Mr Clifford Cooper

Planning File No: 011305

Location: Land Adjacent To 15 Connaught Avenue, Loughton, IG10 4DP

Proposal: New detached house with integral garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/2187/17

Officer: Jonathan Doe

Applicant Name: Craig Fennings

Planning File No: 024878

Location: 43 Smarts Lane, Loughton, IG10 4BU

Proposal: Modification & extension of existing ground floor rear extension, with flat roof.

The Committee OBJECTED to this application on the grounds that it would leave too little private amenity space. The proposal would have a detrimental impact on neighbours. It was an overdevelopment in relation to the character of neighbouring properties.

This was contrary to Policies DBE8 and DBE2 of Epping Forest District Council's adopted Local Plan & Alterations.

Application No: EPF/2193/17

Officer: Robin Hellier

Applicant Name: .

Planning File No: 026947

Location: Council Owned Open Space, 15-17 Roding Gardens, Loughton IG10 3NH

Proposal: TPO\EPF\30\89 T1 - T5 OAK: crown lift to 2.5m and reduce back from properties, cuts not exceeding 45mm

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/2200/17

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Hollie Ingram

Planning File No: 026952

Location: 12 Barfields Path, Loughton, IG10 3JJ

Proposal: Demolition of outbuilding and provision of single storey annexe to provide sleeping accommodation, kitchen/living area and level access shower room for a registered disabled person.

The Committee had NO OBJECTION to this application but requested a condition to ensure the ancillary use of the outbuilding with the main house only.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.50pm.

Application No: EPF/2217/17

Officer: Corey Isolda

Applicant Name: Ms S Hussain

Planning File No: 010866

Location: 81 Staples Road, Loughton, IG10 1HR

Proposal: Rear single storey extension with monopitch roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/2223/17

Officer: Robin Hellier

Applicant Name: Mr Richard Kodesh

Planning File No: 006647

Location: 10 St Johns Road, Loughton, IG10 1RZ

Proposal: TPO/EPF/115/10 T1 Willow: Re-pollard to previous pruning points, on a cyclical basis, for up to 10 years.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/2226/17

Officer: Jonathan Doe

Applicant Name: Mrs Shirley Lane

Planning File No: 007692

Location: 46 Sparelease Hill, Loughton, IG10 1BT

Proposal: Demolition of an existing house and erection of a replacement 6 bed dwelling.

The Committee OBJECTED to this application on the grounds that it was out of keeping with the street scene. Contrary to Policies CP2(iv) and CP7 of Epping Forest District Council's adopted Local Plan & Alterations.

Application No: EPF/2244/17

Officer: Corey Isolda

Applicant Name: Mr Dean Gregory

Planning File No: 023476

Location: Harts Cottage, Debden Road, Loughton, IG10 2NY

Proposal: Application for variation of condition 8 'plan numbers' on planning application EPF/3204/16 (Demolition of stables, garage and outbuildings. Partial demolition of cottage. Erection of two storey gable extensions and new facade to South of cottage. Single storey extension to West of cottage. New linked single- and 1.5-storey extensions on site of existing outbuildings).

The Committee had NO OBJECTION to this application.

Application No: EPF/2252/17

Officer: David Baker

Applicant Name: Mr Tony Lomas

Planning File No: 018440

Location: Oak Field House, Debden Road, Loughton, IG10 2NY

Proposal: Erection of a general-purpose outbuilding, in the south east part of the grounds, constructed from oak timber with a pitched, slate-tile roof, designed to match the existing structure on the northern boundary (which is used to garage cars and to provide separate swimming pool plant and changing rooms).

The Committee OBJECTED to this application on the grounds that it would be an intrusion to the neighbour's amenity.

Application No: EPF/2253/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr R Cearns
Planning File No: 023628
Location: 129 Forest Road, Loughton, IG10 1EF
Proposal: Proposed first floor extension over existing ground floor flat roof.

The Committee was concerned about the impact on neighbours at no 127 and 131 Forest Road, which could not be properly adjudged from the plans provided.

298.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2102/17
Officer: David Baker
Applicant Name: Mr Stephen Walker
Planning File No: 026937
Location: 44 Hillcroft, Loughton, IG10 2PS
Proposal: Certificate of Lawful Development for proposed single storey rear extension.

Application No: EPF/2190/17
Officer: Corey Isolda
Applicant Name: Mr Leigh Truman
Planning File No: 002098
Location: 46 Bushfields, Loughton, IG10 3JP
Proposal: Certificate of Lawful Development for proposed single storey rear extension, lean to roof with 3 roof windows. Loft conversion with rear dormer, 3 roof windows (velux) to front elevation.

Application No: EPF/2249/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr Paul Simmons
Planning File No: 026955
Location: 29 Highland Avenue, Loughton, IG10 3AH
Proposal: Certificate of Lawful Development for proposed loft conversion, rear dormer and front roof lights.

Application No: EPF/2258/17
Officer: Sukhvinder Dhadwar
Applicant Name: Mr Richard Graham
Planning File No: 009081
Location: 71 The Drive, Loughton, IG10 1HL
Proposal: Certificate of Lawful Development for proposed loft conversion.

298.3 Others – provided for information only: EPF/2020/17, EPF/2156/17, EPF/2243/17, EPF/2263/17, EPF/2269/17, and EPF/2310/17

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

PL299 Decisions by Epping Forest District Council

No decision notices had been received.

PL300 Licensing Applications

No licensing applications had come to the attention of officers.

PL301 Enforcement and Compliance

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

Signed:

Date: 25 September 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 25 September 2017 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
T Cochrane C Davies K Latchford
S Murphy B Cohen (as substitute for Cllr Abraham)

Also present: S Pewsey

Officer: Debra Paris (Planning Committee Clerk)

2 members of the public

PL302 Apologies for Absence

Apologies for absence were received from Cllrs Abraham and Downing. The Planning Committee Clerk reported that Cllr Cohen had been nominated as the substitute for Cllr Abraham for this meeting.

PL303 Declarations of Interest

Cllrs Angold-Stephens, Cochrane, Davies, Latchford, Murphy and Cohen declared a non-pecuniary interest in the following applications owing to comments received from the Loughton Residents Association Plans Group:
EPF/1391/17; EPF/2293/17; EPF/2323/17; EPF/2381/17 and EPF/2398/17.

PL304 Confirmation of Minutes

The Minutes of the meeting held on 11 September 2017 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application EPF/2398/17, as members of the public were interested in this application.

PL305 Planning Applications

305.1 The following planning application was CONSIDERED and the plans inspected.

Application No: EPF/2398/17

Officer: Corey Isolda

Applicant Name: Mr Robert Shaw

Planning File No: 000574 (Stanmores)

Location: Stanmores and Little Stanmores, Clays Lane, Loughton, IG10 2RZ

Proposal: Demolition of Stanmores and Little Stanmores and erection of three detached dwellings.

The Committee NOTED the contents of a letter of concern.

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

The Committee had NO OBJECTION to this application.

PL306 Matters for Report

306.1 Amended Plans/Application – Town and Country Planning Act 1990
EPF/1961/17: 2 Connaught Avenue, Loughton, Essex, IG10 4DP
Amendment to approved applications EPF/2826/16 and EPF/0029/17 (for two storey side and rear extension, alterations to roof and elevations, including removal of garage and outbuilding at the rear) comprising the provision of a games room in the loft with 3 dormer windows to 2 on the front elevation, and one dormer window at the rear – Min no PL289.1

The Committee reiterated its previous comments made on this application, which were:

The Committee OBJECTED to this application on the grounds that it would be overbearing and over-dominant within the site. It was also out of character and would spoil the street scene. The proposal was therefore contrary to Local Plan and Alterations policies CP2 (iv), CP7 and DBE1(i), which were consistent with the National Planning Policy Framework.

PL307 Planning Applications

307.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1391/17

Officer: Sukhvinder Dhadwar

Applicant Name: The Loughton Surgery

Planning File No: 007872

Location: 25 Traps Hill, Loughton, IG10 1SZ

Proposal: Proposed tarmac surfaced footpath, pedestrian paved access and replacement of existing fencing with close-boarded timber fence with access gate along the west boundary of the site.

The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this application.

Application No: EPF/1966/17

Officer: Corey Isolda

Applicant Name: Mr John Fryatt

Planning File No: 007315

Location: 65 The Broadway, Loughton, IG10 3SG

Proposal: Change of use from A2 (building society) to mixed use (childrens soft play area with light drink and food refreshments).

The Committee had NO OBJECTION to the change of use. However, members expressed a serious safeguarding concern about the proposed layout placing the toddler area against the window and in front of the office.

Application No: EPF/1975/17

Officer: Sukhdeep Jhooti

Applicant Name: Ms Elizabeth Marsh

Planning File No: 017993

Location: 6 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Part 1st floor rear extension and loft conversion with rear dormers

The Committee had NO OBJECTION to this application.

Application No: EPF/2286/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Anthony Schier

Planning File No: 026958

Location: 15C Greenfields, Loughton, IG10 3HF

Proposal: Single storey side/rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2293/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Martin Shaffron

Planning File No: 026257

Location: 70 Wellfields, Loughton, IG10 1NY

Proposal: Change of use from part D1 (dental practice) part C3 (residential) to all D1 (dental practice).

The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this application.

Application No: EPF/2299/17

Officer: David Baker

Applicant Name: Mr Mohamed

Planning File No: 026856

Location: 6 Etheridge Road, Loughton, IG10 2HT

Proposal: Proposed Ground Floor Rear Extension

The Committee had NO OBJECTION to this application.

Application No: EPF/2312/17

Officer: Ian Ansell

Applicant Name: Mr Chan Sau

Planning File No: 026962

Location: 11 Woodland Road, Loughton, IG10 1HQ

Proposal: Part single storey and part two storey side and rear extensions.

The Committee OBJECTED to this proposal, stating that it was an over-development and would impose too great an impact on the amenity of the neighbours at no 9 Woodland Road.

This was contrary to Policies DBE 9 and DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations.

Application No: EPF/2313/17

Officer: David Baker

Applicant Name: Mr Craig Taylor

Planning File No: 026964

Location: 38A York Hill, Loughton, IG10 1HT

Proposal: Single storey rear extension and first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2323/17

Officer: David Baker

Applicant Name: Mr Nick Sargeant

Planning File No: 012582

Location: 30 Alderton Hill, Loughton, IG10 3JB

Proposal: Build new front wall with railing with an overall height of 1.8m. Build new gate 6.5m away from the highway.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, but requested soft landscaping with a planting scheme of native species to soften the impact of the proposal on the street scene.

Application No: EPF/2336/17

Officer: David Baker

Applicant Name: Mr Ellis Armstrong

Planning File No: 026800

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

Proposal: Demolition of existing house and erection of a one and two storey house of contemporary design with patio terrace, first floor rear balconies, and new railings and gates. (NB the design and shape of the proposed house is identical to the previously approved EPF/1165/17 - which proposed remodelling, alterations, and extensions to the existing dwelling).

The Committee had NO OBJECTION to this application, but, as previously stated, regretted the loss of the wrought iron gates as this was an open aspect road.

Application No: EPF/2352/17

Officer: David Baker

Applicant Name: Mr Colin Dyke

Planning File No: 026970

Location: 76 Newmans Lane, Loughton, IG10 1TN

Proposal: Two storey side extension and ground floor front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2379/17

Officer: Sukhdeep Jhooti

Applicant Name: Trevalyn House Ltd

Planning File No: 001876

Location: Trevelyan House, Goldings Hill, Loughton, IG10 2SW

Proposal: Application for variation of condition 2 'plan numbers' on planning application EPF/1578/16 (Demolition of three existing properties and associated buildings to be replaced with 8 no. dwelling houses, new access road, parking and landscaping).

The Committee had NO OBJECTION to this application regarding plot nos 1, 6 and 7. However, the Committee OBJECTED to the proposal for the addition of a basement and infill extension to plot no 8, as highlighted by the concerns in the report of the Tree and Landscape Officer's report, which was contrary to Policy LL10 – Adequacy for the provision of landscape retention.

Application No: EPF/2381/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Bushra Saeed

Planning File No: 011501

Location: Pomilo, 279 High Road, Loughton, IG10 1AH

Proposal: Change of use from A1 use for purposes within use class (shops) to use for purposes within use class A1 (cafe & restaurants) Including new extraction system with required external flue and AC units.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application until extraction and AC units were shown on the submitted plans.

Application No: EPF/2387/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Sean Morgan

Planning File No: 001605

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

Proposal: Demolition to side and rear including garage additions and conservatories. Erection of two storey front and rear extensions including roof alterations and basement.

The Committee had NO OBJECTION to this application.

Application No: EPF/2414/17

Officer: Sukhvinder Dhadwar

Applicant Name: Mrs Helen Hunn

Planning File No: 029585

Location: 5 Colson Path, Loughton, IG10 3QZ

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

307.2 Determinations and Works to Trees in Conservation Areas – provided for information only:

The Committee NOTED the following TPX application:

Application No: EPF/2344/17

Officer: Robin Hellier

Applicant Name: Mrs Toni Cohen

Planning File No: 026969

Location: 4 Forest Way, Loughton, IG10 1JG

Proposal: York hill [sic] conservation area. 2 x leyland cypress: fell

307.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2107/17

Officer: Corey Isolda

Applicant Name: Mr & Mrs Jacobs

Planning File No: 000041

Location: 2 Champions, Loughton, IG10 2SG

Proposal: Certificate of Lawful Development for proposed extension to existing rear dormer.

Application No: EPF/2311/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Glenn Merraus

Planning File No: 026961

Location: 11 River Way, Loughton, IG10 3LJ

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer, hip to gable conversion, 'velux' roof windows to front elevation, rear extension 3m deep, lean-to roof with 2 'velux' roof windows.

Application No: EPF/2359/17

Officer: Ian Ansell

Applicant Name: Ms A L Gupta

Planning File No: 029578

Location: 25 Southern Drive, Loughton, IG10 3BU

Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer, 2 no rooflight windows to front elevation. Pitched roof to existing single storey rear extension, 3 no. 'rooflight windows.

307.4 Others – provided for information only: EPF/2380/17, EPF/2443/17, EPF/2496/17, EPF/2498/17 and EPF/2512/17

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

PL308 Decisions

308.1 Decisions by Epping Forest District Council

The Planning Decisions for August 2017 from Epping Forest District Council were NOTED.

PL309 Licensing Applications

309.1 Notice of application for a variation of a premises licence under the Licensing Act 2003 in respect of Vivaldi, 236 High Road, Loughton IG10 1RB

The Committee had NO OBJECTION to this licensing application.

PL310 Enforcement and Compliance

No reports had been received.

Signed:

Date: 9 October 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 9 October 2017 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing K Latchford S Murphy

Officer: Debra Paris (Planning Committee Clerk)

10 members of the public

PL311 Apologies for Absence

No apologies for absence were received.

PL312 Declarations of Interest

Cllr Latchford declared a non-pecuniary interest in application EPF/2462/17 as he lived in the road.

Cllr Davies declared a non-pecuniary interest in application EPF/2462/17 as she was a neighbour and had spoken to the applicant. She stated she would leave the meeting for this item.

The Committee declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

EPF/2338/17

EPF/2499/17

7.1: Notice of application for a new premises licence under the Licensing Act 2003 in respect of The Co-operative Group Food Ltd., Ground Floor of the Landmark, Corner of Broadway, Debden, Essex, IG10 3SP.

PL313 Confirmation of Minutes

The Minutes of the meeting held on 25 September 2017 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application EPF/2449/17, as members of the public were interested in this application.

PL314 Planning Applications

314.1 The following planning application was CONSIDERED and the plans inspected.

Application No: EPF/2499/17

Officer: David Baker

Applicant Name: Elysian Loughton Site Limited

Planning File No: 005114 / 004329 / 01

Location: 13-15A Alderton Hill, Loughton, IG10 3JD

Proposal: Demolition of houses at 13, 15 and 15a, Alderton Hill, and the erection of linked blocks of elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64

car spaces in undercroft parking at the rear and south side of the block, and associated ground works.

The Committee NOTED the contents of 6 letters of objection.

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

The Committee agreed with the principle of what the developers were trying to achieve but OBJECTED to this application on the following grounds:

The proposed development was considered too bulky and an overdevelopment for the plot size;

It would be too dominant on the street scene, as the proposed apartment block would be six storeys high and would be out of character with the houses in the street;

It would be detrimental to the amenities of the neighbours; and

Members expressed concern at the traffic congestion already existing around this site and the lack of any pavement facilitating pedestrians.

PL315 Matters for Report

**315.1 Amended Plans – Town and Country Planning Act 1990
EPF/1994/17: 13 Conyers Way, Loughton, Essex, IG10 2AB – Two storey rear and single storey side extension. Ancillary Outbuilding to rear – Min no PL289.1**

The Committee had NO OBJECTION to this amended application but requested a condition that use of the outbuilding should only be ancillary to the main house.

**315.2 Notices of Appeal
315.2.1 EPF/1288/17 – 76 Borders Lane, Loughton, IG10 3QX – Change of use from retail shop (Use Class A1) to use as a café/restaurant (Use Class A3) trading 9am-10pm 7 days. External flue to the rear (Appeal Ref No APP/J1535/W/17/3181197) – Min no PL242.1**

The Committee reiterated its previous comments which were:

The Committee had NO OBJECTION to the change of use. However, members expressed concern for the residents in the flats above and the neighbouring properties from the potential noise and smells emanating from the proposed external flue.

315.2.2. EPF/1464/17 – 127 High Road, Loughton, IG10 4LT – Change of use of the rear section of the ground floor retail unit into a self-contained one-bed flat (Appeal Ref No APP/J1535/W/17/3182030) – Min no PL252.1

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application which appeared contrary to the Local Plan Policy TC3(ii) which stated that residential

accommodation would be permitted in appropriate locations but not at ground floor level.

PL316 Planning Applications

316.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2338/17

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Martin Anderson

Planning File No: 002484

Location: Loughton Leisure Centre, Traps Hill, Loughton, IG10 1SZ

Proposal: Demolition of octagon room and replacement with new fitness suite including mezzanine level and mainly glazed frontage.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application because of its impact on the street scene with the overbearing roof design. Members commented that the design would be better if it was turned through 180 degrees, so that the rise in roof slope went over the leisure centre and would therefore be less prominent on the street scene.

Application No: EPF/2411/17

Officer: Sukhvinder Dhadwar

Applicant Name: Mr V Babbar

Planning File No: 010196

Location: 1 Brooklyn Avenue, Loughton, IG10 1BJ

Proposal: Two storey side, ground floor rear and 1st floor rear extension

The Committee had NO OBJECTION to this application.

Application No: EPF/2416/17

Officer: Robin Hellier

Applicant Name: Mr Alex Walton

Planning File No: 029586

Location: 15 Sycamore Close, Loughton, IG10 2PG

Proposal: TPO/EPF/13/90 T1 - T3 Oaks crown reductions as specified + T1 Oak remove lower back limb

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/2420/17

Officer: Corey Isolda

Applicant Name: Dr G Ananthapadmanaban

Planning File No: 007257

Location: 45 Forest View Road, Loughton, IG10 4DY

Proposal: Revised front porch

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2458/17

Officer: Sukhdeep Jhooti

Applicant Name: Miss Lynsey Coughlan

Planning File No: 007759

Location: 165 A High Road, Loughton, IG10 4LF

Proposal: Removal of the 2no shop fronts. Installation of 2no traditional shop fronts including sliding folding entrance doors, window display, concealed sun blind and panelled fascia. Ducting to be installed to the rear building elevation to extract from the cooking room and rotisserie.

The Committee had NO OBJECTION to this, but deplored this retrospective application.

Cllr Davies left the meeting.

Application No: EPF/2462/17

Officer: Corey Isolda

Applicant Name: Mr Shaun Thompson

Planning File No: 029591

Location: 12 Colebrook Gardens, Loughton, IG10 2HS

Proposal: Replacement of existing timber cladding to the exterior of the main building with a new rendered finish, erection of single storey rear and side extension and front porch.

The Committee expressed concern about the mono-pitched canopy and flat roof and how it would affect the neighbour at no 13.

Cllr Davies rejoined the meeting.

Application No: EPF/2465/17

Officer: Corey Isolda

Applicant Name: Mr Marc Linch

Planning File No: 002490

Location: The Broadway Post Office, 12-14 The Broadway, Loughton, IG10 3ST

Proposal: Advertisement consent for display of illuminated signage to the front and side elevations.

The Committee had NO OBJECTION to this application.

