

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 May 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officer: Debra Paris (Planning Committee Clerk)

4 Members of the Public

The meeting was preceded by a short presentation to the Planning Committee and members of the public from Mr Abbas Mirza, Community Engagement Lead, regarding Whipps Cross Hospital Redevelopment.

PL681 Apologies for Absence

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

PL682 Declarations of Interest

Cllr Latchford declared a non-pecuniary interest in planning application EPF/0908/19, South Loughton Cricket Club, as he was acquainted with members of the club.

Cllr Stubbings declared a non-pecuniary interest in planning application EPF/0993/19 as he lives nearby.

The Committee declared a non-pecuniary interest in planning applications: EPF/0943/19, 94 The Drive, as the architect was known to the Council; EPF/0985/19, Loughton Cricket Club, as Loughton Town Council is the freeholder of this site; and EPF/1016/19, Forestside, as the applicant was known to members.

PL683 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 29 April 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL684 Matters for Report

684.1 Amended Plans

EPF/0619/19 – Unit A, Landmark House, The Broadway, Loughton IG10 2BA – Proposal: Change of Use from Class A1 (shops), A3 (restaurants and cafes) and A4 (drinking establishments). (Granted under EPF/2163/13) to use class D1 to use as doctor’s surgery or day nursery. REVISED DESCRIPTION – Min no PL677.1

The Committee had NO OBJECTION to this application.

684.2 Licensing Hearing – Turquoise Kitchen, 280-282 High Road, IG10 1RB

The Planning Committee Clerk reported that information had been received from Epping Forest District Council, the Local Licensing Authority, that this

application had been withdrawn and the hearing, scheduled for 4 June 2019, had been cancelled.

PL685 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

685.1 Application No: EPF/0564/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Keith Everitt

Planning File No: 004499

Location: 71 Stonards Hill, Loughton, IG10 3EH

Proposal: Erection of a pair of single storey garages, with access on Alderton Way.

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

The Committee expressed concern regarding the trees covered by the TPO in this application. Members stated that it would be unacceptable for any other development on this site and if the Planning Authority was minded to grant this proposal, requested that Lawful Development rights are removed.

Application No: EPF/0647/19

Officer: Muhammad Rahman

Applicant Name: Mr Mark Garrod

Planning File No: 017672

Location: 57 Habgood Road, Loughton, IG10 1HE

Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0748/19

Officer: Natalie Price

Applicant Name: Mr & Mrs Redelinghuys

Planning File No: 030209

Location: 78 Avondale Drive, Loughton, IG10 3DQ

Proposal: Single storey rear extension including raising of ground levels and raised patio.

The Committee had NO OBJECTION to this application.

Application No: EPF/0865/19

Officer: Honey Kojouri

Applicant Name: Mrs Saeed

Planning File No: 011501

Location: 279 High Road, Loughton, IG10 1AH

Proposal: Application for Consent to Display an Advertisement consisting of 1 x new timber effect fascia with illuminated logo letters, x1 projecting sign & x1 internally stacked illuminated loaded letters.

The Committee had NO OBJECTION to this application.

Application No: EPF/0886/19

Officer: Robin Hellier

Applicant Name: Mr Lee Tomlinson

Planning File No: 017668

Location: Oakend House, 4 Connaught Hill, Loughton, IG10 4DU

Proposal: TPO/EPF/28/89 (Ref: T3)

T1: Oak - Reduce lower lateral branches, on south side of the 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.

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/0895/19

Officer: Honey Kojouri

Applicant Name: Miss Julie Dear

Planning File No: 030301

Location: 19 Colson Gardens, Loughton, IG10 3RE

Proposal: Retrospective application for front entrance porch.

Members deplored the retrospective nature of this application.

The Committee had NO OBJECTION to this application.

Application No: EPF/0899/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs White

Planning File No: 030286

Location: 5 Treetops View, Loughton, IG10 4PR

Proposal: Proposed erection of a new contemporary single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0908/19

Officer: Muhammad Rahman

Applicant Name: Mr Chris Couldrey

Planning File No: 030245

Location: South Loughton Cricket Club, Roding Valley Recreation Ground, Roding Road, Loughton, IG10 3ED

Proposal: Addition of a storage container 480cm x 250cm x 250cm to stand on a concrete base.

(Replaces application for Certificate of Lawful Development EPF/0204/19).

The Committee had NO OBJECTION to this application. If the Planning Authority was minded to grant this proposal, Members requested the following conditions be imposed, as per Loughton Town Council's Town Clerk's letter, dated 29 June 2018:

- i) The container must be painted green and installed to the right-hand side of the pavilion and parallel to the existing 20' container; and
- ii) Suitable native hedging is planted alongside the container to provide additional camouflage – to be discussed in advance with LTC's Services Manager.

Application No: EPF/0910/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Rob Pring

Planning File No: 030108

Location: 72 Goldings Road, Loughton, IG10 2QN

Proposal: Single storey front porch extension and two storey rear extension with roof lights to main roof (Amendment to EPF/2563/18).

The Committee had NO OBJECTION to this application.

Application No: EPF/0943/19

Officer: Marie-Claire Tovey

Applicant Name: Ms Maureen Robinson

Planning File No: 030303

Location: 94 The Drive, Loughton, IG10 1HL

Proposal: Proposed single storey rear extension, loft conversion and new porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/0959/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Downes

Planning File No: 001721

Location: 50 York Hill, Loughton, IG10 1JA

Proposal: Roof alterations & proposed dormer extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/0961/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr M Felby

Planning File No: 003703

Location: 80 Church Hill, Loughton, IG10 1LB

Proposal: Proposed part one/part two storey rear extension & outbuilding.

The Committee had NO OBJECTION to this application.

Application No: EPF/0963/19

Officer: Muhammad Rahman

Applicant Name: Mercedes-Benz Retail Group UK Ltd

Planning File No: 000695

Location: Mercedes Benz, 3 Langston Road, Loughton, IG10 3SD

Proposal: Application for Consent to Display x1 no. internally illuminated star logo mounted on the building.

The Committee had NO OBJECTION to this application.