Application No: EPF/2476/17

Officer: Sukhdeep Jhooti

Applicant Name: Next Retail

Planning File No: 026745

Location: Next Retail, Unit 8/9 Epping Forest Shopping Park, Loughton Langston Road, IG10 3TQ

Proposal: 2no. Internally Illuminated Built Up Acrylic Letters fixed through Glazing 1no. Internally Illuminated Flex Box Sign mounted on Cladding

The Committee had NO OBJECTION to this application.

Application No: EPF/2481/17

Officer: Sukhvinder Dhadwar

Applicant Name: Ms T Jones

Planning File No: 029589

Location: 44 Wellfields, Loughton, IG10 1NY

Proposal: Single storey rear extension and loft conversion including Juliet balcony.

The Committee had NO OBJECTION to this application subject to the condition requested by the Trees and Landscaping Officer that a Tree Survey Report be submitted and approved before the commencement of any works.

Application No: EPF/2513/17

Officer: Corey Isolda

Applicant Name: Mr & Mrs Steve & Jan Terry

Planning File No: 017295

Location: 29 Broadstrood, Loughton, IG10 2SB

Proposal: Demolition of a single storey rear extension and erection of a new two and single storey rear extension. Amendments to front dormer window, replacement window

The Committee expressed concern for possible overlooking of the neighbouring house.

Application No: EPF/2524/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr R Cearns

Planning File No: 023628

Location: 129 Forest Road, Loughton, IG10 1EF

Proposal: Proposed garden outbuilding.

The Committee had NO OBJECTION to this application but requested a condition that use of the outbuilding should only be ancillary to the main house.

The Planning Committee Clerk reported that the following three applications were for information only, as the consultation period for Essex County Council closed on 29 September 2017.

Application No: EPF/2529/17

Officer: Corey Isolda

Applicant Name: Charlotte Powell - Essex County Council

Planning File No: 000173

Location: Roding Valley High School, Alderton Hill, Loughton, IG10 3JA

Proposal: County council application (CC/EPF/15/16/4/1) for approval of condition 4 –Arboricultural Survey (Proposed construction of a new two storey detached education block (c.918 sq.m) to accommodated [sic] six classrooms, a library and ancillary facilities on the site of the existing school (CC/EPF/51/16)

Application No: EPF/2540/17

Officer: Corey Isolda

Applicant Name: Charlotte Powell - Essex County Council

Planning File No: 000173

Location: Roding Valley High School, Alderton Hill, Loughton, IG10 3JA

Proposal: County council application (CC/EPF/15/16/7/1) for approval of condition 7 – Construction Method Statement (Proposed construction of a new two storey detached education block (c.918 sq.m) to accommodate [sic] six classrooms, a library and ancillary facilities on the site of the existing school (CC/EPF/51/16)

Application No: EPF/2541/17

Officer: Corey Isolda

Applicant Name: Charlotte Powell - Essex County Council

Planning File No: 000173

Location: Roding Valley High School, Alderton Hill, Loughton, IG10 3JA

Proposal: County council application (CC/EPF/15/16/5/1) for approval of condition 5 ' Landscape Scheme (Proposed construction of a new two storey detached education block (c.918 sq.m) to accommodate [sic] six classrooms, a library and ancillary facilities on the site of the existing school (CC/EPF/51/16)

The Committee NOTED these applications.

Application No: EPF/2552/17

Officer: Corey Isolda

Applicant Name: Mr Gerritt van der Mescht

Planning File No: 029593

Location: 98 Grosvenor Drive, Loughton, IG10 2LE

Proposal: To increase the ridge height of existing roof to enable a conversion of the existing loft space.

The Committee had NO OBJECTION to this application.

Application No: EPF/2560/17

Officer: David Baker

Applicant Name: Mr & Mrs Agarwal

Planning File No: 008100

Location: 29 Alderton Hill, Loughton, IG10 3JD

Proposal: Construction of a tennis court in the rear garden with 3m high perimeter fencing (revised application to previously refused EPF/1141/17).

The Committee had NO OBJECTION to this application.

316.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2449/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Colin Hughes

Planning File No: 020529

Location: 12 Roundmead Avenue, Loughton, IG10 1QB

Proposal: Certificate of Lawful Development for proposed loft conversion with Juliet balcony to rear.

Application No: EPF/2505/17

Officer: Corey Isolda

Applicant Name: Mr Adrian Towler

Planning File No: 006780

Location: 66 Southern Drive, Loughton, IG10 3BX

Proposal: Certificate of lawfulness for proposed loft conversion and rear dormer.

Application No: EPF/2542/17

Officer: Corey Isolda

Applicant Name: Mr Edward Riddle

Planning File No: 029597

Location: 32 Ladyfields, Loughton, IG10 3RP

Proposal: Certificate of lawful development for proposed loft conversion with rear dormers.

Application No: EPF/2551/17

Officer: Corey Isolda

Applicant Name: Mr GERRITT van der Mescht

Planning File No: 029593

Location: 98 Grosvenor Drive, Loughton, IG10 2LE

Proposal: Certificate of lawful development for proposed loft conversion with rear dormer.

316.3 Others – provided for information only: EPF/2444/17, EPF/2557/17 and EPF/2626/17

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

PL317 Decisions

317.1 Decisions by Epping Forest District Council

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

PL318 Licensing Applications

318.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of : The Co - operative Group Food Ltd, : The Co-op, Ground Floor of the Landmark, Corner of Broadway, Debden, Essex, IG10 3SP.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this licensing application operating beyond 23:00 on Friday and Saturday on the grounds of the prevention of crime and disorder and the prevention of public nuisance.

PL319 Enforcement and Compliance

No reports had been received.

Signed:

Date: 23 October 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 23 October 2017 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane T Downing
K Latchford J Jennings (as substitute for Cllr Murphy)
M Stubbings (as substitute for Cllr Davies)

Officer: Debra Paris (Planning Committee Clerk)

1 member of the public

PL320 Apologies for Absence

Apologies for absence were received from Cllrs Davies and Murphy. The Planning Committee Clerk reported that Cllrs Stubbings and Jennings had been nominated as their respective substitutes for this meeting.

PL321 Declarations of Interest

No declarations of interest were received.

PL322 Confirmation of Minutes

The Minutes of the meeting held on 9 October 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL323 Matters for Report

323.1 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/07/17: 66 Lawton Road, Loughton IG10 2AA

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

323.2 Amended Plans

EPF/1391/17 – 25 Traps Hill, Loughton, Essex, IG10 1SZ – Proposed tarmac surfaced footpath, pedestrian paved access and replacement of existing fencing with close-boarded timber fence with access gate along the west boundary of the site **REVISED SITE LOCATION PLAN – Min no PL307.1**

Members NOTED the revised site location plan from the applicant included land that was owned by Epping Forest District Council (between the playground and the surgery).

The Committee OBJECTED to this proposal on the following grounds:

Until comprehensive details of the construction were provided, in order to mitigate the likelihood of damage to playground safety surfacing and rainwater run-off; and

Until the contents of the report from the Tree & Landscaping Officer were addressed.

323.3 Consultation – EE Ltd and Hutchison 3G Ltd – proposed upgrade to existing electronic communications base station, land adjacent Unit E1, The Seedbed Centre, Langston Road, Loughton, Essex IG10 3TQ.

The Committee had NO COMMENT to make on this consultation.

PL324 Planning Applications

324.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2589/17

Officer: David Baker

Applicant Name: Mr Bhasker Patel

Planning File No: 008748

Location: 12 The Lindens, Loughton, IG10 3HS

Proposal: Two storey side extension incorporating replacement garage (renewal of lapsed consent EPF/0863/14).

The Committee had NO OBJECTION to this application.

The Committee AGREED to consider the next two applications together.

Application No: EPF/2618/17

Officer: Corey Isolda

Applicant Name: Walster

Planning File No: 024531

Location: 47 Baldwins Hill, Loughton, IG10 1SF

Proposal: Proposed first floor rear extension and replacement of Upvc weatherboarding to front bay.

Application No: EPF/2619/17

Officer: Corey Isolda

Applicant Name: Walster

Planning File No: 016133

Location: 49 Baldwins Hill, Loughton, IG10 1SF

Proposal: Proposed demolition of ground floor bathroom to side and proposed first floor rear extension. New side door canopy.

The Committee had NO OBJECTION to these applications.

Application No: EPF/2620/17

Officer: Corey Isolda

Applicant Name: Mrs Francesca King

Planning File No: 016935

Location: Beverleys, 34 Albion Hill, Loughton, IG10 4RD

Proposal: Conversion of loft space.

The Committee had NO OBJECTION to this application. However, members expressed concern for possible overlooking of the neighbouring property, Copper Beech.

Application No: EPF/2625/17

Officer: Corey Isolda

Applicant Name: Mr James Few
Planning File No: 009888
Location: 40 York Hill, Loughton, IG10 1HU
Proposal: Loft conversion with side and rear dormer windows (Revised application to EPF/1470/17)

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments for EPF/1470/17, which was as follows:

The Committee OBJECTED to this application, noting that the property was situated in the Conservation Area. The proposal would be detrimental to the street scene and result in a significant loss of amenity to the neighbour at 42 York Hill.

However, if the District Council was minded to grant this application, the Committee requested that a condition for obscured glass for the dormer window facing no 42 be applied.

Application No: EPF/2630/17
Officer: Robin Hellier
Applicant Name: Mrs Angela Harding
Planning File No: 012895
Location: Rose Cottage, 43 York Hill, Loughton, IG10 1HZ
Proposal: TPO/EPF/03/87 T9 Lime - 50% height reduction

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/2632/17
Officer: Robin Hellier
Applicant Name: Mr Kyle Shannon
Planning File No: 009704
Location: Plume of Feathers, 123 Church Hill, Loughton, IG10 1QR
Proposal: TPO/EPF/13/94 T11 Ash - reduce back to boundary

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/2657/17
Officer: Corey Isolda
Applicant Name: Mr & Mrs P Reynolds

Planning File No: 023049

Location: April Cottage, 15A Pump Hill, Loughton, IG10 1RU

Proposal: Erection of vehicular and pedestrian entrance gates and side boundary fence

The Committee deplored this retrospective application and expressed concern at the design of the gates.

Application No: EPF/2678/17

Officer: Robin Hellier

Applicant Name: Mr Matthew Haggard

Planning File No: 009759

Location: Oaklands School, 8 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/15/12 Tree works as specified

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/2681/17

Officer: Robin Hellier

Applicant Name: Mr Robert Lyle

Planning File No: 025090

Location: 75 York Hill, Loughton, IG10 1HZ

Proposal: York Hill Conservation Area. T1 Cherry, T2 Hazel, G7 Holly, T10 Apple - Prune as specified

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/2704/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Iqbal

Planning File No: 014069

Location: 23 Alderton Hill, Loughton, IG10 3JD

Proposal: Proposed 1st floor front addition dressing room to master suite

The Committee AGREED to defer this application as the plans submitted were unclear.

324.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/2643/17

Officer: Robin Hellier

Applicant Name: Mrs Sandra Geraghty

Planning File No: 002734

Location: Monkwood Cottage, Whitakers Way, Loughton, IG10 1SQ

Proposal: Baldwins Hill Conservation Area. T1 & T2 Holly - Fell

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

Application No: EPF/2663/17

Officer: Robin Hellier

Applicant Name: Mr Arthur Catterall

Planning File No: 004797

Location: Forest Edge, 61 York Hill, Loughton, IG10 1HZ

Proposal: York Hill Conservation Area. T2 Robinia - up to 50% Crown Reduction

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

324.3 Deemed Permission – provided for information only:

No deemed permission applications were received.

324.4 Others – provided for information only: EPF/2603/17 and EPF/2684/17

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

PL325 Decisions

325.1 Decisions by Epping Forest District Council

The Planning Decisions for the period 1 September 2017 – 29 September 2017 from Epping Forest District Council were NOTED.

PL326 Licensing Applications

No licensing applications had come to the attention of officers.

PL327 Enforcement and Compliance

No reports had been received.

Signed:

Date: 6 November 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6 November 2017 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: C Davies (in the Chair)
P Abraham T Cochrane T Downing
K Latchford S Murphy

Officer: Debra Paris (Planning Committee Clerk)

9 members of the public

PL328 Apologies for Absence

Apologies for absence were received from Cllr Angold-Stephens.

The Committee AGREED to bring forward applications EPF/1832/17 and EPF/2706/17 to follow Agenda item 3, as members of the public were interested in these items.

PL329 Declarations of Interest

The Committee declared a non-pecuniary interest in:

- i) EPF/1832/17 as the architect was known to the Council;
- ii) EPF/2572/17, EPF/2656/17 and EPF/2706/17 owing to comments received from the Loughton Residents Association Plans Group; and
- iii) EPF/1391/17 as part of the land adjacent to this application was owned by the Town Council.

PL330 Confirmation of Minutes

The Minutes of the meeting held on 23 October 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL331 Matters for Report

331.1 Amended Plans

EPF/1832/17 – 89 Spring Grove, Loughton, IG10 4QE – Two storey side extension, previously approved under application ref: EPF/0945/16 & EPF/2387/16. Loft conversion and internal alterations. Front and rear dormers. **Revised plans, showing one of the front dormers has been removed, the rear dormer has been reduced in overall size & split into 2 separate additions, and the end gable has been replaced with a half hip to balance the elevation – Min no PL280.1**

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

The Committee had NO OBJECTION to this application.

PL332 Planning Applications

332.1 Application No: EPF/2706/17

Officer: Ian Ansell

Applicant Name: Mr Steve Hancocks

Planning File No: 012453

Location: Royal Oak, Forest Road, Loughton, IG10 1EG

Proposal: Partial demolition of the former Royal Oak public house and change of use to provide 4 flats, demolition of 171 Smarts Lane and redevelopment for 6 dwellings, and associated parking and landscaping (10 dwellings in total).

The Committee NOTED the contents of sixteen letters, one of concern, two of support and thirteen of objection.

Members considered the latest proposal for this site and commented that the street scene from Forest Road was now more acceptable. However, the Committee OBJECTED to this application on the following grounds:

The proposal for ten dwellings was considered an overdevelopment of the site by reason of its bulk and massing. This would cause harm to the character and appearance of the locality, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1(i), which are consistent with the National Planning Policy Framework.

By reason of its bulk, siting and layout, the proposal would cause loss of amenity to neighbouring properties, in particular, 175 Smarts Lane, by way of overlooking and noise, contrary to Local Plan and Alterations policies DBE9 (ii) and (iv), which are consistent with the National Planning Policy Framework.

The application does not provide sufficient parking spaces for the number of proposed dwellings and proposes to remove existing parking spaces in Forest Road and Smarts Lane to the detriment of residents there. The siting of three parking spaces off Smarts Lane also posed potential highway safety issues, contrary to Local Plan and Alterations policy ST4, which is consistent with the National Planning Policy Framework.

The Committee was very concerned at the loss of trees proposed in this application, and in particular to those which are protected by a TPO, contrary to Local Plan and Alterations policies LL9 and LL10, which are consistent with the National Planning Policy Framework.

Members expressed great concern at the lack of reference in the plans to the Public Right of Way. This footpath was constantly used by residents taking their children to and from school, but was incorporated in the plan within the vehicle access road.

The Committee AGREED to bring forward planning application EPF/2792/17, as members of the public were interested in this application.

Cllr Davies declared a non-pecuniary interest in this application, as she knew the residents present, and declared that she would leave the meeting for this item.

Cllr Davies left the meeting. Cllr Latchford was elected to act as Chair for this item only.

The Committee AGREED to suspend Standing Order number 1(h) to allow a member of the public who had not given the required notice to address the Committee.

Application No: EPF/2792/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Sam Suet

Planning File No: 000364

Location: 2 Honeycroft, Loughton, IG10 3PR

Proposal: Single storey front extension and two storey side extension.

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to this application as it considered this proposal would cause overlooking and loss of privacy and daylight on the neighbours at 111 Colson Road. Members were concerned by the closeness to the boundary of this extension and suggested that a stepping back of the first floor would help reduce the bulk. The application was therefore deemed contrary to Policy DBE 9 and DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations.

Cllr Davies re-joined the meeting and retook the chair.

PL333 Matters for Report

333.1.1 Amended Plans

EPF/2704/17 – 23 Alderton Hill, Loughton, Essex, IG10 3JD – Proposed 1st rear addition, dressing room to master suite (single storey extension, has approval under EPF/0650/17) – Min no PL324.1

The Committee had NO OBJECTION to this application.

333.1.2 EPF/1391/17 – 25 Traps Hill, Loughton, Essex, IG10 1SZ – Proposed tarmac surfaced footpath, pedestrian paved access and replacement of existing fencing with close-boarded timber fence with access gate along the west boundary of the site **REVISED SITE LOCATION PLAN – Min no PL307.1**

The Committee had NO OBJECTION to this application, provided the proposal was amended to read "Proposed concrete paviours footpath" in place of "Proposed tarmac surfaced footpath".

333.2.1 Licensing Act 2003 – Premises Licence Application in respect of Co-op, Ground Floor of the Landmark, Debden, IG10 3SP – Min no PL318.1

Noting that a meeting would be held on Monday, 20 November 2017 at the Civic Offices to determine this application, the Committee suggested Cllr Angold-Stephens be asked if she was available to speak at this meeting.

- PL334 Essex County Council planning application – CC/EPF/48/17 – Oak View School, Whitehills Road, Loughton, IG10 1TS – Proposed erection of a new single storey freestanding school block, together with associated access, parking and landscaping works.**

The Committee had NO OBJECTION to this application.

PL335 Planning Applications

335.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2532/17

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Balasuriya

Planning File No: 008709

Location: 11 Baldwins Hill, Loughton, IG10 1SE

Proposal: New dormer windows to front elevation

The Committee had NO OBJECTION to this application.

Application No: EPF/2572/17

Officer: Corey Isolda

Applicant Name: Estates Dept

Planning File No: 029623

Location: Car park, rear of
12-14 The Broadway, Loughton, IG10

Proposal: Prefabricated office building for use as taxi office.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as the design was out of keeping with and detrimental to the street scene of this mainly residential area.

Application No: EPF/2656/17

Officer: Ian Ansell

Applicant Name: Jacobs & Banks

Planning File No: 024914

Location: Land Adjacent to Englands Lane, Englands Lane, Loughton
IG10 2PB

Proposal: Construction of 5 Residential Properties

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which was considered inappropriate development of green belt land contrary to National Planning Policies and Policy GB2A of Epping Forest District Council's adopted Local Plan & Alterations.

Members further expressed concerns for highway safety considerations at this site and drew the Planning Authority's attention to the contents of the report from the Essex Wildlife Trust regarding the Protected Species Survey which stated "it is incumbent on EFDC as the local authority to take a precautionary approach to ensure that the developer does not risk breaching Schedule 5 of the Wildlife and Countryside Act 1981 (as amended)".

Application No: EPF/2707/17

Officer: Jonathan Doe

Applicant Name: Mr Paul Prior

Planning File No: 018463

Location: 2 Danbury Road, Loughton, IG10 3AP

Proposal: Demolition of single storey extension to 2 Danbury Road. Erection of building containing two one-bedroom flats and one studio flat.

The Committee reiterated its previous comments for EPF/2548/16, which was as follows:

The Committee OBJECTED to this application. The scheme was considered an overdevelopment of the plot. Members were concerned by the extent of the intensification of use of the garden and lack of private amenity space retained, which would have a detrimental effect on neighbouring properties.

There was additional concern for the loss of amenity to the adjacent houses from overlooking, especially to no 12 Cheltenham Gardens at the rear of the site.

Furthermore, the Committee felt the proposal failed to provide adequate car parking provision, which would have a detrimental impact on other highway users and local residents and to highway safety.

Application No: EPF/2710/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Alan Dawkes

Planning File No: 003547

Location: 5 Fairmeadside, Loughton, IG10 4RH

Proposal: First floor rear extension.

The Committee had NO OBJECTION to this application, but expressed concern regarding overlooking of neighbours in Warren Heights.

Application No: EPF/2716/17

Officer: Corey Isolda

Applicant Name: Mrs Nicola Morris

Planning File No: 010095

Location: 7 Highland Avenue, Loughton, IG10 3AJ

Proposal: Demolish rear conservatory and outbuilding. Erect single and 2 storey rear extension and add dormer to attic conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/2725/17

Officer: Jonathan Doe

Applicant Name: Mr Huan Huang

Planning File No: 010264

Location: 2 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Conversion of extension into two bedroom house

The Committee OBJECTED to this application. The intensification of use was deemed contrary to Epping Forest District Council's adopted Local Plan & Alterations Policy DBE 11 (i) and would create an undesirable precedent. Members expressed concern at the lack of parking amenity.

Application No: EPF/2747/17

Officer: Robin Hellier

Applicant Name: Mrs Megan Phillips

Planning File No: 017060

Location: 33 The Drive, Loughton, IG10 1HB

Proposal: TPO/EPF/25/94 A1 TI Oak - 30% crown reduction, between 2-3 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.

The Committee AGREED to consider the next two applications together as they were for the same site.

Application No: EPF/2780/17

Officer: David Baker

Applicant Name: Mrs Kim Burnikell

Planning File No: 010993

Location: 21 Forest Way, Loughton, IG10 1JG

Proposal: Demolish single storey side store/sheds. Erect single storey side extension.

Application No: EPF/2781/17

Officer: David Baker

Applicant Name: Mrs Kim Burnikell

Planning File No: 010993

Location: 21 Forest Way, Loughton, IG10 1JG

Proposal: Grade II listed building application for proposed demolition of side store/sheds and erection of single storey side extension.

The Committee had NO OBJECTION to these applications, however, the Planning Officer's attention was drawn to the Tree and Landscaping report, dated 25 October 2017.

Application No: EPF/2795/17

Officer: Robin Hellier

Applicant Name: Mr Simon Hearn

Planning File No: 000174

Location: Playing fields, Roding Road, Loughton, IG10

Proposal: TPO/EPF/30/89 T11 (T43 on Plan) T12 (T42 on Plan) - 2 x Oaks - 30% crown reduction and crown lift as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/2814/17

Officer: Sukhdeep Jhooti

Applicant Name: Ms Natalie (for Sophie) Saunders

Planning File No: 029624

Location: 33 Rookwood Gardens, Loughton, IG10 2DQ

Proposal: Construction of a single storey rear extension 3.3m deep to accommodate a bedroom and a bathroom for a registered disabled person.

The Committee had NO OBJECTION to this application.

Application No: EPF/2817/17

Officer: Corey Isolda

Applicant Name: Mr Mark Fielding

Planning File No: 022537

Location: 43 Forest View Road, Loughton, IG10 4DY

Proposal: Erection of a garden office to the rear of the property.

The Committee had NO OBJECTION to this application but asked for a condition to ensure the use of the extension remained ancillary to the main dwelling.

Application No: EPF/2896/17

Officer: Corey Isolda

Applicant Name: Essex County Council - Charlotte Powell

Planning File No: 005966

Location: Oak View School, Whitehills Road, Loughton, IG10 1TS

Proposal: County council application CC/EPF/48/17 for 'The proposed erection of a new single storey freestanding school block, together with associated access, parking and landscaping works'

The Committee NOTED this was considered at Min no PL334, Essex County Council planning application CC/EPF/48/17.

335.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/2796/17

Officer: Robin Hellier

Applicant Name: Mr Keith Bacon

Planning File No: 023484

Location: Noakes Cottage, Steeds Way, Loughton, IG10 1HX

Proposal: York Hill Conservation Area 2 x Holly, 1 x Pear, 2 x Unknown - Crown reduction and maintenance as specified.

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

335.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2755/17

Officer: Corey Isolda

Applicant Name: Mr Steven Carbine

Planning File No: 029618

Location: 13 Maybury Close, Loughton, IG10 3TF

Proposal: Certificate of Lawful Development for proposed replacement windows.

Application No: EPF/2519/17

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Daryl Newland

Planning File No: 026383

Location: 9 Spring Grove, Loughton, IG10 4QA

Proposal: Certificate of lawful development for single storey extension.

Application No: EPF/2839/17

Officer: Corey Isolda

Applicant Name: Mr Dean Gregory

Planning File No: 023476

Location: Harts Cottage, Debden Road, Loughton, IG10 2NY

Proposal: Certificate of Lawful Development for proposed replacement windows and new rooflights.

335.4 Others – provided for information only: EPF/2718/17, EPF/2834/17 and EPF/2845/17

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

PL336 Decisions

No decision notices have been received.

PL337 Licensing Applications

No licensing applications had come to the attention of officers.

PL338 Enforcement and Compliance

No reports had been received.

Signed:

Date: 20 November 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 November 2017 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: C Davies (in the Chair)
P Abraham T Cochrane T Downing
K Latchford S Murphy

Officer: Debra Paris (Planning Committee Clerk)

Also in attendance:

Nigel Richardson (Assistant Director - Development Management, Epping Forest District Council)
Enid Walsh (Town Clerk)

2 members of the public

The meeting was preceded at 7.30pm by a short presentation on planning matters, given by Mr Richardson.

PL339 Apologies for Absence

Apologies for absence were received from Cllr Angold-Stephens.

PL340 Declarations of Interest

The Committee declared a non-pecuniary interest in EPF/2932/17 and EPF/2942/17 owing to comments received from the Loughton Residents Association Plans Group; and EPF/2964/17 as the architect was known to the Council.

PL341 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 6 November 2017 amended from those circulated to read at Min No PL332.1 – EPF/2706/17, paragraph 5, line 3: “Forest Road and Smarts Lane” were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward application EPF/2885/17 as members of the public were interested in this item.

PL342 Planning Applications

The following planning application was CONSIDERED and the plans inspected.

342.1 Application No: EPF/2885/17

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Udy Agarwal

Planning File No: 004374

Location: 39 Traps Hill, Loughton, IG10 1SZ

Proposal: Demolition of existing house and replace with 2 new houses.

The Committee NOTED the contents of two letters of objection.

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

The Committee OBJECTED to this application on the grounds that it was too bulky and overbearing and would be out of keeping with the street scene. The proposal, which was considered excessive in depth, would cause loss of amenity to the neighbour at no 41 by overshadowing and cause a considerable reduction in outlook from rooms in the rear of no 41. This was contrary to policies CP7 and DBE9 of Epping Forest District Council's adopted Local Plan and Alterations.

Members drew the Planning Authority's attention to the Tree and Landscaping Department's report; and also the reasons cited for the refusal of a previous application for this location, EPF/1838/11, which remained highly relevant to this proposal.

PL343 Matters for Report

343.1 Planning Code of Practice

The Committee NOTED the contents of the new Planning Code of Practice operated by Epping Forest District Council which had been circulated to all members.

PL344 Planning Applications

344.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2659/17

Officer: Jonathan Doe

Applicant Name: Mrs Philippa McMullan

Planning File No: 026936

Location: Unit 7A, Epping Forest Shopping Park, Langston Road, Loughton IG10 3UE

Proposal: Fascia Signage

The Committee had NO OBJECTION to this retrospective application. However, members drew the Planning Authority's attention to the fact that signage for this unit and those for Smyths Toys, and Aldi on the rear of the buildings facing the M11 motorway, was currently illuminated. This constituted a potential road safety hazard identified by Highways England. It was also contrary to the approved plans which had specified non-illuminated signage to the rear elevations (EPF/0621/17 – Smyths Toys and EPF/1910/17 – Aldi).

Application No: EPF/2827/17

Officer: Sukhvinder Dhadwar

Applicant Name: Mrs Hart

Planning File No: 020149

Location: 15 Ollards Grove, Loughton, IG10 4DW

Proposal: Glazed roof garage side extension and timber gates to driveway.

The Committee had NO OBJECTION to this application, provided the recommendations of the Tree and Landscaping Department's report were implemented.

Application No: EPF/2858/17
Officer: Sukhvinder Dhadwar
Applicant Name: Mr Shirin Ghandi
Planning File No: 014454
Location: 28 Hillcrest Road, Loughton, IG10 4QQ
Proposal: Erection of a single storey rear extension

The Committee had NO OBJECTION to this application.

Application No: EPF/2876/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr & Mrs J Barker
Planning File No: 026902
Location: 12 Habgood Road, Loughton, IG10 1HF
Proposal: Two storey rear extension (ground floor previously permitted under prior approval ref EPF/1888/17).

The Committee had NO OBJECTION to this application.

Application No: EPF/2884/17
Officer: Jonathan Doe
Applicant Name: The Co-op Group
Planning File No: 006876
Location: Sir Winston Churchill Now Landmark House, The Broadway, Loughton, IG10 3SP
Proposal: External Plant compound including condenser, AC with acoustic enclosure and refrigerator compressor.

The Committee had NO OBJECTION to this application.

Application No: EPF/2879/17
Officer: Sukhdeep Jhooti
Applicant Name: 02085081095Mr Gerri Degun
Planning File No: 026646
Location: 48 Traps Hill, Loughton, IG10 1TB
Proposal: New front wall with automatic gate.

The Committee had no concerns with the proposed wall and fencing. However, members OBJECTED to this application unless the automated gates were sufficiently set back from the road to allow a vehicle to rest off the carriageway whilst the gates opened to avoid highway safety issues. Members stated that the wall should be built in the boundary line of the existing wall.

A condition for additional planting of native species was requested, to soften the impact of the front boundary treatment on the street scene.

The Committee AGREED to consider the next two applications together.

Application No: EPF/2932/17
Officer: David Baker
Applicant Name: Jane Musgrove
Planning File No: 003813
Location: Crown House, 151 High Road, Loughton, IG10 4LF

Proposal: Complete refurbishment of existing bar and works to office frontage

Application No: EPF/2942/17

Officer: David Baker

Applicant Name: Jane Musgrove

Planning File No: 003813

Location: Crown House, 151 High Road, Loughton, IG10 4LF

Proposal: Advertisement consent for proposed new bar/restaurant signage, new office sign and printed retractable awnings.

The Committee had NO OBJECTION to these applications, but expressed concern that the proposed box hedging containers and deck area would intrude on the pavement.

The proposed large illuminated office sign, covering the full height of the building, was considered to be overly intrusive on the street scene and could negatively impact the amenity of nearby residential properties. Therefore, Members requested that the illumination finished at 11pm.

The Committee also drew officers' attention to the discrepancy between the hours of opening stated on the application form and the hours of operation shown in the draft concept proposal, and would object to the blanket opening hours of 8am to 11.30pm.

Application No: EPF/2960/17

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Kemal Yildirim

Planning File No: 007298

Location: 43 Colson Road, Loughton, IG10 3RL

Proposal: Single storey rear and front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2961/17

Officer: Corey Isolda

Applicant Name: Mr Thomas Ellis

Planning File No: 019420

Location: 30 Lower Park Road, Loughton, IG10 4NA

Proposal: Demolition of existing conservatory and erection of ground floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2964/17

Officer: Sukhvinder Dhadwar

Applicant Name: Miss Lucy Hayes

Planning File No: 002418

Location: 51 Church Lane, Loughton, IG10 1NW

Proposal: Two storey rear extension. Two storey side extension. Conversion of garage. Internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/2967/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Nick Godsave

Planning File No: 014732

Location: 39 Forest Road, Loughton, IG10 1EE

Proposal: Part two storey, part single storey rear and side extension, a new porch area, relocation of the main entrance door as well as addition of 2no. velux windows to the rear.

The Committee had NO OBJECTION to this application, but expressed concern for the amenity of the neighbour at no 41; and how the proposal would impact on the symmetry of the historic terrace of the three properties.

Nigel Richardson and Enid Walsh left the meeting.

Application No: EPF/2977/17

Officer: Robin Hellier

Applicant Name: Mrs Anna Savage

Planning File No: 002923

Location: 2 Catherine Close, Loughton, IG10 3NJ

Proposal: TPO/EPF/30/89 T27 - Oak (T27) - reduce height by approx. 2-3m to reshape

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/3013/17

Officer: Robin Hellier

Applicant Name: Mr Devyan Joshi

Planning File No: 000537

Location: 20 Albion Park, Loughton, IG10 4RB

Proposal: TPO\EPF\27\88 T5 Willow - Fell, due to poor condition.

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 requested that if the tree is removed it be replaced with one of a similar native species.

344.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/2818/17

Officer: Corey Isolda

Applicant Name: Mr Peter Storey

Planning File No: 006618

Location: 12 Longfield, Loughton, IG10 4EE

Proposal: Certificate of Lawful Development for proposed repair and raising of boundary wall level with new patio. Creation of patio.

344.3 Others – provided for information only: EPF/2973/17 and EPF/3045/17.

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

PL345 Decisions

The Planning Decisions for 2 – 31 October 2017 from Epping Forest District Council were NOTED.

PL346 Licensing Applications

No licensing applications had come to the attention of officers.

PL347 Enforcement and Compliance

No reports had been received.

Signed:

Date: 4 December 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4 December 2017 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
S Murphy B Cohen (as substitute for T Downing)
M Stubbings (as substitute for K Latchford)

Also in attendance

Councillors: S Pewsey

Officer: Debra Paris (Planning Committee Clerk)

2 members of the public

PL348 Apologies for Absence

Apologies for absence were received from Cllrs Downing and Latchford. The Planning Committee Clerk reported that Cllrs Cohen and Stubbings had been nominated as their respective substitutes for this meeting.

PL349 Declarations of Interest

The Committee declared a non-pecuniary interest in EPF/3058/17 as the architect was known to the Council.

The Committee AGREED to bring forward application EPF/3078/17 before item 4 on the agenda as members of the public were interested in this item.

PL350 Confirmation of Minutes

The Minutes of the meeting held on 20 November 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL351 Planning Applications

The following planning application was CONSIDERED and the plans inspected.

351.1 Application No: EPF/3078/17

Officer: David Baker

Applicant Name: Connaught Avenue Essex Ltd

Planning File No: 023040

Location: 2 Connaught Avenue, Loughton, IG10 4DP

Proposal: Conversion of existing house (plus previously approved extensions) to 5 flats, together with provision of 5 car spaces at the rear, alterations to boundary enclosures, and provision of amenity space.

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

The Committee had NO OBJECTION to this application, but expressed concern about the parking provision.

PL352 Matters for Report

352.1 Amended Plans

EPF/2142/17 – 146 High Road, Loughton, Essex, IG10 4BH – Variation of condition 2 'plan numbers' on planning application EPF/1600/14 (Two storey rear extension to provide two self-contained flats at the rear of 146 High Road, Loughton) – Min no PL.298.1

The Committee had NO OBJECTION to this application.

PL353 Estimates for 2018/19

The Estimates for 2018/19 as presented in the Agenda were AGREED with an additional £10,000 towards the cost of obtaining professional advice in connection with the Neighbourhood and Local Plans and a reduction in the Building Design Award budget, such that the net figures were as follows:

Planning and Licensing Committee		£
Expenditure		
Neighbourhood and Local Plans	45,000	
Design Award Scheme	200	
Service Recharge	31,000	
Sub-total budget expenditure**		76,200
Transfers from earmarked reserves*		-35,000
Total net expenditure		£41,200
<i>*Details of transfers from earmarked reserves:</i>		
<i>Neighbourhood and Local Plans</i>		<i>35,000</i>

**** NB:** The total budget expenditure currently included a service recharge of £31,000 (the 2017/18 figure). The 2018/19 figure would be confirmed by the Resources and General Services Committee at its meeting on 10 January 2018 and a revised budget provided to the Recreation Committee at its next meeting if appropriate.

PL354 Planning Applications

354.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2711/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Amir Nathan

Planning File No: 029617

Location: 53 The Square, Loughton, IG10 3FE

Proposal: Conversion of garage into kitchen including infill extension

The Committee had NO OBJECTION to this application.

Application No: EPF/2952/17

Officer: David Baker

Applicant Name: Mr & Mrs Atkar

Planning File No: 011209

Location: 11 Broadstrood, Loughton, IG10 2SB

Proposal: Demolition of existing house and erection of replacement dwelling.

The Committee had NO OBJECTION to this application.

Application No: EPF/2962/17
Officer: David Baker
Applicant Name: Mr Keith Taylor
Planning File No: 017868
Location: Greengates, 31 Spareleaze Hill, Loughton, IG10 1BS
Proposal: New porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/2992/17
Officer: David Baker
Applicant Name: EE Ltd & Hutchinson 3G UK Ltd
Planning File No: 029758
Location: Back edge of pavement adjacent to Unit E1, Seedbed Centre, Langston Road, Loughton, IG10 3TQ
Proposal: Prior notification for proposed removal of existing 15m high monopole and replacement with 20m high monopole supporting 3 no. antennas and 2 no. 300mm dish antennas, installation of additional equipment cabinet and development works ancillary thereto.

The Committee had NO OBJECTION to this application.

Application No: EPF/3028/17
Officer: Sukhvinder Dhadwar
Applicant Name: Mr L Wynn
Planning File No: 003323
Location: 6A High Road, Loughton, IG10 4QZ
Proposal: Raising of ridge 1.38m to accommodate loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/3032/17
Officer: Corey Isolda
Applicant Name: Ms Lisa Poyser
Planning File No: 026918
Location: Aldi Foodstore, Unit 2, Epping Forest Retail Park, Loughton, IG10 3UE
Proposal: 2 Fascia Sign 1 Internally Illuminated Sign 2 Poster Signs 2 Vinyl Logo Signs

The Committee had NO OBJECTION to this application.

Application No: EPF/3036/17
Officer: David Baker
Applicant Name: Ms Samantha Jennings
Planning File No: 005617
Location: 1 Woodbury Hill, Loughton, IG10 1JB
Proposal: Removal of further sections of roof above ground floor addition at the rear, and raising of the roof of part of ground floor back addition - representing revisions to previously approved scheme ref EPF/2629/17

The Committee OBJECTED to this application on the grounds of loss of amenity for the neighbours caused by overlooking. The application was

therefore deemed contrary to Policy DBE9 (ii) of the Epping Forest District Council's adopted Local Plan & Alterations.

Application No: EPF/3046/17

Officer: Robin Hellier

Applicant Name: Mr D C Blois

Planning File No: 021587/006222

Location: 101 Lower Park Road, Loughton, IG10 4NE

Proposal: TPO\EPF\07\03: T1 Oak: 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.

In addition, the Committee considered this to be a significant oak tree with high amenity value. Given that no arboricultural report had been submitted with the application, the Committee expressed a strong OBJECTION.

Application No: EPF/3047/17

Officer: Robin Hellier

Applicant Name: Mr Ray Gaffney

Planning File No: 004771

Location: 3 Potters Close, Loughton, IG10 1JQ

Proposal: TPO\CH1\02\68 A1 Pear Tree - 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.

Application No: EPF/3048/17

Officer: Robin Hellier

Applicant Name: Mr Doal Balbir

Planning File No: 009709

Location: White Cottage, 5 Baldwins Hill, Loughton, IG10 1SE

Proposal: TPO\EPF\04\79 T25 Ash: 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.

It was noted that no arboricultural report had been provided, even though the application stated that the tree was diseased. If an arboricultural report does conclude that the tree was diseased and should be felled, the Committee would waive its objection.

Members requested that if the tree was removed it be replaced with one of a similar native species.

The Committee also drew the officer's attention to the fact that this tree was in the conservation area and that the information on the application form had been incorrectly completed. The line of tree planting along this side of the road actually marks an ancient field boundary.

Application No: EPF/3058/17

Officer: Ian Ansell

Applicant Name: Mr David Smith

Planning File No: 024546

Location: 67 Newmans Lane, Loughton, IG10 1TN

Proposal: Two storey side extension. Single storey rear extension. Porch.

The Committee had NO OBJECTION to this application.

354.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2787/17

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Lynsey Courtney

Planning File No: 001018

Location: 16 Goldings Rise, Loughton, IG10 2QP

Proposal: Certificate of Lawful Development for proposed rear extension and garage conversion.

Application No: EPF/3021/17

Officer: Corey Isolda

Applicant Name: Mr JOHN COLLINS

Planning File No: 018759

Location: 16 Station Road, Loughton, IG10 4NX

Proposal: Certificate of lawfulness for outbuilding.

Application No: EPF/3092/17

Officer: Corey Isolda

Applicant Name: Mr Tomas Kowalcze

Planning File No: 029752

Location: 40 Mowbrey Gardens, Loughton, IG10 2EU

Proposal: Certificate of Lawful Development for proposed loft conversion with a rear dormer, Juliet balcony and front rooflights.

354.3 Others – provided for information only: EPF/3029/17, EPF/3029/17 and EPF/3017/17.

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

PL355 Decisions

355.1 Decisions by Epping Forest District Council

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

PL356 Licensing Applications

356.1 Notice of application for a variation of a premises licence under the Licensing Act 2003 in respect of Nisa Local, 68 Borders Lane, Loughton IG10 3QX.

The Committee NOTED the contents of a letter of objection.

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

Members agreed that 07:00 was too early for the sale of alcohol in a residential area. The Committee's recommendation for licensing hours at these premises was:

Monday – Saturday 08:00 to 23:00

Sundays 10:00 to 22:30

PL357 Enforcement and Compliance

No reports had been received.