Application No: EPF/0985/19

Officer: Natalie Price

Applicant Name: Kate Hersey

Planning File No: 000008

Location: Loughton Cricket Club, High Road, Loughton, IG10 1NQ

Proposal: Siting of 2 no. shipping containers to be clad and converted into a small temporary building for use of pre-school during refurb.

The Committee noted the contents of a letter of support.

The Committee had NO OBJECTION to this application.

Application No: EPF/0987/19

Officer: Honey Kojouri

Applicant Name: Mr Rob Weller

Planning File No: 001353

Location: Pizza Express, 281-283 High Road, Loughton, IG10 1AH

Proposal: Application for Consent to Display sets of internally illuminated fascia text & internally illuminated projection sign.

The Committee had NO OBJECTION to this application.

Application No: EPF/0993/19

Officer: Natalie Price

Applicant Name: Mrs Anna Mulroue

Planning File No: 030311

Location: 17 Greenfields, Loughton, IG10 3HF

Proposal: Proposed two storey side/front extension.

The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to this application. If the Planning Authority was minded to grant this proposal, the Committee requested a condition that the neighbouring green be fenced off to protect it from damage caused by building materials and delivery vehicles, and to protect the sewer beneath.

Application No: EPF/1014/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Rikki O'Sullivan

Planning File No: 016083

Location: 21 The Crescent, Loughton, IG10 4PY

Proposal: Proposed first floor extension to create new bedrooms, bedroom within new roof space & a new entrance porch (Revised application to EPF/0050/19)

The Committee had NO OBJECTION to this application.

Application No: EPF/1016/19

Officer: Muhammad Rahman

Applicant Name: Mr Michael Owen

Planning File No: 014330

Location: Forestside, Baldwins Hill, Loughton, IG10 1SD

Proposal: Single storey side extension

The Committee had NO OBJECTION to this application.

Application No: EPF/1017/19

Officer: Muhammad Rahman

Applicant Name: Mr Vasyl Kostiv

Planning File No: 024203

Location: 76 Willingale Road, Loughton, IG10 2DB

Proposal: Erection of single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1022/19

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Angela Harding

Planning File No: 030156

Location: 88 Smarts Lane, Loughton, IG10 4BS

Proposal: Proposed part single and part double front/side and rear extensions, and loft conversion with front/side and rear dormers. Amendment to EPF/2746/18 - Amendments to windows and doors.

The Committee had NO OBJECTION to this application.

685.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0822/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Thomas Somers

Planning File No: 026418

Location: 39 Rectory Lane, Loughton, IG10 1NZ

Proposal: Application for a Lawful Development Certificate for a proposed garden outbuilding to be used as a gym & store.

Application No: EPF/0933/19

Officer: Natalie Price

Applicant Name: Mr Paul Dawson

Planning File No: 006263

Location: 156 River Way, Loughton, IG10 3LL

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with rear dormer & front skylights.

Application No: EPF/0947/19

Officer: Muhammad Rahman

Applicant Name: Mr Tyler Bedworth

Planning File No: 030305

Location: 98 Pyrles Lane, Loughton, IG10 2NW

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with a rear dormer to the rear & x2 no. rooflights to the front & ground floor rear extension.

Application No: EPF/0981/19

Officer: Ian Ansell

Applicant Name: Mrs Ozcan Allen

Planning File No: 020329

Location: 68 Goldings Road, Loughton, IG10 2QN

Proposal: Application for a Lawful Development Certificate for a proposed demolition of a shed with a replacement summer house using same footprint. Raise height of the roof on existing annexe to 2.5 metres.

Application No: EPF/0988/19

Officer: Muhammad Rahman

Applicant Name: Ms Michelle Caruana

Planning File No: 030309

Location: 19 Sycamore Close, Loughton, IG10 2PG

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

685.3 Others – provided for information only: EPF/0984/19, EPF/1003/19, EPF/1042/19 and EPF/1159/19

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

PL686 Decisions

686.1 Decisions by Epping Forest District Council

The Planning Decisions for 1 – 30 April 2019 from Epping Forest District Council were NOTED.

PL687 Licensing Applications

687.1 Notice of application for a new Premises Licence under the Licensing Act 2003 in respect of Lidl Great Britain Ltd, 140 Church Hill, Loughton, IG10 1LH

The Committee had NO OBJECTION to this application in respect of Monday – Saturday trading hours and the supply of alcohol (off the premises), but requested that Sunday be restricted to 6 hours as per other supermarkets of similar size in this locale.

PL688 Enforcement and Compliance

688.1 The Committee NOTED the current enforcement case as advised by the District Council in its weekly list for 3 May 2019.

688.2 No reports had been received.

Signed:

Date: 3 June 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 June 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officer: Debra Paris (Planning Committee Clerk)

PL689 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.

Cllr Davies had emailed her apologies but these were received too late to be presented at the meeting.

PL690 Declarations of Interest

The Committee declared a non-pecuniary interest in

- 1) planning application EPF/1020/19, 11 Brook Road, as the architect was known to the Council; and
- 2) agenda items 7.1.1, application to vary premises licence for Baylis News, 159 High Road, IG10 4LF; and 7.1.2, application for a new premises licence for Wo Fat Restaurant, 270-272 High Road, IG10 1RB owing to comments received from the LRA Plans Group.

PL691 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 20 May 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL692 Matters for Report

692.1 Amended Plans

EPF/0517/19 – 6 Ashley Grove, Staples Road, Loughton, IG10 1HS – Proposal: Proposed roof extension. * Amended plan received * – Min no PL657.1

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

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

The Committee was CONCERNED that this proposal would cause overlooking and loss of privacy for the residents of 12 Forest Way; and the design was out of keeping for this road which borders the Conservation Area.

692.2 EPF/0619/19 – Unit A, Landmark House, The Broadway, Loughton IG10 2BA – Proposal: Change of Use from Class A1 (shops), A3 (restaurants and cafes) and A4 (drinking establishments). (Granted under

EPF/2163/13) to Class D1 to use as doctor's surgery or day nursery. *OPENING HOURS CONFIRMED*** – Min no PL684.1**

The Committee had NO OBJECTION to this application.

692.3 EPF/0620/19 – Unit A, Landmark House, The Broadway, Loughton IG10 2BA – Proposal: Change of Use from Class A1 (shops), A3 (restaurants and cafes) and A4 (drinking establishments). (Granted under EPF/2163/13) to Class D2 to use as a yoga centre. *OPENING HOURS CONFIRMED*** – Min no PL677.1**

The Committee had NO OBJECTION to this application.

692.4 Notices of Appeal

EPF/0174/19 – 84 Lushes Road, Loughton, IG10 3QB – Loft conversion including a new dormer extension to front and rear roof slopes including Juliet balcony to rear. (Appeal ref no: APP/J1535/W/19/3225338) – Min no PL633.1

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

692.5 EPF/0181/19 – 92 Alderton Hall Lane, Loughton, IG10 3HD – Loft conversion with dormer extensions to front and rear roof slopes including Juliet balcony to rear. (Appeal ref no: APP/J1535/W/19/3225366) – Min no PL633.1

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

692.6 Withdrawn Application

EPF/3319/18 – 117 High Road, IG10 4JA – Proposed Conversion for an existing dwelling to incorporate x 3 no. 2 bedroom flats. Proposed rear extension to existing property x 3 no.2 bedroom flats and x 1 no. 3 bedroom flat. Provision of x 7 no. car parking spaces with a disabled bay, cycle and bin stores.

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

PL693 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

693.1 Application No: EPF/0747/19

Officer: Honey Kojouri

Applicant Name: Mr and Ms W & K Smale and Ellis

Planning File No: 030320

Location: 40 Woodland Road, Loughton, IG10 1HJ

Proposal: Proposed part single & part double storey front & rear extensions.

The Committee expressed concern for the neighbour at no 42 regarding the first floor aspect.

Application No: EPF/1018/19

Officer: Honey Kojouri

Applicant Name: Mr Nurtac Timur

Planning File No: 030327

Location: Halfords Ltd, 229 High Road, Loughton, IG10 1AD

Proposal: Installation of a new shopfront.

The Committee had NO OBJECTION to this application.

Application No: EPF/1020/19

Officer: Natalie Price

Applicant Name: Mr & Mrs Vincent and Stacey Goode

Planning File No: 017242

Location: 11 Brook Road, Loughton, IG10 1BW

Proposal: Single storey rear extension. Garage conversion and front extension. First-floor side extension. A new staircase to an extended loft conversion. Internal alterations. Drive to be widened.

The Committee had NO OBJECTION to this application.

Application No: EPF/1056/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Zhao

Planning File No: 003227

Location: 9 Goldings Rise, Loughton, IG10 2QP

Proposal: Ground & first floor extensions including raising the roof, and a new lower ground floor space.

The Committee expressed concern for the amenity of the neighbours at no.10.

Application No: EPF/1058/19

Officer: Honey Kojouri

Applicant Name: Dr Natasha Umrani

Planning File No: 004203

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

Proposal: Proposed demolition of a roof & parts of the existing building walls & replacement with extensions at ground & first floor level along with alterations to the roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/1083/19

Officer: Honey Kojouri

Applicant Name: Mrs Jackie Rogerson

Planning File No: 030294

Location: 15 Drayton Avenue, Loughton, IG10 3DF

Proposal: Proposed loft conversion with a rear dormer. Hip to gable roof alterations with two front roof lights.

The Committee had NO OBJECTION to this application.

Application No: EPF/1087/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Sandford

Planning File No: 001862

Location: 62 Marjorams Avenue, Loughton, IG10 1PU

Proposal: Proposed single storey side extension, with internal alterations & the demolition of an external annexe.

The Committee had NO OBJECTION to this application.

Application No: EPF/1097/19

Officer: Marie-Claire Tovey

Applicant Name: Bala Balendrap

Planning File No: 015273

Location: 95 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Proposed 1.1metre deep, single story front extension to the existing garage to align with existing kitchen extension with a pitched roof. The Committee noted the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/1118/19

Officer: Honey Kojouri

Applicant Name: Mr Paul Wells

Planning File No: 014184

Location: 106-108 High Road, Loughton, IG10 4HL

Proposal: 1no. internally illuminated fascia sign & x1no. internally illuminated projecting sign.

The Committee had NO OBJECTION to this application.

Application No: EPF/1122/19

Officer: Robin Hellier

Applicant Name: Mrs Judith Moore

Planning File No: 016397

Location: 16 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: TPO/EPF/24/94

G1: 3 x Silver Birch - Fell and replace, as specified.

The Committee noted the comments received from the Tree and Landscaping Department, regarding 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.

Members commented that should the Tree and Landscaping Department be minded to approve this application that the felled trees be replaced with suitable native specimens and the replacement trees are subject to a Tree Preservation Order.

Application No: EPF/1124/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Hakumat & Usha Boora

Planning File No: 030326

Location: 2 Richmond Park, Loughton, IG10 4PQ

Proposal: The refurbishment and ground floor extension to house including loft conversion and two rear dormers.

The Committee expressed concern for the overlooking of neighbours at the rear of the garden from the proposed rear dormers.

The Committee AGREED to consider the next two applications together.

Application No: EPF/1130/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Bret

Planning File No: 006441

Location: Homebase, 140 Church Hill, Loughton, IG10 1LH

Proposal: Advertising & signage application for proposed food store including fascia signs, totem sign, directional sign, poster display unit & billboards.

Application No: EPF/1131/19

Officer: Natalie Price

Applicant Name: Mr Bret

Planning File No: 006441

Location: 140 Church Hill, Loughton, IG10 1LH

Proposal: Proposed fit-out of existing building with a new shop front, elevational treatment, car parking with repair works to the roof.

The Committee had NO OBJECTION to these applications, but requested that the blue heritage plaque, commemorating the site of the former Loughton Bus Garage, be retained on the new building.

Application No: EPF/1132/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Warren

Planning File No: 021048

Location: 36 Hilltop, Loughton, IG10 1PX

Proposal: Demotion [*sic*] of an existing garage & creation of a patio/terrace, utilising the base of the garage, including a perimeter safety balustrade.