Signed:

Date: 18 December 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 18 December 2017 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
K Latchford S Murphy
B Cohen (as substitute for T Downing)

Officer: Debra Paris (Planning Committee Clerk)

6 members of the public

PL358 Apologies for Absence

Apologies for absence were received from Cllr Downing. The Planning Committee Clerk reported that Cllr Cohen had been nominated as his substitute for this meeting.

PL359 Declarations of Interest

Cllr Davies declared a non-pecuniary interest in EPF/2792/17 as she knew the speaker for this application. She stated she would leave the meeting for this item.

Cllr Angold-Stephens declared a non-pecuniary interest in EPF/2976/17 as she knew the neighbour.

The Committee AGREED to bring forward application EPF/2720/17 after Matters for Report, items 4.1.1 and 4.1.2 on the agenda, as members of the public were interested in these items.

PL360 Confirmation of Minutes

The Minutes of the meeting held on 4 December 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL361 Matters for Report

361.1 Amended Plans

EPF/2499/17, 13-15A Alderton Hill, Loughton, IG10 3JD Redevelopment of site to C2 apartments – Min no PL314.1

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

Members welcomed the reduction in size proposed by the applicant, however they considered the proposal was still too large for this plot which was an unsuitable location in Loughton for such a development.

The Committee reiterated its previous comments made on this application, which were:

The Committee agreed with the principle of what the developers were trying to achieve but OBJECTED to this application on the following grounds:

The proposed development was considered too bulky and an overdevelopment for the plot size;

It would be too dominant on the street scene, as the proposed apartment block would be six storeys high and would be out of character with the houses in the street;

It would be detrimental to the amenities of the neighbours; and

Members expressed concern at the traffic congestion already existing around this site and the lack of any pavement facilitating pedestrians.

Cllr Davies left the meeting.

361.2 EPF/2792/17, 2 Honeycroft, Loughton, IG10 3PR – Single Storey front extension and two storey side extension – Min no PL332.1

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

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments made on this application, which were:

The Committee OBJECTED to this application as it considered this proposal would cause overlooking and loss of privacy and daylight on the neighbours at 111 Colson Road. Members were concerned by the closeness to the boundary of this extension and suggested that a stepping back of the first floor would help reduce the bulk. The application was therefore deemed contrary to Policy DBE 9 and DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations.

Members acknowledged the proposed amendment of stepping back on the first floor but felt it was insufficient. If, however, the applicant was prepared to step back by another metre the Committee would waive its objection.

Cllr Davies rejoined the meeting.

PL362 Planning Applications

The following planning application was CONSIDERED and the plans inspected.

362.1 Application No: EPF/2720/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr David

Planning File No: 006805

Location: 15 Shelley Grove, Loughton, IG10 1BY

Proposal: Proposed front boundary treatment to dwelling house.

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

The Committee had NO OBJECTION to this application, but expressed concern with the height of the gates and suggested that they should go straight across at the same height as the railings; and that the railings should

be softened with planting of native species to maintain the appearance of the street scene.

PL363 Matters for Report

363.1 Section 106 Agreements

The Committee NOTED the list of items identified by other committees as deserving of a Section 106 or Community Infrastructure Levy contribution should the opportunity arise during 2018/19, which were as follows:

Environment and Heritage:

- i. Public toilets
- ii. Town and other signs
- iii. Bus shelters
- iv. Replacement of non-conforming street lights

Recreation:

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

Resources and General Services:

- i. Noticeboards

363.2 Loughton Building Design Award

The Committee NOTED that any member of Loughton Town Council could choose to submit a nomination for this award, provided the Planning Committee Clerk received these no later than 31 January 2018.

PL364 Planning Applications

364.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2976/17

Officer: Corey Isolda

Applicant Name: BAEP Ltd Patmore

Planning File No: 001055

Location: 12 Marjorams Avenue, Loughton, IG10 1PT

Proposal: Demolition of retaining wall, erection of replacement retaining wall to height level with public footway and raising land between the footway and proposed retaining wall to the level of the public footway. Formation of vehicle parking area on raise land and formation of vehicle access.

The Committee had NO OBJECTION to this application.

Application No: EPF/3125/17

Officer: Sukhdeep Jhooti

Applicant Name: Ms Kelly Surtees

Planning File No: 029767

Location: 81 Smarts Lane, Loughton, IG10 4BU

Proposal: Proposed first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3166/17

Officer: Jonathan Doe

Applicant Name: Mr Steve Leahy

Planning File No: 000695

Location: Mercedes-Benz Loughton, 3 Langston Road, Loughton, IG10 3SD

Proposal: Remove existing revolving doors and replace with powered sliding doors; modify curtain walls to accommodate structural glass joining the portico to the existing curtain walls; and the creation of a glass front with new powered opening doors to the portico.

The Committee had NO OBJECTION to this application.

Application No: EPF/3188/17

Officer: David Baker

Applicant Name: Euro Car Parks Limited

Planning File No: 000711

Location: Marks and Spencer Plc, 161-163 High Road, Loughton, IG10 4LF

Proposal: Erection of 1 No. four metre high column for an Automatic Number Plate Recognition (ANPR) Camera in relation to supermarket car park.

The Committee had NO OBJECTION to this application.

Application No: EPF/3190/17

Officer: David Baker

Applicant Name: Euro Car Parks Limited

Planning File No: 000711

Location: Marks and Spencer Plc, 161-163 High Road, Loughton, IG10 4LF

Proposal: Advertisement consent for display of 6 non-illuminated advertisements in relation to supermarket car park.

The Committee had NO OBJECTION to this application.

Application No: EPF/3206/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Hayward-Dunn

Planning File No: 015951

Location: 46 Wellfields, Loughton, IG10 1NY

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

364.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/3209/17

Officer: Robin Hellier

Applicant Name: Mrs Jane McLeod

Planning File No: 023690

Location: 29 York Hill, Loughton, IG10 1HU

Proposal: York Hill Conservation Area: T1 Hornbeam - lateral reduction to clear property. T2 - T6 Hornbeams - laterally reduce back from neighbouring properties & 2m height reduction.

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

364.3 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/3024/17

Officer: Corey Isolda

Applicant Name: Mr & Mrs D Spurling

Planning File No: 014382

Location: 1 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Certificate of lawfulness for a side dormer window in connection with a loft conversion.

364.4 Others – provided for information only: EPF/3134/17 and EPF/3167/17

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

PL365 Decisions

365.1 Decisions by Epping Forest District Council

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

PL366 Licensing Applications

No licensing applications had come to the attention of officers.

PL367 Enforcement and Compliance

The Committee NOTED the current enforcement case as advised by the District Council in its weekly list for 8 December 2017.

Signed:

Date: 15 January 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 15 January 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing K Latchford S Murphy

Officer: Debra Paris (Planning Committee Clerk)

7 members of the public

PL368 Apologies for Absence

No apologies for absence were received.

PL369 Declarations of Interest

The Committee declared a non-pecuniary interest in EPF/1677/17, EPF/3059/17 and EPF/3210/17 owing to comments received from the Loughton Residents Association Plans Group; and EPF/3185/17 as the architect was known to the Council.

Cllr Murphy declared a non-pecuniary interest in EPF/3240/17 as she was a neighbour and knew the applicant. She stated she would leave the meeting for this item.

Cllr Cochrane declared a non-pecuniary interest in EPF/3276/17.

Cllr Downing declared a non-pecuniary interest in EPF/3286/17 as he knew the applicant.

Cllr Angold-Stephens declared a non-pecuniary interest in EPF/3210/17 as she was a member of Loughton Methodist Church.

PL370 Confirmation of Minutes

The Minutes of the meeting held on 18 December 2017 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward application EPF/3410/17 after Agenda item 4.1.1, Matters for Report, as members of the public were interested in this item.

PL371 Matters for Report

371.1 Amended Plans

EPF/2312/17 - 11 Woodland Road, Loughton, IG10 1HQ – Part single storey and part two storey side and rear extensions – Min no PL307.1

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

Members welcomed the alterations made to this proposal.

The Committee had NO OBJECTION to this application.

PL372 Planning Applications

The following planning application was CONSIDERED and the plans inspected.

372.1 Application No: EPF/3140/17

Officer: Corey Isolda

Applicant Name: Ms Karen Pace

Planning File No: 029804

Location: 1 Stony Path, Loughton, IG10 1SJ

Proposal: Proposed two storey rear and side extensions including rear terrace.

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

The Committee had NO OBJECTION to this application, but expressed concern about the impact upon the neighbour at no 9 Stoney Path, as this proposal would cause loss of light. The Committee also requested the following condition that the lower ground floor extension remain ancillary to the main dwelling and not be used as a separate accommodation.

PL373 Matters for Report

373.1 Notice of Appeal

EPF/1677/17 – 56 Tycehurst Hill, Loughton, IG10 1DA – Demolition of existing dwelling and development of 6 flats within the footprint and volume of the approved new house reference EPF/1008/16 (Appeal ref no: APP/J1535/W/17/3186535) – Min no PL287.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application on the following grounds:

The proposal was out of character with this road and area, which was characterised by single occupation houses and would create an undesirable precedent. The site was positioned on a dangerous bend and in a dominating position on a hill. The development was considered overbearing and an overdevelopment of the site. It was reasonable to expect that the proposed accommodation would attract families, which, in turn, would add to the already considerable amount of parking in this area.

The Committee also expressed concern at the lack of landscaping proposed. This is contrary to policies CP2(iv), CP7 and DBE9(i) and (ii) of Epping Forest District Council's adopted Local Plan & Alterations, which were consistent with the National Planning Policy Framework.

373.2 EPF/2953/17 – Variation of Conditions 2 'plan numbers' and 3 'external finishes' of EPF/2198/15 (Proposed new dwelling on the site of previous tennis court).

The Committee had NO OBJECTION to this application.

373.3 Loughton Building Design Award

The Planning Committee Clerk reminded members that nominations for this award must be submitted by 31 January 2018.

PL374 Planning Applications

374.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/3059/17

Officer: Jonathan Doe

Applicant Name: Co-Operative Group Foods

Planning File No: 006876

Location: Sir Winston Churchill Now Landmark House, The Broadway, Loughton, IG10 3SP

Proposal: Variation of condition 10 'Hours of Use' on planning application EPF/2163/13 to be altered to 'The commercial uses hereby permitted shall not be open to customers / members outside the hours of 0730 to 2300 on Monday to Thursday, 0730 to 0000 (midnight) on Fridays and Saturdays and 0900 to 2300 on Sundays apart from the permitted Class A1 unit which shall not be open to customers / members outside the hours of 0700 to 2300 on Monday to Thursday, 0700 to 0000 (midnight) on Fridays and Saturdays and 0700 to 2300 on Sundays.(Demolition of Public House and garages and replacement with construction of a mixed use development, comprising retail and food and drink units (within classes A1, A3 and A4) at ground floor level and 64 residential units at upper floor levels (first to sixth floors), together with 64 car parking spaces, service yard, access and car parking)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Members felt the existing opening time of 7:30 was early enough. Extending the opening time to 7:00 would be detrimental to the amenity of residents occupying the dwellings above this retail outlet. Similar retail units in the locality that opened from 7:00 did not have residential properties attached to their sites.

Application No: EPF/3185/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Louka

Planning File No: 012287

Location: 6 Champions, Loughton, IG10 2SG

Proposal: Two storey rear extension and front canopy.

The Committee had NO OBJECTION to this application.

Application No: EPF/3210/17

Officer: James Rogers

Applicant Name: Loughton High Road (256) Limited

Planning File No: 017721

Location: Former Delivery Office, 256 High Road, Loughton, IG10 1RB

Proposal: Demolition of existing buildings and construction of 29 retirement apartments in a single building of 3, 4 and 5 storeys in height, alongside associated access, amenity space, landscaping and parking

The Committee NOTED the contents of two letters of objection.

The Committee registered a CONCERN for this application. Members felt that the proposed 5 storey development was too high and would cause significant harm to the character and appearance of the locality. Moreover, the proposal would be likely to set a precedent in favour of similarly harmful

development elsewhere in the locality that would exacerbate the harm caused to its character and appearance.

Application No: EPF/3233/17

Officer: Corey Isolda

Applicant Name: Mr Guy Murphy

Planning File No: 014333

Location: 101 Forest Road, Loughton, IG10 1EF

Proposal: New window inserted in side elevation at ground floor level - Amendment to EPF/0044/17.

The Committee had NO OBJECTION to this application.

Application No: EPF/3234/17

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Andrew Goldstein

Planning File No: 008083

Location: 5 Shelley Grove, Loughton, IG10 1BY

Proposal: Detached single storey outbuilding for a games room and gym.

The Committee expressed a CONCERN that this application would be too imposing on the neighbour at no 6. If the applicant was willing to swing the outbuilding through 90° so that it faced his property and was positioned on the back boundary, members would be happy for the proposal to go ahead.

The Committee requested a condition, if the application was approved, that the building only be used as ancillary to the main dwelling and not as separate accommodation.

Application No: EPF/3235/17

Officer: David Baker

Applicant Name: Ms Samantha Jennings

Planning File No: 005617

Location: 1 Woodbury Hill, Loughton, IG10 1JB

Proposal: Retrospective application for retention of cement based composition wood grained cladding installed to replace tiles on rear, side and front elevations. (Amendment to EPF/2744/16).

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

Cllr Murphy left the meeting.

Application No: EPF/3240/17

Officer: Corey Isolda

Applicant Name: Mr David Jarvis

Planning File No: 010436

Location: 3 Highview Close, Loughton, IG10 4EG

Proposal: Proposed two storey front and side extension.

The Committee had NO OBJECTION to this application.

Cllr Murphy rejoined the meeting.

Application No: EPF/3242/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr James Berlin

Planning File No: 007035

Location: 2 High Silver, Loughton, IG10 4EL

Proposal: Conversion of existing garage into a habitable room, first floor rear extension.

The Committee had NO OBJECTION to the conversion of the existing garage into a habitable room.

However, the Committee OBJECTED to the proposal for the rear extension, as they felt this was out of character with the rest of the property, which was contrary to policy DBE10(ii) of the Adopted Local Plan and Alterations, which is consistent with the National Planning Policy Framework.

Application No: EPF/3246/17

Officer: Robin Hellier

Applicant Name: Mrs Julie Rolls

Planning File No: 029784

Location: 5 Woodcote Mews, Loughton, IG10 4QS

Proposal: TPO/EPF/04/98 T1-T6 Black Poplars (TPO Ref T113-T118) - Fell.

The Committee was content for the removal of the two dead trees, T1 and T2 in this application. Members requested that they be replaced with trees of a similar native species.

In respect of trees T3-T6 in this application: the Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

Application No: EPF/3262/17

Officer: David Baker

Applicant Name: Mr & Mrs S Dale

Planning File No: 008811

Location: 33 Church Hill, Loughton, IG10 1QP

Proposal: Ground floor front extensions, two Juliet balconies and changes to roof line.

The Committee NOTED the contents of a letter of objection.

The Committee expressed a CONCERN for this proposal based on the following reasons:

- i) the two Juliet balconies at the front of the property were out of keeping with the street scene;
- ii) the extension was detrimental to the amenity of the neighbour at no 35, caused by overlooking.

Application No: EPF/3274/17

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Taylor

Planning File No: 018628

Location: 62 Goldingham Avenue, Loughton, IG10 2JE

Proposal: Single storey front extension and single storey rear extension

The Committee had NO OBJECTION to this application.

Application No: EPF/3276/17

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Angie Auscough

Planning File No: 020734

Location: 20 Roundmead Avenue, Loughton, IG10 1QB

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3278/17

Officer: Robin Hellier

Applicant Name: Parker & Parkin (Agents)

Planning File No: 015853

Location: Richmond Court, High Road, Loughton, IG10 4QZ

Proposal: TPO\EPF\24\88 A1 Tree Works to T1 - T16 As Specified

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/3286/17

Officer: David Baker

Applicant Name: Mr David Soper

Planning File No: 003945

Location: 3A York Hill, Loughton, IG10 1RL

Proposal: Change of use from residential flat (at first floor) to professional office use A2

Cllr Downing, having previously declared a non-pecuniary interest in this application, stated that in the circumstances he would not participate in the consideration of this proposal.

The Committee had NO OBJECTION to this application.

Application No: EPF/3295/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr C Downer

Planning File No: 029797

Location: 129 Colebrook Lane, Loughton, IG10 2HP

Proposal: Retrospective planning for single storey rear extension

The Committee NOTED the contents of a letter of objection.

The Committee deplored this retrospective application.

The Committee OBJECTED to this application on the grounds that it was too close to the neighbour's property at no 131. However, it would waive its objection if the extension was brought in-line with the side front wall.

Application No: EPF/3314/17
Officer: Sukhdeep Jhooti
Applicant Name: Charlotte Burns
Planning File No: 029791
Location: 13 Pyrles Green, Loughton, IG10 2NP
Proposal: Single storey front and rear extensions.

The Committee OBJECTED to the proposal for the rear extension in this application, as it was considered too overbearing on the neighbour due to the closeness to their property. The Committee confirmed it would waive its objection if the rear extension was moved to the middle of the property, away from the boundary of the neighbour at no 14.

Application No: EPF/3322/17
Officer: Corey Isolda
Applicant Name: David Hollingworth
Planning File No: 008118
Location: Barn Beech Farm, High Road, Loughton, IG10 4JJ
Proposal: Replacement of existing single storey front porch with a double height porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/3376/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr Saffet Okdeniz
Planning File No: 001369
Location: 168A High Road, Loughton, IG10 1DN
Proposal: Relocation of existing extract plant from low level to high level roof, addition of new high level ductwork to flank elevation over alley. Addition of access ladders to rear elevation to allow periodic servicing of roof plant.

The Committee OBJECTED to this application on the grounds that the impact on the residents of the top flat would be unbearable, which was contrary to policy DBE9(iv) of the Adopted Local Plan and Alterations, which is consistent with the National Planning Policy Framework.

Application No: EPF/3398/17
Officer: Sukhdeep Jhooti
Applicant Name: Mr & Mrs Jon Robbins
Planning File No: 001468
Location: 57 Tycehurst Hill, Loughton, IG10 1BZ
Proposal: Rear ground floor single storey extension with side/rear three storey extension. As built material amendments to previous planning approval ref. EPF/2475/15. Extent of side extension reduced and opaque glazed fixed shut windows added to first floor side elevation en-suite bathrooms.

The Committee had NO OBJECTION to this application.

Application No: EPF/3445/17
Officer: Sukhdeep Jhooti
Applicant Name: Mrs Angela Worth
Planning File No: 017649

Location: 22 River Way, Loughton, IG10 3LH

Proposal: Certificate of lawful development for loft conversion.

The Planning Clerk reported that this application had been incorrectly listed and should have been included under “Deemed Permission – provided for information only”.

This application was NOTED by the Committee.

Application No: EPF/3463/17

Officer: Corey Isolda

Applicant Name: Mr James Lakey

Planning File No: 007537

Location: 11 Stonards Hill, Loughton, IG10 3EH

Proposal: Two storey part single storey rear extension. Detached outbuilding.

The Committee had NO OBJECTION to this application, but requested a condition that the outbuilding remain ancillary to the main dwelling and not be used as separate accommodation.

Application No: EPF/3473/17

Officer: Robin Hellier

Applicant Name: Mrs Karen Anello

Planning File No: 002734

Location: The Oaks, Whitakers Way, Loughton, IG10 1SQ

Proposal: TPO/EPF/04/79 T15 & T16. T1 Oak (T15) - Lateral reduction to provide 2.5 metres clearance from adjacent property. Clear stem to crown break. T2 Oak (T16) – Lateral reduction of limb over road by 3-4 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.

374.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/3388/17

Officer: David Baker

Applicant Name: Mr Ben Hawes

Planning File No: 029798

Location: 43 Sandford Avenue, Loughton, IG10 2AJ

Proposal: Certificate of lawful development for proposed loft conversion with rear dormer and three roof lights to front elevation.

374.3 Others – provided for information only: EPF/3224/17 and EPF/3319/17

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

PL375 Decisions

375.1 Decisions by Epping Forest District Council

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

PL376 Licensing Applications

No licensing applications had come to the attention of officers.

PL377 Enforcement and Compliance

No reports had been received.

Signed:

Date: 29 January 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 29 January 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane T Downing
K Latchford S Murphy

Officer: Debra Paris (Planning Committee Clerk)

14 members of the public

The Committee AGREED to bring forward applications EPF/3242/17; EPF/2885/17; EPF/0041/18; EPF/3504/17 and EPF/0030/18 after Agenda item 3, Confirmation of Minutes, as members of the public were interested in these items.

PL378 Apologies for Absence

Apologies for absence were received from Cllr Davies.