The Committee had NO OBJECTION to this application.

Application No: EPF/1135/19

Officer: Honey Kojouri

Applicant Name: Mr Nurtac Timur

Planning File No: 030327

Location: 229 High Road, Loughton, IG10 1AD

Proposal: Retention of extension to outbuilding and condensing unit to main building roof.

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

Application No: EPF/1143/19

Officer: Robin Hellier

Applicant Name: Mr Edwards

Planning File No: 019038

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

Proposal: TPO/EPF/12/02

T6: Hornbeam, T11: Ash, T13-T15: 3 x Holm Oaks - reduce back to neighbouring 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/1157/19

Officer: Honey Kojouri

Applicant Name: Mr Venay Jethwa
Planning File No: 026307
Location: 68 The Crescent, Loughton, IG10 4PU
Proposal: Single storey rear extension with internal remodelling. Demolish existing attached garage & rebuild into a habitable room (Revised application to EPF/0504/19).

Incorrect plans were available for the Committee to comment. The application will be relisted at the next Planning and Licensing Committee meeting on 17 June for consideration.

Application No: EPF/1160/19
Officer: Robin Hellier
Applicant Name: Mrs N J Goldstein
Planning File No: 030331
Location: 96 - 98 York Hill, Loughton, IG10 1JA
Proposal: TPO/EPF/06/00
T1: Oak - Crown reduce height by up to 2.5m and laterals by up to 2m, 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/1162/19
Officer: Sukhdeep Jhooti
Applicant Name: Kevin De Souza
Planning File No: 007759
Location: Lawlors Property Services, Car Park Next To 165 High Road, Loughton, IG10 4LF
Proposal: Proposed split of an approved single retail unit into x2 no. units with alterations to doors to elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/1169/19
Officer: Muhammad Rahman
Applicant Name: Mr Robert Park
Planning File No: 030333
Location: 4 Rochford Green, Loughton, IG10 2BT
Proposal: Proposed single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1191/19
Officer: Honey Kojouri
Applicant Name: Mr Nurtac Timur
Planning File No: 030327
Location: Halfords Ltd, 229 High Road, Loughton, IG10 1AD
Proposal: Advertisement consent to install a new awning & signage to the front elevation.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/1179/19

Officer: Julie Cottrell

Applicant Name: Mr Tom Spinx

Planning File No: 004099

Location: 40 Baldwins Hill, Loughton, IG10 1SF

Proposal: Baldwins Hill Conservation Area

T1: Leyland Cypress - Face back, as specified.

T2: Bay - Fell.

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

693.3 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/1073/19

Officer: Alastair Prince

Applicant Name: Mr Chris Doulou

Planning File No: 030321

Location: 14 Southview Road, Loughton, IG10 3LG

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with Juliet balcony.

693.4 Others – provided for information only: EPF/0938/19, EPF/1148/19, EPF/1151/19, EPF/1227/19, EPF/1229/19 and EPF/1304/19

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

PL694 Decisions

694.1 Decisions by Epping Forest District Council

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

PL695 Licensing Applications

695.1 Notice of application to vary a Premises Licence under the Licensing Act 2003 in respect of Baylis News, 159 High Road, Loughton, IG10 4LF

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application as the shop has residential units opposite and nearby. The proposed opening and licensing hours to 1am on Fridays and Saturdays (including the provision of a new delivery service) would cause disturbance to those residents.

Members also expressed concern for possible crime and disorder in the area caused by the sale of alcohol at these hours, when other nearby licensed premises had closed.

This would be contrary to the following licensing objectives:

- 1) The prevention of crime and disorder;
- 2) The prevention of public nuisance; and
- 3) The protection of children from harm.

Members would be willing to waive their objection if the opening and licensing hours were restricted to the following:

Monday to Thursday 07:00hours – 23:00hours

Friday to Saturday 07:00hours – midnight

Sunday 08:00hours – 23:00hours

695.2 Notice of application for a new Premises Licence under the Licensing Act 2003 in respect of Wo Fat Restaurant, 270-272 High Road, Loughton, IG10 1RB

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application.

The proposed supply of alcohol and provision of recorded music to midnight on Mondays to Saturdays (and until 23:30 hours on Sundays) caused by customers and their vehicles leaving the premises would result in disturbance to the occupiers of the residential units above this establishment and nearby.

This would be contrary to the following licensing objectives:

- 1) The prevention of crime and disorder;
- 2) The prevention of public nuisance; and
- 3) The protection of children from harm.

Members believed that 23:00 hours was the latest time that a restaurant located in a residential area should be providing alcohol and recorded music.

PL696 Enforcement and Compliance

696.1 No reports had been received.

Signed:

Date: 17 June 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 17 June 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officer: Debra Paris (Planning Committee Clerk)

5 members of the public

PL697 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.

PL698 Declarations of Interest

Cllr Latchford declared a non-pecuniary interest in planning application EPF/1257/19, 132 Church Lane, as he was acquainted with the residents of 2 Sedley Rise, the property situated behind the application site.

The Committee declared a non-pecuniary interest in planning application EPF/1257/19, 132 Church Hill, owing to comments received from the LRA Plans Group.

PL699 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 3 June 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL700 Matters for Report

700.1 Amended Plans

EPF/1157/19 – 68 The Crescent, Loughton, IG10 4PU. Proposal: Single storey rear extension with internal remodelling. Demolish existing attached garage & rebuild into a habitable room (Revised application to EPF/0504/19) * Amended plan received * – Min no PL693.1

The Planning Committee Clerk reported that the architects for this application had advised that the applicant no longer wished to convert the garage into a habitable room.

The Committee had NO OBJECTION to this application.

700.2 Notice of application for a new Premises Licence under the Licensing Act 2003 – Lidl Great Britain Ltd, 140 Church Hill, Loughton, IG10 1LH – Min no PL687.1

The Licensing Officer at Epping Forest District Council had advised that if the Planning and Licensing Committee wished to vary the Sunday trading hours suggested in the above proposal, as indicated in its comments in Min no PL687.1, it would represent an objection to this application. Members were asked to clarify their position in this regard.