PL379 Declarations of Interest

Cllr Angold-Stephens and Cllr Cochrane declared a non-pecuniary interest in EPF/0041/18 as they knew the applicant.

The Committee declared a non-pecuniary interest in EPF/3475/17 and EPF/0041/18 owing to comments received from the Loughton Residents Association Plans Group; and EPF/3058/17 as the architect was known to the Council.

PL380 Confirmation of Minutes

The Minutes of the meeting held on 15 January 2018, amended from those circulated to read at Min no PL374.1, EPF/3295/17, paragraph 3 line 2: "... close to the neighbour's property at no 131.", were CONFIRMED as a correct record and signed by the Chairman.

PL381 Matters for Report

381.1 Amended Plans

EPF/3242/17 – 2 High Silver, Loughton, IG10 4EL – Conversion of existing garage into a habitable room, first floor rear extension – Min no PL374.1

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

Members welcomed the alterations made to this proposal.

The Committee had NO OBJECTION to this application.

381.2 EPF/2885/17 – 39 Traps Hill, IG10 1SZ – Demolition of existing house and replace with 2 new houses – Min no PL342.1

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

Members NOTED that the roofing profile had been improved, but considered the proposal remained excessive in depth.

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application on the grounds that it was too bulky and overbearing and would be out of keeping with the street scene. The proposal, which was considered excessive in depth, would cause loss of amenity to the neighbour at no 41 by overshadowing and cause a considerable reduction in outlook from rooms in the rear of no 41. This was contrary to policies CP7 and DBE9 of Epping Forest District Council's adopted Local Plan and Alterations.

Members drew the Planning Authority's attention to the Tree and Landscaping Department's report; and also the reasons cited for the refusal of a previous application for this location, EPF/1838/11, which remained highly relevant to this proposal.

PL382 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

382.1 Application No: EPF/0041/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mr P Smith

Planning File No: 029822

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: Development of an underused piece of land and empty house replacing with a new building consisting of 11 apartments.

The Committee NOTED the contents of 4 letters of objection.

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

The Committee OBJECTED to this application on the following grounds:

The proposal for 11 apartments was considered an overdevelopment of the plot by reason of its massing and height. This would cause harm to the character and appearance of the locality and set a dangerous precedent for future developments, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1(i), which are consistent with the National Planning Policy Framework.

By reason of its siting and layout, the proposal would be detrimental to neighbouring properties, in both Church Hill and The Uplands, from overlooking, loss of light and visual impact, contrary to Local Plan and Alterations policies DBE9 (i), (ii) and (iii), which are consistent with the National Planning Policy Framework.

Members also expressed concern for possible drainage problems in this area in digging out the proposed basement car park.

A tree report from the Tree and Landscaping Department was requested for this proposal.

The Committee considered the plot could suitably accommodate two separate dwellings with adequate parking provision, but the site was inappropriate for a development of this size. Members also agreed that the height on the right hand side would be more suitable if it was reduced.

Given the lack of adequate parking provision, members asked that should the application be granted occupiers would not have access to any resident parking schemes in the area.

If the Planning Authority is minded to grant this application, the Committee also requested that the following conditions be imposed: to restrict demolition and building work hours to the Council's usual standard hours and to require wheel-washing equipment on-site.

Application No: EPF/3504/17

Officer: David Baker

Applicant Name: Mr Rupinder Singh

Planning File No: 029809

Location: 38 The Crescent, Loughton, IG10 4PY

Proposal: Erection of a ground floor single storey rear and side extension.

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

The Committee had NO OBJECTION to this application.

Application No: EPF/0030/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Konrad James

Planning File No: 029820

Location: 37 Tycehurst Hill, Loughton, IG10 1BX

Proposal: Proposed three storey rear extension. Single storey side extension and loft conversion.

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

The Committee had NO OBJECTION to this application, but expressed concern that the proposed rear balcony would cause overlooking to the neighbour at no 35, and suggested privacy screens were included in the design.

PL383 Street Naming and Numbering

383.1 New Development 266 High Road, Loughton

The Committee NOTED the information received from Epping Forest District Council's Head of Environmental Services (Neighbourhood Directorate) as part of its Street Naming and Numbering Policy, proposed for this new housing development, but had NO COMMENT to make on the suggestions.

PL384 Matters for Report

384.1 Amended Plans

EPF/3058/17 – 67 Newmans Lane, Loughton, IG10 1TN – Two storey side extension of bedroom and ensuite to first floor and ground floor one bedroom annex for a dependant person accessed via a shared

porch. Single storey rear extension and creation of porch – Min no PL250.2

The Committee OBJECTED to this amended application concerned that the proposed extension was now apparently a separate dwelling with its own entrance, albeit accessed from within the front porch. This appeared to be a reversion to the original application EPF/3336/16.

Members requested, should the Planning Authority be minded to approve this application, that a condition for the annex to remain ancillary accommodation to the main dwelling be imposed.

384.2 EPF/3295/17 – 129 Colebrook Lane, Loughton, IG10 2HP – Retrospective planning application for single storey rear extension – Min no PL374.1

The Committee had NO OBJECTION to this application.

PL385 Planning Applications

385.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/3475/17

Officer: Jonathan Doe

Applicant Name: Mr Agarwal

Planning File No: 004899

Location: 89 High Road, Loughton, IG10 4JD

Proposal: Construction of new block of 10 flats.

The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to this application, but expressed concern for the loss of any trees.

Members requested that if the Planning Authority was minded to grant this application the following conditions should be imposed:

- I. occupiers would not have access to any resident parking schemes in the area;
- II. to restrict demolition and building work hours to the Council's usual standard hours; and
- III. to require wheel-washing equipment on-site.

Application No: EPF/3476/17

Officer: Sukhvinder Dhadwar

Applicant Name: Coughlin

Planning File No: 002911

Location: Forest Rise, Debden Road, Loughton, IG10 2NY

Proposal: Total refurbishment and extensions with outbuilding for guest and swimming pool/gym

The Committee had NO OBJECTION to this application.

Application No: EPF/3484/17

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Brenda Smyth

Planning File No: 029805

Location: 15 High Gables, Loughton, IG10 4EZ

Proposal: A single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3491/17

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Shumalia Iftikhar

Planning File No: 005420

Location: Shumaila's Skin & Laser Clinic, 173 High Road, Loughton, IG10 4LF

Proposal: Dutch canopy at 4575mm width, with 610mm height and 610mm projection. Aluminium frame section system, in aqua colour canvas cloth covering with white text to the front.

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

Application No: EPF/3495/17

Officer: David Baker

Applicant Name: Mr Harminder Sond

Planning File No: 002767

Location: 48 Baldwins Hill, Loughton, IG10 1SF

Proposal: Rear extension and demolition of existing garage and replaced with new garage.

The Committee had NO OBJECTION to this application, but members drew the Planning Authority's attention to the Tree and Landscaping Department's report.

Application No: EPF/0004/18

Officer: Ian Ansell

Applicant Name: Mr Royston Lambert

Planning File No: 004773

Location: Flat 8 St Johns Lodge, St Johns Road, Loughton, IG10 1RZ

Proposal: Small timber garden structure for storage

The Committee had NO OBJECTION to this application on planning grounds, but expressed a concern for the reduced amenity space for neighbours in the block.

Application No: EPF/0010/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Joseph Olivelle

Planning File No: 017085

Location: 70 Alderton Hill, Loughton, IG10 3JB

Proposal: Outline application with some matters reserved for new two storey house on adjoining land.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The proposal was considered to be garden grabbing and an overdevelopment of the plot. Members expressed particular concern for

highway safety. The proposed entrance of this development was on a dangerous bend and a large number of pedestrians including children used this route travelling to and from schools in the area.

Should the Planning Authority be minded to grant this application, the Committee requested that a condition be imposed that vehicles can only enter or leave the entrance when travelling up Alderton Hill.

Application No: EPF/0020/18

Officer: Sukhvinder Dhadwar

Applicant Name: Ms Thu Anh Nguyen

Planning File No: 010300

Location: 244B High Road, Loughton, IG10 1RB

Proposal: Change of use from existing hair shop (A1) to nail and beauty salon (Sui Generis)

The Committee had NO OBJECTION to this application.

Application No: EPF/0021/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Bharat Savjani

Planning File No: 029814

Location: 14 Shelley Grove, Loughton, IG10 1BY

Proposal: Double storey side and rear extensions including basement and new patio area to rear garden. Balcony to first floor rear extension with privacy screens

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site. The proposal was considered too bulky; it would cause overlooking to the neighbour at no.12 and be detrimental to the street scene. This was contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE9(i) and (ii), which are consistent with the National Planning Policy Framework.

If the Planning Authority were minded to grant this application, the Committee requested that the proposed gates and railings be 'straight along the top' at a height of no more than 1500cm (level with the brick piers), in line with the neighbour at no 15, so as to mitigate the impact on the street scene.

Application No: EPF/0029/18

Officer: Sukhdeep Jhooti

Applicant Name: Ms Lynn Roberts

Planning File No: 029816

Location: 5 Ashley Grove, Staples Road, Loughton, IG10 1HS

Proposal: Ground and first floor rear extensions with alterations to the existing roof profile and dormer extension to the rear to create a loft room.

The Committee had NO OBJECTION to this application.

Application No: EPF/0036/18

Officer: Sukhdeep Jhooti

Applicant Name: Ms J Ling

Planning File No: 029821

Location: 57 Smarts Lane, Loughton, IG10 4BU

Proposal: Rear / side single storey extension with monopitch roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/0054/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Steve Goldman

Planning File No: 015054

Location: Somerset Lodge, 31 Church Lane, Loughton, IG10 1PD

Proposal: Extension to first floor and internal alterations

The Committee had NO OBJECTION to this application, but members requested that on side elevation 2 obscured glass be used to protect the privacy of neighbours.

Application No: EPF/2566/17

Officer: Corey Isolda

Applicant Name: Mr Saul Fagelson

Planning File No: 029813

Location: 42 Roding Road, Loughton, IG10 3ED

Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3472/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Cotrina-Vasquez

Planning File No: 029819

Location: 7 Honeycroft, Loughton, IG10 3PR

Proposal: A single storey side/rear wrap around extension.

The Committee had NO OBJECTION to this application.

385.2 Deemed Permission – provided for information only:

No deemed permission applications were received.

385.3 Others – provided for information only: EPF/3493/17 and EPF/0039/18

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

PL386 Decisions

386.1 Decisions by Epping Forest District Council

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

PL387 Licensing Applications

No licensing applications had come to the attention of officers.

PL388 Enforcement and Compliance

No reports had been received.

Signed:

Date: 12 February 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 12 February 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing K Latchford
A Omer (as substitute for Cllr Murphy)

Also Present: D Wixley

Officer: Debra Paris (Planning Committee Clerk)

PL389 Apologies for Absence

Apologies for absence were received from Cllr Murphy. The Planning Committee Clerk reported that Cllr Omer had been nominated as her substitute for this meeting.

PL390 Declarations of Interest

Cllr Wixley declared a non-pecuniary and non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. He stated that any views he gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

Cllr Wixley also declared a non-pecuniary interest in EPF/0089/18, listed under item 5.3, as he was representing a member of his constituency affected by this planning application.

The Committee declared a non-pecuniary interest in EPF/0897/17 and EPF/3512/17 owing to comments received from the Loughton Residents Association Plans Group.

Cllrs Angold-Stephens, Cochrane and Latchford declared a non-pecuniary interest in EPF/0066/18 as they knew the applicant.

The Committee declared a non-pecuniary interest in EPF/0066/18 as the architect was known to the Council.

PL391 Confirmation of Minutes

The Minutes of the meeting held on 29 January 2018, amended from those circulated to read at Min no PL384.1, EPF/3058/17:

The Committee OBJECTED to this amended application concerned that the proposed extension was now apparently a separate dwelling with its own entrance, albeit accessed from within the front porch. This appeared to be a reversion to the original application EPF/3336/16.

Members requested, should the Planning Authority be minded to approve this application, that a condition for the annex to remain ancillary accommodation to the main dwelling be imposed.

were CONFIRMED as a correct record and signed by the Chairman.

PL392 Matters for Report

392.1 Notice of Appeal

EPF/0897/17 – 1 Ollards Grove, Loughton, IG10 4DJ – Proposal: First floor extension, new mansard roof, and new rear extension to provide 4 flats comprising 2 x 1 bed and 2 x 2 bed flats (Appeal ref no: APP/J1535/W/17/3188051) – Min no PL242.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application. The addition of two further floors to the building was considered an overdevelopment of the property with the increased height adversely affecting the street scene. This would set an unacceptable precedent in this part of the High Road.

Given the lack of parking provision, members asked that should the application be granted occupiers would not have access to any residents parking schemes in the area.

PL393 Planning Applications

393.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/3202/17

Officer: Ian Ansell

Applicant Name: Mrs Maggie Handley

Planning File No: 029826

Location: 1 Ibbetson Path, Loughton, IG10 2AS

Proposal: Proposed two storey side extension

The Committee had NO OBJECTION to this application.

Application No: EPF/3425/17

Officer: Jonathan Doe

Applicant Name: Mr Umarji

Planning File No: 002975

Location: 1 Ollards Grove, Loughton, IG10 4DJ

Proposal: Extension of the property to obtain 4 extra self-contained flats. No proposed change of existing use.

Members commented that this proposal was an improvement on the previous application, EPF/0897/17; the height of the extension was only about 1.5m higher than the current building and in line with the neighbouring property, fitting much better with the street scene.

The Committee had NO OBJECTION to this application, but given the lack of parking provision, members asked that should the application be granted occupiers would not have access to any resident parking schemes in the area.

Application No: EPF/3430/17

Officer: Sukhdeep Jhooti

Applicant Name: Mr Warren Shaw

Planning File No: 023890

Location: 40 Sparelease Hill, Loughton, IG10 1BT

Proposal: Proposed front garden wall and sliding gates

The Committee had NO OBJECTION to this application, but requested the hedges be replaced with a planting scheme of native species to soften the impact of the proposal on the street scene.

Application No: EPF/3512/17

Officer: Ian Ansell

Applicant Name: Mr S Tappenden

Planning File No: 002742

Location: Land to the rear of 33-37 Hillyfields, Loughton, IG10 2PT

Proposal: Construction of new access with 7 No. Three Bed Houses and 2 No. Two Bed Houses and associated parking

The contents of a letter of objection were NOTED.

The Committee had NO OBJECTION to this application.

Application No: EPF/0048/18

Officer: David Baker

Applicant Name: Mr Peter Steer & Mrs Kim Hardy

Planning File No: 007855

Location: 1 Hillcrest Road, Loughton, IG10 4QH

Proposal: Demolition of existing chalet bungalow and stand alone garage with proposal for new detached four bedroom dwelling with integrated garage plus associated landscaping (amended application to new dwelling approved under EPF/0935/17).

The Committee had NO OBJECTION to this application.

Application No: EPF/0055/18

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Raine

Planning File No: 004942

Location: 64 Alderton Hill, Loughton, IG10 3JB

Proposal: New front wall and gates to front garden/driveway

The Committee had NO OBJECTION to this application but requested soft landscaping, with a planting scheme of native species, to soften the impact of the proposal on the street scene.

Application No: EPF/0066/18

Officer: Corey Isolda

Applicant Name: Mr John Woods

Planning File No: 09687

Location: 1 A Woodland Road, Loughton, IG10 1HQ

Proposal: Single storey side extension to replace existing garage

The Committee had NO OBJECTION to this application.

Application No: EPF/0093/18

Officer: David Baker

Applicant Name: Mr Nicholas Godsave

Planning File No: 021318

Location: 35 Fallow Fields, Loughton, IG10 4QP

Proposal: Proposed hipped to gable loft conversion comprising of 4 no. dormer windows.

The Committee had NO OBJECTION to this application.

Application No: EPF/0104/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Bradley Carr

Planning File No: 015127

Location: 1A Brook Road, Loughton, IG10 1BW

Proposal: Single storey front, side and rear extension

The Committee had NO OBJECTION to this application.

The Committee AGREED to consider the next two applications together.

Application No: EPF/0137/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Syed Ashar Ali

Planning File No: 005521

Location: 301-303, High Road, Loughton, IG10 1AH

Proposal: Change of use from an A1 retail to mixed A1/A3 use for a new dessert restaurant.

Application No: EPF/0145/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Syed Ashar Ali

Planning File No: 005521

Location: 301-303, High Road, Loughton, IG10 1AH

Proposal: Advertisement consent for 1x fascia sign and 1x projecting sign in connection with change of use from an A1 retail to mixed A1/A3 use for a new dessert restaurant.

The Committee had NO OBJECTION to these applications.

Application No: EPF/0142/18

Officer: David Baker

Applicant Name: Mr & Mrs Radford

Planning File No: 019828

Location: 4 Brancaster Place, Church Hill, Loughton, IG10 1QN

Proposal: Single storey rear extension and garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/0144/18

Officer: David Baker

Applicant Name: Mr & Mrs Brian Mason

Planning File No: 026941

Location: 72 Greenfields, Loughton, IG10 3HF

Proposal: Erection of two storey rear extension and single storey rear extension, plus provision of area of raised decking at the rear together with 1.8m high privacy screen on boundary with no.70.

The Committee had NO OBJECTION to this application but asked for a condition to ensure the use of the extension remained ancillary to the main dwelling. Further, should the property be sold in the future, members requested that a condition be imposed that it should not be sold as two separate properties.

Application No: EPF/0150/18

Officer: David Baker

Applicant Name: Mr Ali Sheikh

Planning File No: 012190

Location: 60 The Crescent, Loughton, IG10 4PU

Proposal: First floor rear extension, associated external changes and changes to porch roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/0212/18

Officer: David Baker

Applicant Name: K C Estates Ltd

Planning File No: 001017

Location: Rear Carpark, 184-186 High Road, Loughton, IG101DN

Proposal: Material amendment to EPF/0604/13 (for erection of 3 storey building of 5 flats) consisting of changes to the profile and design of the roof.

The Committee had NO OBJECTION to this application.

393.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0139/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Ashley Knill

Planning File No: 020006

Location: 14 Roundmead Avenue, Loughton, IG10 1QB

Proposal: Certificate of Lawful Development for proposed loft conversion with hip to gable roof, rear dormer with Juliet balcony and one roof light to front.

393.3 Others – provided for information only: EPF/0089/18, EPF/0161/18 and EPF/0247/18

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

PL394 Decisions

394.1 Decisions by Epping Forest District Council

The Planning Decisions for 1 November to 29 December 2017 from Epping Forest District Council were NOTED.

PL395 Licensing Applications

No licensing applications had come to the attention of officers.

PL396 Enforcement and Compliance

No reports had been received.

Signed:

Date: 26 February 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 26 February 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane K Latchford
S Murphy

Officer: Debra Paris (Planning Committee Clerk)

4 members of the public

The Committee AGREED to bring forward applications EPF/0224/18 and EPF/0279/18 after Agenda item 3, Confirmation of Minutes, as members of the public were interested in these items.

PL397 Apologies for Absence

Apologies for absence were received from Cllrs Davies and Downing.

PL398 Declarations of Interest

The Committee declared a non-pecuniary interest in EPF/0162/18 owing to comments received from the Loughton Residents Association Plans Group.

PL399 Confirmation of Minutes

The Minutes of the meeting held on 12 February 2018, amended from those circulated to read at Min no PL390, Declarations of Interest, paragraph 3:

The Committee declared a non-pecuniary interest in EPF/0897/17 and EPF/3512/17 owing to comments received from the Loughton Residents Association Plans Group.

were CONFIRMED as a correct record and signed by the Chairman.

PL400 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

400.1 Application No: EPF/0224/18

Officer: Robin Hellier

Applicant Name: Dr Williams

Planning File No: 029839

Location: 4 The Fountains, Loughton, IG10 4RZ

Proposal: TPO\EPF\04\98 G14 2 x Field Maple, 2 x Hornbeam, T2, T3 & T4 Ash - Fell. Replant As Specified

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

Application No: EPF/0279/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Williams

Planning File No: 029839

Location: 4 The Fountains, Loughton, IG10 4RZ

Proposal: Loft conversion with a rear dormer & Juliet balcony

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

The Committee had NO OBJECTION to this application.

PL401 Matters for Report

401.1 Notice of Appeal

EPF/2614/16 – 21 Park Hill, Loughton, IG10 4ES – Proposal: Front, side and rear extensions at upper ground floor level including formation of roof terrace on rear extension (Appeal ref no: APP/J1535/D/17/3192619) – Min no PL270.1

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

PL402 Planning Applications

402.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0057/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Mitchell Berman

Planning File No: 004216

Location: 52 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Ground floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0099/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Adonis Jaku

Planning File No: 029841

Location: 29 Colson Road, Loughton, IG10 3RL

Proposal: Proposed single story side and rear extension.