The Planning Committee confirmed that it did OBJECT to this application, on the basis that the Sunday hours for the sale of alcohol be restricted to 6 hours, as per Sunday trading laws, which are applicable to other supermarkets of similar size, in the area. The Committee had no concerns regarding the proposed trading hours and supply of alcohol Monday-Saturday.

A member of the Committee would not attend the proposed Licensing Hearing, on 2 July 2019, to decide this application as they had nothing further to add to their objection.

700.3 Blue Heritage Plaque, 140 Church Hill, Loughton, IG10 1LH – Min no PL693.1

It was NOTED that the new occupiers of the above premises, Lidl GB, had confirmed that the Blue Heritage Plaque, erected on this building to commemorate the London General Omnibus Company garage, had been removed for safe keeping during the proposed building works to the front elevation, and would be restored upon completion of these works.

PL701 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

701.1 Application No: EPF/0730/19

Officer: Marie-Claire Tovey

Applicant Name: Ms Kate Hersey

Planning File No: 001222

Location: Lincoln Hall, 125 High Road, Loughton, IG10 4LT

Proposal: Demolition of existing hall and replacement with a purpose designed pre-school building.

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 OBJECTED to this application on the following grounds:

- 1) The design was not in keeping with the street scene, due to its height, bulk and massing;
- 2) The proposal would be detrimental to highway safety. This is a fast busy road with a bus stop and controlled crossing in close proximity. The existing number of drop-offs at this nursery caused an excessive degree of traffic congestion and the proposal would only exacerbate this problem.

Application No: EPF/1096/19

Officer: Honey Kojouri

Applicant Name: Mr Griffiths

Planning File No: 002951

Location: Alderton Hall, 67 Alderton Hill, Loughton, IG10 3JD

Proposal: Grade II Listed Building Consent for installation of a through the floor lift.

The Committee had NO OBJECTION to this application.

Application No: EPF/1156/19

Officer: Honey Kojouri

Applicant Name: Mrs Jeena Given

Planning File No: 040008

Location: 91 Grosvenor Drive, Loughton, IG10 2LA

Proposal: Proposed single storey ground floor front, side & rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1177/19

Officer: Ian Ansell

Applicant Name: Mr John Hayes - EFDC

Planning File No: 026583

Location: Garages at Lower Alderton Hall Lane, Loughton, IG10 3HA

Proposal: Demolish existing garages and erect x 2 no. affordable homes.

The Committee had NO OBJECTION to this application.

Application No: EPF/1226/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Kumar

Planning File No: 013721

Location: 46 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Proposed extension to front porch on ground floor with a first floor side extension over existing ground floor side extension. (Amended application to EPF/0187/19).

The Committee noted the contents of a letter of objection.

The Committee had NO OBJECTION to this application. Members noted and commended that the proposal included obscured glass and restricted openings to the rear bedroom windows in the extension to avoid overlooking of the neighbours at no 44.

Application No: EPF/1257/19

Officer: Muhammad Rahman

Applicant Name: Mr Alan Barter

Planning File No: 022085

Location: 132 Church Hill, Loughton, IG10 1LH

Proposal: Proposed demolition of a single storey annexe & construction of a two storey dwelling house (Revised application to EPF/0426/19).

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application, reiterating its previous comments, in respect of the previous application EPF/0426/19, which were:

The Committee noted the contents of a letter of objection from one non-councillor resident.

The Committee supported the resident's concerns and OBJECTED to this application on the grounds that it was an overdevelopment of the site, garden grabbing and the removal of the trees to the rear of the property, which had provided screening, now caused overlooking to the neighbours at 2 Sedley Rise.

The proposal was therefore contrary to Local Plan and Alterations policies CP2 (iv), CP7, DBE1(i) and DBE2 which were consistent with the National Planning Policy Framework.

Members also OBJECTED on the grounds that there was no parking provision in this new application which would exacerbate parking stress on

nearby streets. The increase in parking stress would be harmful to the amenities enjoyed by local residents.

Application No: EPF/1278/19
Officer: Honey Kojouri
Applicant Name: Mr Parvinder Dhanoa
Planning File No: 030341
Location: 122 Roding Road, Loughton, IG10 3EJ
Proposal: Two storey side extensions and first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1290/19
Officer: Sukhdeep Jhooti
Applicant Name: Mr Simon Martindale
Planning File No: 030344
Location: 1 Thistle Mead, Loughton, IG10 1TR
Proposal: Part double storey side extension, part single storey front extension with a porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1306/19
Officer: Muhammad Rahman
Applicant Name: Gail's Ltd
Planning File No: 003730
Location: Ground Floor, 199 High Road, Loughton, IG10 4LF
Proposal: Change of use of the public highway for the placing of 6 no. tables, x12 no. chairs and x1 no. planter

The Committee had NO OBJECTION to this application.

Application No: EPF/1307/19
Officer: Muhammad Rahman
Applicant Name: Gail's Ltd
Planning File No: 003730
Location: Ground Floor, 199 High Road, Loughton, IG10 4LF
Proposal: Installation of 1 no. AC twin condenser unit, 1 no. high level fan and 2 no. louvres

The Committee had NO OBJECTION to this application.

Application No: EPF/1317/19
Officer: Sukhdeep Jhooti
Applicant Name: Trevelyan House Ltd
Planning File No: 001876
Location: Trevelyan House, Goldings Hill, Loughton, IG10 2SW
Proposal: Application for Variation of Condition 2:"completed strictly with approved drawings" for EPF/1578/16. (Demolition of three existing properties & associated buildings to be replaced with x8 no. dwelling houses, new access road, parking & landscaping). Erection of 7no. street lights accompanied by a lighting report.

The Committee had NO OBJECTION to this application, but expressed concern that low voltage lighting be used due to the close proximity to the forest to protect the wildlife habitat.