The Committee expressed concern that the proposal extends right up to the boundary on the left-hand side.

Application No: EPF/0140/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Baljit Virk

Planning File No: 001860

Location: 38 Chigwell Lane, Loughton, IG10 3NY

Proposal: Conversion of Plot of Suis Generis Use in rear of 34-36 Chigwell Lane into a car park extension providing no. 30 new parking bays to adjacent existing car park of 38 Chigwell Lane.

NB: Notification had been received of an amended description to “rear of 30-36 Chigwell Lane.”

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application, unless a permeable surface was used to mitigate possible run-off into the gardens of the neighbouring properties.

Application No: EPF/0162/18

Officer: Jonathan Doe

Applicant Name: Mr Oleg Kovalenko

Planning File No: 021113

Location: 11 Crossfields, Loughton, IG10 3PY

Proposal: Erection of new dwelling and detached garage, following demolition of existing garage.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that it was garden grabbing. It was a too cramped overdevelopment of the site, which would have a detrimental effect on the neighbours. The vehicle access arrangements were inadequate for the proposal and would be detrimental to the street scene. This was contrary to Local Plan and Alterations policies CP2(ii) and (iv), CP7, DBE1, DBE6 and DBE11(i), which are consistent with the National Planning Policy Framework.

Application No: EPF/0170/18

Officer: Jonathan Doe

Applicant Name: Mrs Shirley Lane

Planning File No: 007692

Location: 46 Sparelease Hill, Loughton, IG10 1BT

Proposal: Demolition of an existing house and erection of a replacement 6 bed dwelling (alterations to approved application EPF/2226/17)

The Committee had NO OBJECTION to this application.

Application No: EPF/0173/18

Officer: Robin Hellier

Applicant Name: Schofield

Planning File No: 023349

Location: Chancery House, 3 St Marys Close, Loughton, IG10 1BA

Proposal: TPO/EPF/09/99 T1 Red Oak & T2 London Plane - Tree works, as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/0180/18

Officer: David Baker

Applicant Name: Mr Bhasker Patel

Planning File No: 008748

Location: 12 The Lindens, Loughton, IG10 3HS

Proposal: Erection of two storey side extension (as an amendment to the first floor side extension approved under EPF/2589/17) together with the erection of a rear ground floor 'infill' extension, conversion of garage to lounge and changes to roof line.

The Committee had NO OBJECTION to this application.

Application No: EPF/0193/18

Officer: Sukhvinder Dhadwar

Applicant Name: Carole Avery

Planning File No: 014389

Location: 19 Cranleigh Gardens, Loughton, IG10 3DD

Proposal: Subdivision of dwelling into two separate dwellings. Minor ground floor infill extension at rear. First floor rear extension.

The Committee OBJECTED to this application stating that the design was too cramped. In addition, by reason of the lack of any usable off-street car parking spaces, the proposed development would exacerbate parking stress on Cranleigh Gardens and nearby streets.

Application No: EPF/0199/18

Officer: Ian Ansell

Applicant Name: Mr S Hancocks

Planning File No: 012453

Location: Royal Oak, Forest Road, Loughton, IG10 1EG

Proposal: Application for variation of condition 2 'plan numbers' on planning application EPF/2706/17 (Partial demolition of the former Royal Oak public house and change of use to provide 4 flats, demolition of 171 Smarts Lane and redevelopment for 6 dwellings, and associated parking and landscaping (10 dwellings in total)). - first floor extension to plot 5 above the drive and ground floor rear extension to plot 10

The Committee OBJECTED to any further development on this already cramped site. The proposed conservatory on the rear of plot 10 would further erode the amenity space of that property.

Members also deplored the fact that the public right of way was still not shown on the plans.

Application No: EPF/0206/18

Officer: Ian Ansell

Applicant Name: Mr Alan Pugh

Planning File No: 014378

Location: 25 Felstead Road, Loughton, IG10 3BB

Proposal: Construction of new 4 bedroom house within site of existing house. Single storey rear extension to existing house.

The Committee OBJECTED to this application and reiterated their comments for the previous application EPF/1404/17, which were:

The Committee OBJECTED to this application which was considered garden grabbing; it would be detrimental to the street scene and result in a loss of amenity for neighbouring properties, contrary to policy DBE2 and DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/0229/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mr D Gibson

Planning File No: 006208

Location: 108 Southern Drive, Loughton, IG10 3BX

Proposal: Amendment to approval ref EPF/1566/17 to change approved hipped side roof to gable end to match other end of terrace, with extended dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/0239/18

Officer: Jonathan Doe

Applicant Name: Mr Piotr Jaros

Planning File No: 029848

Location: 37 Danbury Road, Loughton, IG10 3AR

Proposal: Construction of single storey bathroom extension for a registered disabled person.

The Committee had NO OBJECTION to this application.

Application No: EPF/0250/18

Officer: Robin Hellier

Applicant Name:

Planning File No: 002196

Location: St Nicholas Church, Rectory Lane, Loughton, IG10 3RU

Proposal: TPO/EPF/05/79 T6, T16, T17 3x Yews. Crown reduction as specified

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/0256/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Scott Pound

Planning File No: 029847

Location: 58 Stonards Hill, Loughton, IG10 3EG

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0273/18

Officer: David Baker

Applicant Name: Mr James Hodgson

Planning File No: 029851

Location: 3 Albion Hill, Loughton, IG10 4RA

Proposal: Two storey rear extension with two Juliet balconies and porch structure to side elevation.

The Committee had NO OBJECTION to this application.

402.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0196/18
Officer: Muhammad Rahman
Applicant Name: Mr Jason Hodges
Planning File No: 024203
Location: 76 Willingale Road, Loughton, IG10 2DB
Proposal: Certificate of lawful development for proposed rear extension.

Application No: EPF/0253/18
Officer: Muhammad Rahman
Applicant Name: Mr Daniel Robins
Planning File No: 022963
Location: 25 The Greens Close, Loughton, IG10 1QE
Proposal: Certificate of lawful development for proposed loft conversion with hip to gable roof, rear dormer with Juliet balcony and one roof light to front elevation.

Application No: EPF/0295/18
Officer: Muhammad Rahman
Applicant Name: Mr Jianxin Gao
Planning File No: 029843
Location: 47 Mowbrey Gardens, Loughton, IG10 2EU
Proposal: Certificate of Lawful Development for proposed rear dormer loft conversion and front rooflights.

Application No: EPF/0308/18
Officer: Muhammad Rahman
Applicant Name: Mr Domingos Morais
Planning File No: 029845
Location: 39 Southview Road, Loughton, IG10 3LQ
Proposal: Certificate of lawful development for proposed hip to gable roof alteration and loft conversion with rear dormer and Juliet balcony.

Application No: EPF/0395/18
Officer: Muhammad Rahman
Applicant Name: Ms Patricia Stokes
Planning File No: 021325
Location: 49 Harwater Drive, Loughton, IG10 1LP
Proposal: Certificate of Lawful Development for proposed loft conversion with hip to gable roof and rear dormer and 1 roof light to front elevation.

Application No: EPF/0406/18
Officer: Muhammad Rahman
Applicant Name: Mr Andrew Goldstein
Planning File No: 008083
Location: 5 Shelley Grove, Loughton, IG10 1BY
Proposal: Certificate of Lawful Development for proposed outbuilding

Application No: EPF/3499/17
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Pillai

Planning File No: 024230

Location: 4 Harvest Lane, Loughton, IG10 4PN

Proposal: Certificate of Lawful Development for proposed loft conversion

402.3 Others – provided for information only: EPF/0254/18, EPF/0264/18, EPF/0275/18, EPF/0366/18 and EPF/0387/18

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

PL403 Decisions

No decision notices had been received.

PL404 Licensing Applications

No licensing applications had come to the attention of officers.

PL405 Enforcement and Compliance

No reports had been received.

Signed:

Date: 12 March 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 12 March 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane T Downing
K Latchford S Murphy

Officer: Debra Paris (Planning Committee Clerk)

PL406 Apologies for Absence

No apologies for absence were received.

PL407 Declarations of Interest

The Committee declared a non-pecuniary interest in EPF/3226/17 owing to comments received from the Loughton Residents Association Plans Group.

PL408 Confirmation of Minutes

The Minutes of the meeting held on 26 February 2018 were CONFIRMED as a correct record and signed by the Chairman.

PL409 Matters for Report

409.1 Essex Design Guide

The Committee NOTED the information received.

PL410 Planning Applications

410.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/3226/17

Officer: Corey Isolda

Applicant Name: Mr Grant Brooks

Planning File No: 014239

Location: 4 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Erection of garage (amendment to previously approved EPF/1109/14) and erection of front boundary wall (Garage has been constructed).

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/3515/17

Officer: David Baker

Applicant Name: Mr Mark Reed

Planning File No: 008161

Location: Walnut Cottage, 18 Stony Path, Loughton, IG10 1SJ

Proposal: Erection of garden room outbuilding in the front garden (2.4m by 2.4m) to the rear of existing garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/0049/18

Officer: Jonathan Doe

Applicant Name: Mr A Shaida

Planning File No: 015474

Location: 64 Wellfields, Loughton, IG10 1NY

Proposal: Change roof to crown roof. Reposition front dormer. Window to front gable. First floor side extension. First floor rear extension. Side windows at first floor and attic levels. Ground floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0113/18

Officer: Sukhdeep Jhooti

Applicant Name: Miss Katrina Tabor

Planning File No: 029854

Location: 119 The Lindens, Loughton, IG10 3HU

Proposal: Garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/0276/18

Officer: Corey Isolda

Applicant Name: Mr J Gordon

Planning File No: 007018

Location: 18 Albion Park, Loughton, IG10 4RB

Proposal: New flat roof outbuilding.

The Committee deplored the retrospective application but had NO OBJECTION to the proposal. Members requested a condition that use of the outbuilding should only be ancillary to the main house.

Application No: EPF/0301/18

Officer: Ian Ansell

Applicant Name: Mr Inderpal Matharu

Planning File No: 001458

Location: 8 High Beech Road, Loughton, IG10 4BL

Proposal: 5mm thick foamex board with printed company name and details to side flank wall of 8-10 High Beech Road - facing Council's public car park.

The Committee OBJECTED to this application on the grounds that it would be detrimental to the street scene.

Application No: EPF/0314/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr David Pickering

Planning File No: 026872

Location: 13 Barfields Path, Loughton, IG10 3JJ

Proposal: Removal of condition 6 on planning application EPF/1582/17 (Construction of 2 storey, 2 bedroomed house. Demolition of garage) - contamination condition added in error.

The Committee had NO OBJECTION to this application.

Application No: EPF/0318/18

Officer: David Baker

Applicant Name: Mr Dimitar Grablev

Planning File No: 019427

Location: 18 Mannock Drive, Loughton, IG10 2JA

Proposal: Single storey infill extension to ground floor front elevation under existing porch roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/0333/18

Officer: Sukhvinder Dhadwar

Applicant Name: Steven c/o agent

Planning File No: 009244

Location: East 15 Acting School, Hatfields, Rectory Lane, Loughton, IG10 3RY

Proposal: Application for variation of condition 2 'plan numbers' on planning application EPF/0499/16 (Demolition of existing modern extensions, and erection of a part single-storey, part two-storey extension, with associated hard and soft landscaping.)

The Committee had NO OBJECTION to this application.

Application No: EPF/0353/18

Officer: Muhammad Rahman

Applicant Name: Mr Mark Perring

Planning File No: 018762

Location: 71 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Alterations/extension to existing roof/loft conversion, alterations to existing ground floor rear extension, garage conversion/internal alterations.

The Committee OBJECTED to this application on the grounds that the proposal was overbearing and would be detrimental to the street scene. Members commented that they would prefer a hipped roof to match the neighbouring property. This was contrary to Local Plan and Alterations policies CP2(iv), CP7(ii) and DBE10(i) and (ii), which are consistent with the National Planning Policy Framework.

Application No: EPF/0369/18

Officer: Muhammad Rahman

Applicant Name: Mr Andy Lawrence

Planning File No: 029859

Location: 39 Goldings Road, Loughton, IG10 2QR

Proposal: Proposed front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/0374/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Duncan Crowther

Planning File No: 005231

Location: 108 Jessel Drive, Loughton, IG10 2EQ

Proposal: Proposed two storey side extension & front/rear single storey extensions with internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0376/18

Officer: Robin Hellier

Applicant Name: Little

Planning File No: 012456

Location: Hill Cottage, 12-18 Pump Hill, Loughton, IG10 1RU

Proposal: York Hill Conservation Area.

T1 - Sycamore (multi-stemmed), coppice at approx. 18".

T2-T5 - Lawsons - reduce height to approx. 5m (height of upstairs window sills).

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/0405/18

Officer: Jonathan Doe

Applicant Name: Mr Alfred Curness

Planning File No: 003010

Location: 37A Albion Hill, Loughton, IG10 4RD

Proposal: Change existing bungalow to a house. Extensions to the roof and front elevations including conversion of roof into a first floor. Conversion of existing garage/store to bedsit.

The Committee had NO OBJECTION to the proposal, but requested a condition that use of the bedsit should remain ancillary to the main house.

Application No: EPF/0407/18

Officer: Robin Hellier

Applicant Name: Mr Slade

Planning File No: 012752

Location: 39 Church Hill, Loughton, IG10 1QP

Proposal: TPO/EPF/21/86 T1 Ash. Crown Reduce as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/0422/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Zjelko Ivos

Planning File No: 029869

Location: 29 Hanson Drive, Loughton, IG10 2ED

Proposal: Single storey ground floor front and side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0423/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Lishak

Planning File No: 015778

Location: 50 Marjorams Avenue, Loughton, IG10 1PU

Proposal: Proposed Roof Extension / Dormer Windows to Rear and Sides of the existing building and new Juliet balcony window to the rear gable wall.

The Committee had NO OBJECTION to this application.

Application No: EPF/0425/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Paul Davis

Planning File No: 010646

Location: 9 Shelley Grove, Loughton, IG10 1BY

Proposal: First floor side and rear extension with Juliet balcony to rear.

The Committee had NO OBJECTION to this application.

410.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/0427/18

Officer: Robin Hellier

Applicant Name: Mr Nick Davie

Planning File No: 023972

Location: 95 York Hill, Loughton, IG10 1HZ

Proposal: York Hill Conservation Area. Hazel in front garden - reduce height by approx 50%.

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

410.3 Deemed Permission – provided for information only:

No deemed permission applications were received.

410.4 Others – provided for information only: EPF/0211/18, EPF/0216/18, EPF/0331/18, EPF/0342/18 and EPF/0495/18

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

PL411 Decisions

411.1 Decisions by Epping Forest District Council

The Planning Decisions for the period 1 January – 31 January 2018 from Epping Forest District Council were NOTED.

PL412 Licensing Applications

No licensing applications had come to the attention of officers.

PL413 Enforcement and Compliance

No reports had been received.

Signed:

Date: 26 March 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 26 March 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: C Davies (in the Chair) T Cochrane T Downing
P Abraham M Stubbings (as substitute for Cllr Angold-Stephens)
S Murphy

Officer: Debra Paris (Planning Committee Clerk)

5 members of the public

PL414 Apologies for Absence

Apologies for absence were received from Cllrs Angold-Stephens and Latchford. The Planning Committee Clerk reported that Cllrs Stubbings and Omer had been nominated as their respective substitutes.

PL415 Declarations of Interest

The Committee declared a non-pecuniary interest in the following applications EPF/0041/18, EPF/0287/18, EPF/0457/18 and EPF/0471/18 owing to comments received from the Loughton Residents Association Plans Group.

PL416 Confirmation of Minutes

The Minutes of the meeting held on 12 March 2018 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward application EPF/0440/18 after agenda item 4.1.1, EPF/0041/18, as a member of the public was interested in this item.

PL417 Matters for Report

417.1 Amended Plans – EPF/0041/18 – 69 Church Hill, Loughton, IG10 1QP – Proposal: Development of an underused piece of land and empty house replacing with a new building consisting of 11 apartments – Min no PL382.1

The Committee NOTED the contents of a letter of objection.

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

Having NOTED the proposed amendments the Committee reiterated its previous comments made on this application, which were:

The Committee OBJECTED to this application on the following grounds:

The proposal for 11 apartments was considered an overdevelopment of the plot by reason of its massing and height. This would cause harm to the character and appearance of the locality and set a dangerous precedent for future developments, contrary to Local Plan and Alterations policies

CP2(iv), CP7 and DBE1(i), which are consistent with the National Planning Policy Framework.

By reason of its siting and layout, the proposal would be detrimental to neighbouring properties, in both Church Hill and The Uplands, from overlooking, loss of light and visual impact, contrary to Local Plan and Alterations policies DBE9 (i), (ii) and (iii), which are consistent with the National Planning Policy Framework.

Members also expressed concern for possible drainage problems in this area in digging out the proposed basement car park.

A tree report from the Tree and Landscaping Department was requested for this proposal.

The Committee considered the plot could suitably accommodate two separate dwellings with adequate parking provision, but the site was inappropriate for a development of this size.

If the Planning Authority is minded to grant this application, the Committee also requested that the following conditions be imposed: to restrict demolition and building work hours to the Council's usual standard hours and to require wheel-washing equipment on-site.

Members further drew the Planning Authority's attention to the Senior Housing Development Officer's recommendation that "the application be refused on the basis that the proposal does not include a sufficient amount of affordable housing".

The Committee AGREED to continue with the agenda, as the registered speaker for item EPF/0440/18 was not present.

- 417.2 Amended Plans – EPF/0306/18 – 73 Goldings Road, Loughton, Essex, IG10 2QW – Proposal: Application for variation of condition 3 'obscure glazing' and 4 'privacy louvres' on planning application EPF/1775/17 - Removal of the privacy louvre to the western facade. The glazing to this window will be made obscure. Removal of the obscure glass to the high level windows on the western facade. High level means glazing above 1700mm) Removal of the obscure glass to all roof windows as glazed areas are above 1900mm Removal of obscure glass at ground floor eastern facade study – Min no. 280.1**

The Committee had NO OBJECTION to this amended application.

- 417.3 Amended Plans – EPF/0010/18 - 70 Alderton Hill, Loughton, Essex, IG10 3JB – Proposal: Outline application with some matters reserved for new two storey house on adjoining land – Min no PL385.1**

The Committee, whilst taking into consideration the revised block plan, OBJECTED to this amended application on the following grounds:

The proposal was an overdevelopment of the site with insufficient amenity space and was considered to be garden grabbing. The proposal was of poor design and out of keeping with properties in this area, having a detrimental effect on the street scene. Contrary to policies CP2(iv) and

CP7 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Having noted the contents of the Highways Report, based on local knowledge members reiterated their previous concern regarding highway safety at this location. The proposed entrance of this development was on a dangerous bend and a large number of pedestrians including children used this route travelling to and from schools in the area. This was contrary to policy ST4(iii) of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Should the Planning Authority be minded to grant this application, the Committee requested that a condition be imposed that vehicles can only enter or leave the entrance when travelling up Alderton Hill.

417.4 Consultation – CTIL and Vodafone - proposed upgrade to existing radio base station, Epping New Road, Warren Hill, Loughton, IG10 4RP

The Committee had NO COMMENT to make on this consultation.

417.5 Consultation – CTIL and Vodafone - proposed upgrade to existing base station, Oakwood Hill Streetworks, Loughton, Essex, IG10 3NB

The Committee had NO COMMENT to make on this consultation.

PL418 Planning Applications

418.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0261/18

Officer: David Baker

Applicant Name: Ms Anne-Marie Shevlin

Planning File No: 011665

Location: 25 Staples Road, Loughton, IG10 1HP

Proposal: Ground floor side extension, lower ground floor rear extension and rear dormer window. New side window and rooflights to front.

The Committee had NO OBJECTION to this application.

Application No: EPF/0287/18

Officer: Jonathan Doe

Applicant Name: Spring Grove Ltd

Planning File No: 006706

Location: 51 High Road, Loughton, IG10 4JE

Proposal: Proposed conversion of existing house to form three. 2-bed flats. Erection of two-storey attached building to incorporate two 2-bed flats plus car parking.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating that the proposal was an overdevelopment of the site by reason of its massing and the extent of the built form proposed. Consequently, this would have a detrimental effect on the amenity of the neighbouring property. Members also commented that the proposed use of UPVC doors and windows was detrimental to the character of this non-designated heritage asset.

Application No: EPF/0332/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr & Mrs Roberts
Planning File No: 002655
Location: 3 Clerks Piece, Loughton, IG10 1NR
Proposal: New Porch Entrance

The Committee had NO OBJECTION to this application.