Application No: EPF/1320/19

Officer: Ian Ansell

Applicant Name: Mr & Mrs Faye & Lachlan Roos

Planning File No: 010541

Location: 47 Traps Hill, Loughton, IG10 1TB

Proposal: Proposed single storey front & rear ground floor extensions. New attached garage structure, front porch canopy, external landscaping works & new boundary railing with gate. Extension to the rear terrace, raised heads to first floor windows with flat roof structure & gable extension to existing garage roof. Addition of external wall insulation with render finish.

The Committee had NO OBJECTION to this application.

Application No: EPF/1321/19

Officer: Robin Hellier

Applicant Name: Mr Danny Moore

Planning File No: 016270

Location: 51 Smarts Lane, Loughton, IG10 4BU

Proposal: TPO/EPF/07/80

T1: Horse Chestnut - Reduce overhanging branches by up to 4m, 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.

Members commented that should the Tree and Landscaping Department be minded to approve this application that the felled trees be replaced with suitable native specimens and the replacement trees are subject to a Tree Preservation Order.

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

Application No: EPF/1350/19

Officer: Julie Cottrell

Applicant Name: Mrs Teraine

Planning File No: 010993

Location: 19 Forest Way, Loughton, IG10 1JG

Proposal: York Hill Conservation Area

T1: Goat Willow - Crown reduce by up to 2m.

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

701.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1216/19

Officer: Honey Kojouri

Applicant Name: Mr Stuart Bales

Planning File No: 023936

Location: 32 Algiers Road, Loughton, IG10 4NG

Proposal: Certificate of lawful development for a proposed loft conversion with hip to gable roof extension and rear dormer window and front roof lights.

Application No: EPF/1274/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Grey
Planning File No: 024349
Location: 4 Collard Green, Loughton, IG10 2ES
Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion with a rear dormer.

Application No: EPF/1283/19
Officer: Natalie Price
Applicant Name: Mr Merdzhyanov
Planning File No: 026891
Location: 11 Barrington Green, Loughton, IG10 2BA
Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion with a rear dormer & x3 no. roof lights to the front elevation.

Application No: EPF/1299/19
Officer: Muhammad Rahman
Applicant Name: Miss Rachel Marney
Planning File No: 030343
Location: 83 Englands Lane, Loughton, IG10 2QL
Proposal: Application for a Lawful Development Certificate for a Proposed 3 metre single storey rear extension with a pitched roof.

Application No: EPF/1314/19
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Darren Belnikoff
Planning File No: 009564
Location: 49 High Beech Road, Loughton, IG10 4BN
Proposal: Certificate of Lawful Development for a proposed hip to gable loft conversion with rear dormer and front rooflights.

Application No: EPF/1333/19
Officer: Muhammad Rahman
Applicant Name: Mr Manish Chudasama
Planning File No: 024245
Location: 22 Millsmead Way, Loughton, IG10 1LR
Proposal: Certificate of lawful development for a proposed hip to gable loft conversion with rear dormer including Juliet balcony and roof lights windows to front.

701.4 Others – provided for information only: EPF/1279/19, EPF/1330/19 and EPF/1422/19
The Committee NOTED the information received from Epping Forest District Council.

PL702 Decisions

702.1 Decisions by Epping Forest District Council

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

PL703 Licensing Applications

No licensing applications had come to the attention of officers.

PL704 Enforcement and Compliance

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

Signed:
Date: 1 July 2019

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LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 1 July 2019 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)

2 members of the public

The Committee AGREED to bring forward planning applications EPF/1370/19, 140 Forest Road, and EPF/1434/19, 8 Goldings Hill, after Confirmation of Minutes on the agenda, as members of the public were interested in these items.

PL705 Apologies for Absence

No apologies for absence were received.

PL706 Declarations of Interest

The Committee declared a non-pecuniary interest in Notice of Appeal EPF/3302/18, Rear of 165 High Road, and planning application EPF/1437/19, 38 Chigwell Lane, owing to comments received from the LRA Plans Group.

PL707 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 17 June 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL708 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

708.1 Application No: EPF/1370/19

Officer: Natalie Price

Applicant Name: Mr Thomas Kosh

Planning File No: 030358

Location: 140 Forest Road, Loughton, IG10 1EG

Proposal: Proposed two storey rear extension.

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/1434/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Bhagesh Katechia

Planning File No: 010998

Location: 8 Goldings Hill, Loughton, IG10 1LL

Proposal: Change of use of shop & part rear area from A1 retail to A1/D1 mixed medical/healthcare retail with associated consulting rooms.

The Committee had NO OBJECTION to this application.

PL709 Matters for Report

709.1 Notice of Appeal

EPF/3302/18 – Rear of 165 High Road, Loughton, IG10 4LF. Proposal: Erection of a one storey roof extension to provide an additional 2 no. flats (2 x 1-bedroom penthouse flats) (- as an addition to 5 storey building being erected on the site under EPF/2600/14). (Appeal ref no: APP/J1535/W/19/3226911) – Min no PL615.1

The Committee NOTED the contents of a letter of objection.

The Committee had NO FURTHER COMMENTS to make on this application.

PL710 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

710.1 Application No: EPF/1202/19

Officer: Muhammad Rahman

Applicant Name: Mrs Jodie Erics

Planning File No: 013981

Location: The Thomas Willingale County Primary School, The Broadway Loughton, IG10 3SR

Proposal: Remove old 1.8m high internal football area fence and replace with new 3m high fence. To replace broken and dangerous fencing and to stop the footballs flying over the fence into pedestrians and the road.

The Committee had NO OBJECTION to this application.

Application No: EPF/1309/19

Officer: Natalie Price

Applicant Name: c/o Agent

Planning File No: 003307

Location: 24 Mornington Road, Loughton, IG10 2AL

Proposal: Proposed rear & side extension to the property, rear extension single storey full width with a pitched roof with side extension over two storeys & front porch with a pitched roof.

The Committee had NO OBJECTION to this application, but expressed concern about building to the boundary which would affect the street scene and would set a precedent creating a terracing effect.

Application No: EPF/1356/19

Officer: Marie-Claire Tovey

Applicant Name: Ms Maha Kouzbor

Planning File No: 021089

Location: 47 Harvey Gardens, Loughton, IG10 2AD

Proposal: Application for Removal of Condition 5 "occupiers only be students enrolled at either Epping Forest College (Borders or East 15 Acting School. (Change of use from residential dwelling (C3) to multiple occupancy (7 persons) (sui generis) and erection of a front porch).