Application No: EPF/0440/18
Officer: David Baker
Applicant Name: Connaught Avenue Essex Ltd
Planning File No: 023040
Location: 2 Connaught Avenue, Loughton, IG10 4DP
Proposal: Amendment to planning permission EPF/3078/17 (for conversion of house, plus previously approved extensions, to 5 flats) consisting of i) erection of two storey side extension to rear section facing Ollards Grove, and ii) installation of additional kitchen diner window to first floor rear elevation.

The Committee had NO OBJECTION to this application, but expressed concern that there should be no further development of this plot to avoid the site becoming overcrowded harming the character and appearance of the locality.

Application No: EPF/0442/18
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Steve Kemp
Planning File No: 029874
Location: 78 Church Lane, Loughton, IG10 1NT
Proposal: It is proposed to erect a brick piers and metal railing boundary fence to the front and side elevations.

The Committee had NO OBJECTION to this application, but expressed regret at the loss of the green open aspect to the street scene. Members requested a condition of landscaping to soften the appearance of the new boundary treatment with plants of a native species.

The Committee AGREED to consider the next two applications together.

Application No: EPF/0454/18
Officer: Sukhdeep Jhooti
Applicant Name: Kwesi Otoo
Planning File No: 001860
Location: 38 Chigwell Lane, Loughton, IG10 3NY
Proposal: Change of use of existing garage space to office (B1) and general internal alteration to main warehouse building to create office area A with a new window and door to the east elevation.

Application No: EPF/0457/18
Officer: Sukhdeep Jhooti
Applicant Name: Kwesi Otoo
Planning File No: 001860
Location: 38 Chigwell Lane, Loughton, IG10 3NY

Proposal: Proposed extension of opening time to 7 am- 12 midnight (Monday to Sunday) & Single storey extension to create WC space to the cafe space.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to these applications on the following grounds:

The proposed change of use of the existing garage space and the extension of opening hours of the café was detrimental to the amenity of the neighbouring residential properties by way of an increase in noise and disturbance.

The existing hours of opening, as defined by Condition 4 of EPF/2159/16, should remain: “8am-6pm Mondays to Sundays and Bank Holidays”, for the reasons stated therein.

Application No: EPF/0471/18

Officer: Sukhdeep Jhooti

Applicant Name: Stanoak

Planning File No: 010358

Location: 38 High Beech Road, Loughton, IG10 4BL

Proposal: To replace 1 existing dwelling (detached) with 2 new dwellings (semi-detached).

The Committee NOTED the contents of three letters of objection.

The Committee OBJECTED to this application on the grounds that the proposal was overbearing due to its bulk and height and was out of keeping with neighbouring properties and the street scene. Contrary to policies CP2(iv), CP7 and DBE1 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

By reason of the height and massing of this proposal it was detrimental to the amenity of the neighbours, contrary to policy DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Members expressed concern regarding the trees on the site and drew attention to the Tree and Landscaping Officer's report.

Application No: EPF/0472/18

Officer: David Baker

Applicant Name: Mr Brett Cases

Planning File No: 020150

Location: 7 Wellfields, Loughton, IG10 1PB

Proposal: Amendment to planning permission EPF/1715/14 currently under construction - by way of replacement of hipped roofs over rear dormer windows with flat roofs.

The Committee had NO OBJECTION to this application.

Application No: EPF/0473/18

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Paula Huzzey

Planning File No: 011274

Location: Glentarras, Nursery Road, Loughton, IG10 4EF

Proposal: Proposed front extension and additions to roof.

The Committee had NO OBJECTION to this application, but drew attention to the Tree and Landscaping Officer's report.

Application No: EPF/0475/18

Officer: Robin Hellier

Applicant Name: Retsas

Planning File No: 013356

Location: Parnassus, 15 Park Hill, Loughton, IG10 4ES

Proposal: T1 - Hawthorn - reduce to previous (by approx. 2.5m). T3 - Yew - face back off building by approx. 200-300mm.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/0492/18

Officer: Jonathan Doe

Applicant Name: Mr Simon Georgiou

Planning File No: 021243

Location: 79 Southern Drive, Loughton, IG10 3BX

Proposal: Two storey front, side and rear extension and garage conversion.

The Committee had NO OBJECTION to the proposal, but expressed concern about the overbearing nature of the proposal on the amenity of the neighbour at no.77.

Application No: EPF/0496/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr David

Planning File No: 006805

Location: 15 Shelley Grove, Loughton, IG10 1BY

Proposal: Alterations to the front driveway, including a new boundary wall with swing gates (Amended application to EPF/2720/17)

The Committee had NO OBJECTION to this application.

Application No: EPF/0523/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Reed

Planning File No: 003095

Location: 12 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Demolition and remodel of the existing roof to allow for a master bedroom within the loft. Material changes to the existing house and a ground floor Rear and Side Extension.

The Committee OBJECTED to this application, stating that the proposal was too bulky and in its elevated position was too dominant on the street scene.

Application No: EPF/0525/18
Officer: Sukhvinder Dhadwar
Applicant Name: Mr Ziaul Huq
Planning File No: 029881
Location: 74 Church Lane, Loughton, IG10 1NT
Proposal: Double storey side extension (Existing garage to be demolished)

The Committee had NO OBJECTION to this application, but expressed regret at the loss of symmetry of the building and the detrimental effect this had on the street scene.

Application No: EPF/0541/18
Officer: Robin Hellier
Applicant Name: Mr Udy Agarwal
Planning File No: 004899
Location: 89 High Road, Loughton, IG10 4JD
Proposal: TPO/EPF/22/99 T2: Horse Chestnut - Fell & Replace with Tulip Tree, as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

Application No: EPF/0557/18
Officer: Jonathan Doe
Applicant Name: Mr & Mrs P Wilson
Planning File No: 012986
Location: 5 Broadstrood, Loughton, IG10 2SE
Proposal: First floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0583/18
Officer: David Baker
Applicant Name: Richard Rones
Planning File No: 029886
Location: Oaklands House, Oaklands, Warren Hill, Loughton, IG10 4RL
Proposal: Raising of roof level to provide enclosure to new staircase to a proposed front roof level terrace, new second floor side dormer and new bathroom window.

The Committee OBJECTED to this application, stating that the proposal was out of keeping and detrimental to the street scene. The proposal would cause overlooking to surrounding properties, which was contrary to policies DBE10 and DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/0598/18
Officer: David Baker
Applicant Name: Mr Christopher Couldrey
Planning File No: 015823

Location: 4 The Greens Close, Loughton, IG10 1QE

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

418.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/0528/18

Officer: Robin Hellier

Applicant Name: Mr Jonathan Butler

Planning File No: 023775

Location: 77 York Hill, Loughton, IG10 1HZ

Proposal: York Hill Conservation Area. Willow - crown reduce by 2.5 - 3m, to previous pruning points.

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

418.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0526/18

Officer: Muhammad Rahman

Applicant Name: Mr S Jones

Planning File No: 029882

Location: 110 Lower Park Road, Loughton, IG10 4NE

Proposal: Certificate of Lawful Development for proposed single storey rear extension, tiled lean-to roof with 3 'velux' roof windows.

Application No: EPF/0545/18

Officer: Muhammad Rahman

Applicant Name: Mrs K Carr

Planning File No: 029883

Location: 23 Nevill Way, Loughton, IG10 3BG

Proposal: Certificate of lawful development for proposed loft conversion with rear dormer.

418.4 Others – provided for information only: EPF/0312/18, EPF/0490/18, EPF/0514/18, EPF/0519/18 and EPF/0640/18

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

PL419 Decisions

419.1 Decisions by Epping Forest District Council

The Planning Decisions for the period 1 February – 28 February 2018 from Epping Forest District Council were NOTED.

PL420 Licensing Applications

420.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Suwalki, 120 Roding Road, Loughton, IG10 3EJ

The Committee had NO OBJECTION to this licensing application, but requested that the licensing hours should not commence earlier than those of the neighbouring property, Roding Food & Wine, 119 Roding Road, IG10

3EJ for the prevention of public nuisance and the protection of children from harm in this residential area.

PL421 Enforcement and Compliance

No reports had been received.

Signed:

Date: 9 April 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 9 April 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: C Davies (in the Chair)
T Cochrane T Downing S Murphy
B Cohen (as substitute for Cllr Latchford)

Officer: Debra Paris (Planning Committee Clerk)

1 member of the public

PL422 Apologies for Absence

Apologies for absence were received from Cllrs Abraham, Angold-Stephens and Latchford. The Planning Committee Clerk reported that Cllr Cohen had been nominated as Cllr Latchford's substitute for this meeting.

PL423 Declarations of Interest

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

- i) EPF/0413/18, EPF/0610/18, EPF/0634/18, EPF/0667/18 and EPF/0727/18 owing to comments received from the Loughton Residents Association Plans Group; and
- ii) EPF/0617, EPF/0634/18 and EPF/0705/18 as the architect was known to the Council.

Cllr Cochrane declared a non-pecuniary interest in EPF/0706/18 as she knew the applicant. She considered this interest to be significant enough for her to leave the meeting during the discussions.

PL424 Confirmation of Minutes

The Minutes of the meeting held on 26 March 2018 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application EPF/0413/18, as a member of the public was interested in this item.

PL425 Planning Applications

The following planning application was CONSIDERED and the plans inspected.

Application No: EPF/0413/18

Officer: Jonathan Doe

Applicant Name: Mr Mustafa Timur

Planning File No: 008800

Location: 209 D/E High Road, Loughton, IG10 1BB

Proposal: Application for variation of condition 2 'plan numbers' and 3 'use of rear double doors' on planning application EPF/0808/17 (Erection of rear 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 on the grounds that it contravened Conditions 3 and 4 as stipulated by the Local Planning Authority in granting Planning Permission (with Conditions) for this premises in respect of application EPF/0808/17: Erection of Rear Conservatory:

3) The rear double doors to the conservatory hereby permitted shall be for the use in an emergency only and at all other times when the premises are open to customers the doors shall be shut closed. There shall be signage above the doors inside the extension to make clear that the doors are for emergency use only.

Reason: to deter use of the open area to the rear of the premises by patrons and thereby avoid disturbance to occupiers of residential properties in accordance with Policy DBE9 of the Local Plan and Alterations.

4) There shall be no exterior lighting affixed to any external surface of the extension hereby permitted.

Reason: to deter use of the open area to the rear of the premises by patrons and thereby avoid disturbance to occupiers of neighbouring residential properties in accordance with Policy DBE9 of the Local Plan and Alterations.

Members further requested that condition 4, be extended to state “There shall be no exterior lighting to the rear of the property”, to avoid any separate structure or item being used for illumination purposes.

PL426 Matters for Report

426.1 Amended Plans – EPF/0162/18 – 11 Crossfields, Loughton, IG10 3PY – Proposal: Erection of new dwelling and detached garage, following demolition of existing garage – Min no PL402.1

The Committee NOTED the contents of a letter of objection.

The Committee considered the amended plans for this application and reiterated its previous comments, which were:

The Committee OBJECTED to this application on the grounds that it was garden grabbing. It was a too cramped overdevelopment of the site, which would have a detrimental effect on the neighbours. The vehicle access arrangements were inadequate for the proposal and would be detrimental to the street scene. This was contrary to Local Plan and Alterations policies CP2(ii) and (iv), CP7, DBE1, DBE6 and DBE11(i), which are consistent with the National Planning Policy Framework.

Members NOTED that the removal of the garage in this revision further exacerbated the inadequate parking provision.

426.2 Street Naming and Numbering: New development of x8 properties

The Committee NOTED the information received from Epping Forest District Council's Head of Environmental Services (Neighbourhood Directorate) as part of its Street Naming and Numbering Policy, proposed for this new housing development. The Committee AGREED that the preferred name of Treveylan Gardens was a suitable choice.

PL427 Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – proposed upgrade to existing radio base station: Pyrles Lane Streetworks, Loughton, Essex, IG10 2AA (Ref: CTIL_145401 26)

The Committee had NO COMMENT to make on this consultation.

PL428 Planning Process Review 2017/18 – Delegation: Objections and Committee Systems

The Committee AGREED the following response for this consultation:

Loughton Town Council strongly objects to any proposal to withdraw the area planning sub-committees – the input of local ward members was invaluable – this was localism at its finest.

Whilst noting the planning time constraints set by government, the process should not be unduly rushed by removing this stage.

Regarding the specific CLD2 Replacement Planning Delegations:

1. The Town Council objects to the proposal to increase the minimum size of residential developments referred to sub-committees from 5 to 10 or more dwellings. This was because of the potential adverse impact on the neighbourhood of any development of 5 or more properties.
2. All applications for District Council-owned land should continue to be considered by the area planning sub-committees before referral to the District Development Management Committee to ensure local input.
3. The Town Council supports the exceptions as listed in 3. a, b, and c.

PL429 Planning Applications

429.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0306/18

Officer: Corey Isolda

Applicant Name: Mr N Coombes

Planning File No: 026319

Location: 73 Goldings Road, Loughton, IG10 2QW

Proposal: Application for variation of condition 3 'obscure glazing' and 4 'privacy louvres' on planning application EPF/1775/17 - Removal of the privacy louver to the western facade. The glazing to this window will be made obscure. Removal of the obscure glass to the high level windows on the western facade. High level means glazing above 1700mm). Removal of the obscure glass to all roof windows as glazed areas are above 1900mm. Removal of obscure glass at ground floor eastern facade study

The Committee NOTED that this amended application had been submitted and considered at its previous meeting under matters for report, see **Min no PL417.2**.

Application No: EPF/0610/18

Officer: Ian Ansell

Applicant Name: Mr Healey

Planning File No: 002813

Location: 113 Church Hill, Loughton, IG10 1QR

Proposal: Residential development of 10 apartments with associated parking and external amenity space

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The proposal was an overdevelopment and three storeys were considered too high. The number of proposed dwellings was excessive for this site and the parking provision was inadequate.

Members commented it was of poor design and out of keeping with properties in this area, having a detrimental effect on the street scene. Contrary to policies CP2(iv), CP7 and DBE1 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Application No: EPF/0611/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Howe

Planning File No: 024223

Location: 19 The Greens Close, Loughton, IG10 1QE

Proposal: Two storey rear and side extension making use of the sloping ground to for a lower ground level. Planning has previously been granted for this development and this application is being made to request a different roof construction. The structure up to roof level is complete.

The Committee had NO OBJECTION to this application.

Application No: EPF/0616/18

Officer: Muhammad Rahman

Applicant Name: Mr Mohamad Hanif

Planning File No: 005806

Location: 60 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Single storey rear conservatory.

The Committee OBJECTED to this application which was considered an overdevelopment of the site and overbearing on the neighbours.

Members expressed concern that any further development of this site would have a detrimental impact on neighbouring properties.

Application No: EPF/0617/18

Officer: Muhammad Rahman

Applicant Name: Miss Lucy Hayes

Planning File No: 002418

Location: 51 Church Lane, Loughton, IG10 1NW

Proposal: Proposed front wall and railing with gates.

The Committee had NO OBJECTION to this application but requested a condition for additional planting of native species to soften the impact of the front boundary treatment on the street scene.

Application No: EPF/0632/18

Officer: Robin Hellier

Applicant Name: Mr Rob Smith

Planning File No: 003194

Location: 70 Spring Grove, Loughton, IG10 4QE

Proposal: TPO/EPF/19/89 (Ref T46) T2 Willow - 1.5 - 2m lateral crown reduction and crown clean

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/0634/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Jon Fineberg

Planning File No: 005747

Location: 26 Stanmore Way, Loughton, IG10 2SA

Proposal: Change of use of land to garden - extension of residential curtilage to include the paddock and stable.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application as this site was Green Belt land and so the proposal was contrary to policy GB4 of the Local Plan and Alterations.

Members also drew the attention of the Local Planning Authority to the report from the Highway Authority in respect of the PROW on this land.

Application No: EPF/0655/18

Officer: Robin Hellier

Applicant Name: Houston

Planning File No: 001347

Location: 1 Salcombe Park, High Road, Loughton, IG10 4QT

Proposal: TPO/EPF/09/90 (Ref T4) T1 - Horse Chestnut - remove lowest lateral (at approx. 3-4m)

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/0656/18

Officer: Robin Hellier

Applicant Name: Dallas

Planning File No: 008194

Location: 2 Little Dragons, Loughton, IG10 4DG

Proposal: TPO/CHI/04/70 A1 T5 - Sycamore - crown lift by approx. 2m, cut back on conservatory side by approx. 2m.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/0667/18

Officer: Sukhdeep Jhooti

Applicant Name: Next Retail

Planning File No: 026745

Location: Next Retail, Unit 8/9, Epping Forest Shopping Park, Loughton Langston Road, IG10 3TQ

Proposal: 1no. Internally Illuminated Flex Box to rear of premises.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application if the internal illumination was in anyway visible from the M11, as this would constitute a potential road safety hazard previously identified by Highways England for properties on this site.

Application No: EPF/0673/18

Officer: Robin Hellier

Applicant Name: Mr Richard Perry

Planning File No: 001245

Location: 13 Collins Court, Lower Park Road, Loughton, IG10 4NL

Proposal: TPO\EPF\17\03 T1 Yew - Crown Reduce By Up To 2.5m All Round, 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.

Application No: EPF/0675/18

Officer: Muhammad Rahman

Applicant Name: Mr Daniel Levy
Planning File No: 029895
Location: 3 Tewkesbury Close, Loughton, IG10 3NT
Proposal: Conversion of existing integral garage to living accommodation.

The Committee had NO OBJECTION to this application.

Application No: EPF/0679/18
Officer: David Baker
Applicant Name: Mr Ian Rabey
Planning File No: 003053
Location: 1 Ripley View, Loughton, IG10 2PB
Proposal: Extension of the existing garage to provide space for family gym and home office.

The Committee had NO OBJECTION to this application, but requested a condition that the outbuilding remain ancillary to the main dwelling and not be used as separate accommodation.

Application No: EPF/0681/18
Officer: Muhammad Rahman
Applicant Name: Anna Browne
Planning File No: 029896
Location: 19 Highland Avenue, Loughton, IG10 3AJ
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0705/18
Officer: David Baker
Applicant Name: Ms R Payne
Planning File No: 001280
Location: 8 Lower Park Road, Loughton, IG10 4NA
Proposal: Single storey rear extension with raised patio. New first floor rear window.

The Committee had NO OBJECTION to this application.

Cllr Cochrane left the meeting.

Application No: EPF/0706/18
Officer: David Baker
Applicant Name: Mrs R Wimpress
Planning File No: 029902
Location: 22 Albion Park, Loughton, IG10 4RB
Proposal: Two storey front and rear extensions, first floor side extension, creation of porch, garage and roof alterations/rear dormer.

The Committee expressed concern at the quality of the plans submitted. Members felt unable to adequately assess the impact of this proposal on neighbouring properties.

Cllr Cochrane rejoined the meeting.

Application No: EPF/0727/18

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Amanda Hoadley

Planning File No: 003297

Location: Vere Road Garages, Vere Road, Loughton, Essex

Proposal: Demolish existing council owned garages to create more parking spaces.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application unless there was a condition that the new spaces were short-stay for shoppers to The Broadway as this was currently where the need was greatest, in which case it would be happy to withdraw its objection.

Application No: EPF/0728/18

Officer: Corey Isolda

Applicant Name: Alwin and Sarah Tamosius

Planning File No: 029903

Location: 55 The Uplands, Loughton, IG10 1NQ

Proposal: Two-storey side extension, single-storey rear extension, rebuilding of existing garage and new porch.

The Committee had NO OBJECTION to this application, but expressed concern that the size of the extension might have a detrimental impact on the existing garden and consequently a negative impact on the street scene. The Committee would therefore like the green aspect/hedge to be retained.

Application No: EPF/0729/18

Officer: Corey Isolda

Applicant Name: Mr Brian Holmes

Planning File No: 030005

Location: Brooklee, Carroll Hill, Loughton, IG10 1NN

Proposal: Single storey side extension

The Committee had NO OBJECTION to this application.

Application No: EPF/0773/18

Officer: Muhammad Rahman

Applicant Name: Mr Philip Woolston

Planning File No: 029531

Location: 41 Danbury Road, Loughton, IG10 3AR

Proposal: Proposed loft conversion with Juliet balcony and erection of single storey side/rear extension and front porch.

The Committee had NO OBJECTION to this application.