The Committee OBJECTED to this application on the grounds that removing Condition 5 would create insufficient parking provision, citing that this was the reason the condition had been imposed initially by the local planning authority.

Members stated that they were unable to comment on the proposal for the erection of a front porch as no plans had been provided for this. However,

they NOTED that the porch had already been built and requested that Planning Enforcement investigate and take action on this matter.

Application No: EPF/1365/19
Officer: Honey Kojouri
Applicant Name: Mr & Mrs Nicolouzos
Planning File No: 020744
Location: 10 Bushfields, Loughton, IG10 3JS
Proposal: Proposed single storey side extension with a canopy to the front elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/1373/19
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Bradley Jones-Chapman
Planning File No: 012273
Location: 14 Upper Park, Loughton, IG10 4EW
Proposal: Proposed two storey side extension, new roof forming a loft conversion with one front dormer & cladding to part of the front elevation. (Amended application to EPF/3228/18.)

The Committee OBJECTED to this application on the grounds that the proposed cladding to the front elevation was out of keeping with the street scene.

Application No: EPF/1375/19
Officer: Sukhdeep Jhooti
Applicant Name: Mr Amir Nathan
Planning File No: 029617
Location: 53 The Square, Loughton, IG10 3FE
Proposal: Proposed two storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1384/19
Officer: Honey Kojouri
Applicant Name: Mr James Brennan
Planning File No: 030357
Location: 53 Southview Road, Loughton, IG10 3LQ
Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1386/19
Officer: Robin Hellier
Applicant Name: Miss Amanda King
Planning File No: 020418
Location: 7 Church Hill, Loughton, IG10 1QP
Proposal: TPO/EPF/29/04 (Ref: T1)
T1: Cedar - Fell and replace, as specified.

The Committee NOTED the contents of a report from the Tree Officer.

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/1418/19
Officer: Honey Kojouri
Applicant Name: Mr & Mrs Indraneil & Alita Basu
Planning File No: 000738
Location: 4 Southernhay, Loughton, IG10 4EN
Proposal: Proposed single storey rear & side extension with a new lean to roof to front dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/1432/19
Officer: Alastair Prince
Applicant Name: Mr Steven Awosunle
Planning File No: 016325
Location: 99 Forest Road, Loughton, IG10 1EF
Proposal: Proposed single storey side & rear extension with a first floor extension. (Revised application to EPF/2643/18.)

The Committee had NO OBJECTION to this application.

Application No: EPF/1437/19
Officer: Sukhdeep Jhooti
Applicant Name: Mr Baljit Virk
Planning File No: 001860
Location: 38 Chigwell Lane, Loughton, IG10 3NY
Proposal: Proposed extension of opening time to 7am - 9pm (Monday to Saturday) & a single storey extension to create WC space to the cafe space. (Revised application to EPF/0457/18.)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the proposed extension of the opening time on the grounds previously cited by the local planning authority:

“the proposal relates to premises not in a town centre but within an employment area. The proposal is likely to introduce excessive noise and activity in the vicinity of the site, significantly later than the normal working day. Such noise and activity is likely to cause excessive harm to the living conditions of occupiers of neighbouring dwellings, particularly the four dwellings to the north of the site”.

However, members had NO OBJECTION to the proposal for a single storey extension to create WC space to the cafe space.

Application No: EPF/1521/19
Officer: Robin Hellier
Applicant Name: Mrs Julie Compton
Planning File No: 016280
Location: 66 Spring Grove, Loughton, IG10 4QE
Proposal: TPO/EPF/19/89

T2: Ash - Fell & replace, as specified.

The Committee NOTED the contents of a report from the Tree Officer.

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.

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

Application No: EPF/1490/19

Officer: Robin Hellier

Applicant Name: Millie Properties Ltd

Planning File No: 024531

Location: 47 Baldwins Hill, Loughton, IG10 1SF

Proposal: Baldwins Hill Conservation Area

1 x Ash - Reduce back branches overhanging neighbouring property, to give clearance from building.

Application No: EPF/1510/19

Officer: Julie Cottrell

Applicant Name: Mrs Jane McLeod

Planning File No: 023690

Location: 29 York Hill, Loughton, IG10 1HU

Proposal: York Hill Conservation Area

T1: Hornbeam - Crown reduce height by 2m.

T2: Silver Birch & T3: Sycamore - Reduce back from adjacent property & drive as specified.

T4: Cypress - Reduce laterals back from Silver Birch.

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

710.3 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/1404/19

Officer: Honey Kojouri

Applicant Name: Miss Sue Painter

Planning File No: 030355

Location: 286 Willingale Road, Loughton, IG10 2BP

Proposal: Application for a Lawful Development Certificate for a proposed new single storey rear extension.

710.4 Others – provided for information only: EPF/1127/19, EPF/1405/19, EPF/1430/19, EPF/1449/19, EPF/1450/19 and EPF/1452/19

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

PL711 Decisions

711.1 Decisions by Epping Forest District Council

The Planning Decisions for 1 – 31 May 2019 from Epping Forest District Council were NOTED.

PL712 Licensing Applications

No licensing applications had come to the attention of officers.

PL713 Enforcement and Compliance

No reports had been received.

Signed:

Date: 15 July 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 15 July 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officer: Debra Paris (Planning Committee Clerk)

1 member of the public

PL714 Apologies for Absence

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

PL715 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications EPF/0975/19 – 11 Crossfields, EPF/1540/19 – Debden Hall and EPF/1622/19 – 202 High Road, owing to comments received from the LRA Plans Group.

PL716 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 1 July 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL717 Matters for Report

717.1 Amended Plans

EPF/0304/19 – St Thomas more RC Church Site, Willingale Road, Loughton, IG10 2DB. Proposal: Demolition of a redundant church and associated buildings and redevelopment of site to provide 16 houses and 10 flats, including a new community hall (Class D1/D2), associated parking, access, hard and soft landscaping and all ancillary works
****AMENDED PLANS RECEIVED** – Min no PL660.1**

The Committee had NO OBJECTION to this application.