429.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0585/18

Officer: Muhammad Rahman

Applicant Name: Mr Alex Bellamy

Planning File No: 029891

Location: 7 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Certificate of lawful development for proposed single storey rear extension

Application No: EPF/0595/18

Officer: Muhammad Rahman

Applicant Name: Mr Darren Ringer

Planning File No: 010511

Location: 83 Avondale Drive, Loughton, IG10 3DE

Proposal: Certificate of Lawful Development for proposed loft conversion

Application No: EPF/0642/18

Officer: Muhammad Rahman

Applicant Name: Mr Oliver Joarfe

Planning File No: 029856

Location: 26 Parkmead, Loughton, IG10 3JW

Proposal: Certificate of Lawful Development for proposed single storey rear extension. Lean-to roof with 3no. rooflight windows. Loft conversion with rear dormer, 3no rooflight windows to front elevation.

429.3 Others – provided for information only: EPF/0699/18

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

PL430 Decisions

430.1 Decisions by Epping Forest District Council

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

PL431 Licensing Applications

431.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of East 15 Acting School, Hatfields, Rectory Lane, Loughton IG10 3RY

The Committee had NO OBJECTION to this licensing application.

PL432 Enforcement and Compliance

No reports had been received.

Signed:

Date: 23 April 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 23 April 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
K Latchford S Murphy
M Stubbings (as substitute for Cllr Downing)

Officer: Debra Paris (Planning Committee Clerk)

6 members of the public

The Committee AGREED to bring forward application EPF/2885/17, listed under Matters for Report, to follow Agenda item 3, as members of the public were interested in this item.

PL433 Apologies for Absence

Apologies for absence were received from Cllr Downing. The Planning Committee Clerk reported that Cllr Stubbings had been nominated as his substitute for this meeting.

PL434 Declarations of Interest

No declarations of interest were received.

PL435 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 9 April 2018 amended from those circulated to read at

Min No PL429.1 – EPF/0727/18, line two to read: “..... that the new spaces were short-stay for shoppers *to The Broadway as this was currently where the need was greatest*, in which case it would be ...”; and at

Min No PL429.1 – EPF/0728/18, line three to read: “... existing garden *and consequently a negative impact on the street scene. The Committee would therefore like the green aspect/hedge to be retained.*

were CONFIRMED as a correct record and signed by the Chairman.

PL436 Matters for Report

436.1 Amended Plans – EPF/2885/17 – 39 Traps Hill, Loughton, IG10 1SZ – Demolition of existing house and replace with 2 new houses – Min no PL342.1

The Committee NOTED the contents of a letter of objection.

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

Members considered the revised plans but felt they did not address the issues regarding this application. The Committee reiterated its previous comments, which were:

The Committee OBJECTED to this application on the grounds that it was too bulky and overbearing and would be out of keeping with the street scene. The proposal, which was considered excessive in depth, would cause loss of amenity to the neighbour at no 41 by overshadowing and cause a considerable reduction in outlook from rooms in the rear of no 41. This was contrary to policies CP7 and DBE9 of Epping Forest District Council's adopted Local Plan and Alterations.

Members drew the Planning Authority's attention to the Tree and Landscaping Department's report; and also the reasons cited for the refusal of a previous application for this location, EPF/1838/11, which remained highly relevant to this proposal.

436.2 Amended Plans – EPF/0199/18 – Royal Oak site, Forest Road, Loughton, IG10 1EG – Proposal: Application for variation of condition 2 'plan numbers' on planning application EPF/2706/17 (Partial demolition of the former Royal Oak public house and change of use to provide 4 flats, demolition of 171 Smarts Lane and redevelopment for 6 dwellings, and associated parking and landscaping (10 dwellings in total)) - first floor extension to plot 5 above the drive and ground floor rear extension to plot 10. – Min no PL402.1

The Committee had NO OBJECTION to the revised plans, but requested the following condition that on this cramped site any permitted development rights should be withdrawn.

PL437 Planning Applications

437.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0641/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Lee Skeels

Planning File No: 015865

Location: 31 Torrington Gardens, Debden, IG10 3TB

Proposal: Single storey rear extension and part single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0784/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr Sean Morgan

Planning File No: 001605

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

Proposal: Demolition to side and rear including garage additions and conservatories. Erection of two storey front and rear extensions including roof alterations and basement.

The Committee had NO OBJECTION to this application.

Application No: EPF/0805/18

Officer: Muhammad Rahman

Applicant Name: Mr Jonathan Medcraft
Planning File No: 029915
Location: 57 Southview Road, Loughton, IG10 3LQ
Proposal: Two storey side and rear extension.

The Committee OBJECTED to this application on the grounds that the proposal was too large for the plot and out of keeping with neighbouring properties.

Application No: EPF/0813/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Chris Gossan
Planning File No: 029911
Location: 130 Hanson Drive, Loughton, IG10 2EA
Proposal: Proposed part 2 storey/part single storey front extension, single storey side extension and single storey rear extension.

The Committee expressed concern that the double storey extension at the front of the property changed the symmetry of the houses; and would also have a detrimental impact on the outlook for residents of the neighbouring flats.

Application No: EPF/0825/18
Officer: Jonathan Doe
Applicant Name: Mr Victor Khatri
Planning File No: 029914
Location: 5 Hampton Mead, Loughton, IG10 1TX
Proposal: Two storey side/rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0847/18
Officer: David Baker
Applicant Name: Mrs Sara Vidal
Planning File No: 022995
Location: 7 Drayton Avenue, Loughton, IG10 3DF
Proposal: 2 storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0865/18
Officer: Sukhdeep Jhooti
Applicant Name: Mr Konrad James
Planning File No: 029820
Location: 37 Tycehurst Hill, Loughton, IG10 1BX
Proposal: Proposed three storey rear extension. Single storey side extension and loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/0899/18
Officer: Muhammad Rahman
Applicant Name: Mr Mehmet Solylyu
Planning File No: 002913
Location: 1 Durnell Way, Loughton, IG10 1TG

Proposal: Two storey side extension and loft conversion with rear dormer.

The Committee had NO OBJECTION to this application.

437.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/0750/18

Officer: Robin Hellier

Applicant Name: Mrs S Lynn

Planning File No: 008269

Location: Woodpeckers, 37 Woodbury Hill, Loughton, IG10 1JF

Proposal: York Hill Conservation Area - T1 Tilia - 2m crown reduction and T2 Cedrus Atlantico - 2m height reduction.

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

437.3 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0849/18

Officer: Muhammad Rahman

Applicant Name: Mrs Sara Vidal

Planning File No: 022995

Location: 7 Drayton Avenue, Loughton, IG10 3DF

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

437.4 Others – provided for information only: EPF/0753/18, EPF/0754/18, EPF/0759/18, EPF/0795/18, EPF/0798/18, EPF/0935/18, EPF/0936/18, EPF/0981/18 and EPF/0994/18

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

PL438 Decisions

438.1 Decisions by Epping Forest District Council

The Planning Decisions for March 2018 from Epping Forest District Council were NOTED.

PL439 Licensing Applications

No licensing applications had come to the attention of officers.

PL440 Enforcement and Compliance

No reports had been received.

Signed:

Date: 14 May 2018

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 14 May 2018 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: C Davies (in the Chair)
P Abraham T Cochrane T Downing
K Latchford S Murphy
B Cohen (as substitute for Cllr Angold-Stephens)

Officer: Debra Paris (Planning Committee Clerk)

4 members of the public

PL441 Apologies for Absence

Apologies for absence were received from Cllr Angold-Stephens. The Planning Committee Clerk reported that Cllr Cohen had been nominated as her substitute for this meeting.

PL442 Declarations of Interest

Cllrs Davies and Latchford declared a non-pecuniary interest in EPF/0924/18 as they lived close by. However, they would not be leaving the meeting for this item.

Cllr Abraham declared a non-pecuniary interest in EPF/1058/18 as he was involved with the Oakwood Hill Estate.

The Committee declared a non-pecuniary interest in:

- i) EPF/1013/18 as the architect was known to the Council; and
- ii) EPF/0924/18, EPF/0938/18, EPF/0977/18, EPF1058/18, EPF/0846/18 and item 5 owing to comments received from the Loughton Residents Association Plans Group.

PL443 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 23 April 2018 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning applications EPF/0945/18, EPF/1010/18 and EPF/1058/18, as members of the public were interested in these items.

PL444 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0945/18

Officer: Muhammad Rahman

Applicant Name: Charlotte Williams

Planning File No: 029839

Location: 4 The Fountains, Loughton, IG10 4RZ

Proposal: Two storey side extension with inset balcony at first floor.

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

The Committee welcomed the revisions made to the plans and had NO OBJECTION to this application, but asked for a condition to ensure the use of the extension remained ancillary to the main dwelling.

Application No: EPF/1010/18

Officer: Sukhvinder Dhadwar

Applicant Name: Mrs Allen

Planning File No: 020329

Location: 68 Goldings Road, Loughton, IG10 2QN

Proposal: Replacement of existing granny annexe with new larger annexe

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

The Committee OBJECTED to this application on the grounds that the proposal was garden grabbing and too large for the plot. It was overbearing and would have a detrimental impact on the amenity of neighbouring properties, causing overlooking and noise disturbance. The proposal offered only narrow access to occupiers of the annexe. Concern was also expressed that a larger annexe would exacerbate the existing flooding problems suffered by neighbouring properties.

The proposal was therefore contrary to Local Plan and Alterations policies CP2, CP7, DBE1(i), DBE2, DBE9(ii) and DBE9(iv) which were consistent with the National Planning Policy Framework.

Application No: EPF/1058/18

Officer: Corey Isolda

Applicant Name: Mr Haydn Thorpe

Planning File No: 029940

Location: Marlescroft Way, Loughton, IG10 3NA

Proposal: Formation of off-street parking to provide staff parking for the EFDC depot at Oakwood Hill during working hours, and parking for the public outside of these times, especially for access to adjacent fields. A new footpath and zebra crossing will be created to provide safe access to the fields.

The Committee NOTED the contents of three letters of objection together with a copy of a petition to the District Council containing 797 signatures.

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

The Committee OBJECTED to this application on the following grounds:

- i) The proposed location was a quiet area bordering a Local Nature Reserve parts of which were designated as a Site of Special Scientific Interest (SSSI). Local residents and other members of the public enjoyed the use of this green public space for recreational purposes.
- ii) Off-street parking was a major issue in the Oakwood Hill area following the development of the Langston Road site. Marlescroft Way was used by Estate residents and their visitors for parking and this development would create significant problems for them. The proposal would lead to an intensification of traffic resulting in highway safety issues for local residents, including children, in this highly populated residential area and particularly as it was sited on a dangerous bend.

- iii) Members also noted that the scheme offered insufficient space for the number of parking places originally identified by the District Council as necessary for its relocated staff; and went against its stance for promoting the use of public transport for residents.
- iv) Noise pollution would be further intensified by the increased traffic flow. The planned removal of trees would add to this impact as they currently helped screen the existing noise from the nearby M11 motorway, not to mention the adverse environmental impact this removal would create. Although replanting had been included in the plan, it would take many years for the trees to reach existing levels compromising the quality of life for local residents.

The Committee strongly urged that alternative parking arrangements be identified and commented that there was always ample parking available along Oakwood Hill in the pay and display spaces.

PL445 Matters for Report

445.1 Amended Plans – EPF/0454/18 – 38 Chigwell Lane, Loughton, Essex, IG10 3NY: Change of use of existing garage space to office (B1) and general internal alteration to main warehouse building to create office area A with a new window and door to the east elevation – Min no PL418.1

The Committee NOTED the contents of a letter of objection.

Members considered the revised plans but felt they did not address the issues regarding this application. The Committee OBJECTED to this proposal and reiterated its previous comments, which were:

The proposed change of use of the existing garage space and the extension of opening hours of the café was detrimental to the amenity of the neighbouring residential properties by way of an increase in noise and disturbance.

The existing hours of opening, as defined by Condition 4 of EPF/2159/16, should remain: “8am-6pm Mondays to Sundays and Bank Holidays”, for the reasons stated therein.

Members drew the Planning Authority’s attention to the Statement of Facts on the revised Site Plan that was being disputed by the resident of no. 32 Chigwell Lane; and also to point 3, which stated that “people who work beyond 6pm have very little option of places to get food within walking distance”, it was noted that there are several places in the local vicinity offering such services.

445.2 Notice of Appeal – EPF/3036/17 – 1 Woodbury Hill, Loughton, IG10 1JB – Removal of further sections of roof above ground floor back addition – representing revisions to previously approved scheme ref EPF/2744/16 (Appeal ref no. APP/J1535/D/18/3198288) – Min no PL354.1

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

445.3 Tree Preservation Order TPO/EPF/05/17 – 76 Valley Hill, Loughton IG10 3AT

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

445.4 Planning Process Review 2017/18 – Delegation: Objections and Committee Systems

The Committee AGREED to defer comment on this item until its next meeting on Monday, 4 June 2018.

PL446 Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – Proposed base station upgrade at Loughton Main Fire Station, Old Station Road, Loughton, IG10 4NZ (ref: CTIL_138535 28)

The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this proposal.

PL447 Planning Applications

447.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0591/18

Officer: David Baker

Applicant Name: Mrs Elizabeth Marsh

Planning File No: 017993

Location: 6 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Continued use of land at rear and side as domestic garden and erection of a summerhouse in rear garden.

The Committee had NO OBJECTION to this application.

Application No: EPF/0828/18

Officer: Muhammad Rahman

Applicant Name: Mr Jason Skillett

Planning File No: 029916

Location: 3 Avon Terrace, Avondale Drive, Loughton, IG10 3DA

Proposal: Vehicular access to hardstanding driveway

The Committee had NO OBJECTION to this application.

Application No: EPF/0855/18

Officer: Corey Isolda

Applicant Name: Mr & Mrs Freedman

Planning File No: 011134

Location: 1 Sparelease Hill, Loughton, IG10 1BS

Proposal: Proposed first floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0924/18

Officer: Sukhdeep Jhooti

Applicant Name: John Waite

Planning File No: 022711

Location: 9 Colebrook Gardens, Loughton, IG10 2HS

Proposal: Demolition of existing office building and construction of 1 bed chalet bungalow in separate curtilage with private garden and parking space.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was garden grabbing, an overdevelopment of the site, provided a lack of amenity space and would add to the existing chronic parking problem in the area.

Members drew attention to the condition imposed when the original application was retrospectively granted for the existing office, EPF/1813/12:

The outbuilding shall only be used as ancillary accommodation for the existing dwelling house and shall not be occupied as a unit separately from the dwelling known as 9 Colebrook Gardens. For the avoidance of any doubt, the outbuilding may be used as office space ancillary to the occupation of the dwelling.

Reason: The use of the outbuilding for the purposes unrelated to the residential use of the site would be out of character with the existing development in the area and potentially harmful to neighbouring amenity.

Application No: EPF/0938/18

Officer: Muhammad Rahman

Applicant Name: McMullen & Sons Ltd

Planning File No: 002567

Location: The Holly Bush, 140 High Road, Loughton, IG10 4BE

Proposal: New glazing to front elevation, external works to rear including new fence & parking following demolition of garage.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that this was a locally listed building. The proposal was out of keeping and had a negative impact on the street scene. Members drew the Planning Authority's attention to the contents of the Conservation Officer's report.

Application No: EPF/0942/18

Officer: Muhammad Rahman

Applicant Name: Mr Paul Marianayagam

Planning File No: 001627

Location: 21 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application.

The Committee AGREED to consider the following two applications together.

Application No: EPF/0951/18

Officer: Corey Isolda

Applicant Name: Mr Walster

Planning File No: 024531

Location: 47 Baldwins Hill, Loughton, IG10 1SF

Proposal: External wall insulation to existing dwelling. Concurrent with application to 49 Baldwins Hill

Application No: EPF/0957/18

Officer: Corey Isolda

Applicant Name: Mr Walster

Planning File No: 016133

Location: 49 Baldwins Hill, Loughton, IG10 1SF

Proposal: External wall insulation to existing dwelling. Concurrent with 47 Baldwins Hill

The Committee OBJECTED to these applications drawing the attention of the Planning Authority to the contents of the Conservation Officer's report.

Application No: EPF/0954/18

Officer: Muhammad Rahman

Applicant Name: Mrs Susan Pinder

Planning File No: 007631

Location: 53 Broadstrood, Loughton, IG10 2SB

Proposal: Proposed first floor front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0977/18

Officer: Corey Isolda

Applicant Name: Ms Allen

Planning File No: 009887

Location: 10 Thistle Mead, Loughton, IG10 1TR

Proposal: Erection of detached two storey dwelling house within the residential curtilage of 10 Thistle Mead

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was garden grabbing. It was a too cramped overdevelopment of the site, which would have a detrimental effect on the amenity of neighbours. This was contrary to Local Plan and Alterations policies CP2(ii) and (iv), CP7, DBE1 and DBE9, which are consistent with the National Planning Policy Framework.

Members expressed concern at the lack of parking amenity.

Application No: EPF/0991/18

Officer: David Baker

Applicant Name: Mrs Jane Hayes

Planning File No: 010725

Location: 33 Felstead Road, Loughton, IG10 3BB

Proposal: Proposed two storey side and single storey rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/1001/18

Officer: Muhammad Rahman

Applicant Name: Mrs Karen Carter

Planning File No: 018710

Location: 3 Sutton Close, Loughton, IG10 3DP

Proposal: Single storey side extension and front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1006/18

Officer: Robin Hellier

Applicant Name: Ms Christine Brown

Planning File No: 016659

Location: 48 Ollards Grove, Loughton, IG10 4DW

Proposal: TPO\CHI\04\70 A1 T1 OAK - Reduce Stems Overhanging Property To Rear By Up To 3m.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/1013/18

Officer: Corey Isolda

Applicant Name: Mr Daniel Spurling

Planning File No: 014382

Location: 1 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Two storey side extension including loft space from the north flank wall.

The Committee had NO OBJECTION to this application, but requested a condition that the green aspect of the corner boundary be maintained to soften the impact on the street scene of the proposal.

Application No: EPF/1026/18

Officer: Corey Isolda

Applicant Name: Mr James Kearney

Planning File No: 029935

Location: 69 Queens Road, Loughton, IG10 1RR

Proposal: Two storey rear extension, basement extension and rear dormer

The Committee had NO OBJECTION to this application.

Application No: EPF/1045/18

Officer: Corey Isolda

Applicant Name: Mrs Yochy Davis

Planning File No: 011578

Location: 19 Carroll Hill, Loughton, IG10 1NL

Proposal: Erection of an 8m deep x 6.25m wide Orangery to the rear of the property.

The Committee had NO OBJECTION to this application.

Application No: EPF/1064/18

Officer: Sukhdeep Jhooti

Applicant Name: Mr James Stocker

Planning File No: 029936

Location: Unit 6 - Mountain Warehouse, Epping Forest Retail Park, Langston Road, Loughton, IG10 3UE

Proposal: Internally illuminated flex face sign to front elevation Non-illuminated flex face sign to rear elevation

The Committee had NO OBJECTION to this application.

Application No: EPF/1068/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Kingra

Planning File No: 029933

Location: 2 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Proposed two storey side and rear extensions including rear dormer to new loft room.

The Committee had NO OBJECTION to this application.

Application No: EPF/1075/18

Officer: Robin Hellier

Applicant Name: Hayward

Planning File No: 013435

Location: 62 Church Lane, Loughton, IG10 1NT

Proposal: TPO/EPF/10/88 T1 - Holly - retrim (height and spread) by approx. 0.5m.

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.

447.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/0939/18

Officer: Robin Hellier

Applicant Name: Mrs Walters

Planning File No: 024054

Location: Land behind York House, 18B York Hill, Loughton, IG10 1RL

Proposal: York Hill Conservation Area. (T1) 1 x Elder & (TG1) 2 x Cypress - Fell

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

447.3 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0987/18

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Trenam

Planning File No: 029926

Location: 31 Habgood Road, Loughton, IG10 1HF

Proposal: Certificate of lawful development for proposed loft conversion with rear dormer and two roof lights to front elevation.

447.4 Others – provided for information only: EPF/0846/18, EPF/0953/18
EPF/0961/18, EPF/0979/18, EPF/0993/18, EPF/1020/18, EPF/1151/18, and
EPF/1088/18

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

The Planning Committee Clerk reported that as the Local Planning Authority had advised that EPF/0846/18 had been incorrectly listed this application would be deferred to the next meeting to enable the Committee to comment.

PL448 Decisions

448.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL449 Licensing Applications

Notice of application to vary a premises licence under the Licensing Act 2003 in respect of East 15 Acting School & Corbett Theatre, Rectory Lane, Loughton IG10 3RY

The Committee had NO OBJECTION to this application.

PL450 Enforcement and Compliance

No reports had been received.

Signed:

Date: 4 June 2018