717.2 Withdrawn Application – EPF/0859/19 – 6 & 7 Smarts Lane Mews, (146 High Road), Loughton, IG10 4GP – Application for Variation of Condition 2:- “completed strictly in accordance with approved drawings” for EPF/1600/14. (Two storey rear extension to provide x 2 no. self-contained flats at the rear of 146 High Road, Loughton) – Min no PL677.1

The Committee NOTED the information received from Epping Forest District Council that this application had been withdrawn by the applicant.

PL718 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

718.1 Application No: EPF/0975/19

Officer: Muhammad Rahman

Applicant Name: Mr Oleg Kovalenko

Planning File No: 021113

Location: 11 Crossfields, Loughton, IG10 3PY

Proposal: Erection of a single storey rear extension and erection of a new attached dwelling, following demolition of existing garage.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, reiterating its comments to the previous application EPF/0162/18 for this site:

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 confirmed that they would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/1357/19

Officer: Muhammad Rahman

Applicant Name: Mr Sergei Korostelev

Planning File No: 030350

Location: 22 Rookwood Avenue, Loughton, IG10 2DG

Proposal: Proposed erection of a shed (2.4m x 1.8m) in the garden.

The Committee had NO OBJECTION to this application.

Application No: EPF/1425/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Page

Planning File No: 011099

Location: 2 Carroll Hill, Loughton, IG10 1NJ

Proposal: Demolition of an existing 2 storey detached house and replace with new 2 storey detached house.

The Committee had NO OBJECTION to this application.

Application No: EPF/1471/19

Officer: Ian Ansell

Applicant Name: Mr Steve Healey

Planning File No: 002813

Location: 113 Church Hill, Loughton, IG10 1QR

Proposal: Residential development of x10no. apartments with associated parking and external amenity space. (Revised application to EPF/0610/18.)

The Committee had NO OBJECTION to this application.

Application No: EPF/1493/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Liam Mc Whinney

Planning File No: 001860

Location: 38E Chigwell Lane, Oakwood Industrial Estate, Loughton, IG10 3NY

Proposal: Proposed change of use for temporary change from B1 to D2 for a 3-5 year period with a view of opening a women's only light exercise, yoga & stretching studio.

The Committee had NO OBJECTION to this application.

Application No: EPF/1513/19

Officer: Sophie Ward Bennett

Applicant Name: Mr & Mrs Martin Jaycock

Planning File No: 008194

Location: Dragons, Nursery Road, Loughton, IG10 4DZ

Proposal: Application to vary conditions 6 'Hard and soft landscaping' and 7 'Tree protection plan/Arboricultural Method Statement' of EPF/2198/15 and discharged under EPF/2407/16 (Proposed new dwelling on the site of a previous tennis court).

The Committee had NO OBJECTION to this application, subject to the agreement of the Tree & Landscaping Officer.

Application No: EPF/1529/19

Officer: Muhammad Rahman

Applicant Name: Mr Dhanoa

Planning File No: 003579

Location: Elm Lodge, 38 Church Lane, Loughton, IG10 1PB

Proposal: Proposed infill of yard at ground level with substitution of railings for doors to provide internal ancillary accommodation.

The Committee had NO OBJECTION to this application.

Application No: EPF/1540/19

Officer: Ian Ansell

Applicant Name: Mr Richard Chiswell

Planning File No: 000517

Location: Debden Hall, Land associated with the former Debden Hall Estate, England's Lane, Loughton

Proposal: Alteration to previously approved scheme; erection of block of four no. four bed town houses.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was considered inappropriate development of green belt land.

Members supported the previous proposal for a single house, but felt four houses was over-intensification of this site. It was considered this proposal would impact on and irrevocably disturb the existing flora and fauna in this rural enclave, and also be detrimental to the properties bordering the site and the surrounding neighbourhood.

The Committee members confirmed that they would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/1563/19

Officer: Robin Hellier

Applicant Name: Ginny Richard

Planning File No: 001496

Location: Loughton Baptist Church, 92 High Road, Loughton, IG10 4QU

Proposal: TPO/EPF/07/79

T15: Ash - Reduce specific limb by up to 6m & remove sucker stem.
T25: Horse Chestnut - Pollard at 5-6m, from ground level.
T34: Horse Chestnut - Reduce crown, 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/1573/19
Officer: Robin Hellier
Applicant Name: Mr A Shafron
Planning File No: 012237
Location: 5 Monkchester Close, Loughton, IG102SN
Proposal: TPO/EPF/07/91 (Ref: T9)
T2: Sycamore - Pollard to 6 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.

Application No: EPF/1589/19
Officer: Robin Hellier
Applicant Name: Mrs Amanda Hart
Planning File No: 030378
Location: 5 Brancaster Place, Church Hill, Loughton, IG10 1QN
Proposal: TPO/EPF/12/15
T4: Ash - Fell and replace, 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/1595/19
Officer: Robin Hellier
Applicant Name: Mr Dan Clayphan
Planning File No: 001190
Location: 18 Upper Park, Loughton, IG10 4EW
Proposal: TPO/EPF/26/11 (Ref: T6)
T1: London Plane - 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/1571/19
Officer: Marie-Claire Tovey
Applicant Name: Mr Adam Brooks
Planning File No: 001401
Location: 19 Church Lane, Loughton, IG10 1PD
Proposal: Retention of railings & gates.

The Committee deplored the retrospective nature of this application.

The Committee had NO OBJECTION to this application, but requested a condition for planting of mixed native species along the fence line to soften the impact of the metal railings on the street scene.

Application No: EPF/1601/19
Officer: Robin Hellier
Applicant Name: Mrs Ruth Humphries
Planning File No: 012776
Location: 17 Grange Court, Loughton, IG10 4QY
Proposal: TPO/EPF/40/88 (Ref: A1)
T16: Ash & T37: Horse Chestnut - 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/1604/19
Officer: Honey Kojouri
Applicant Name: Mr James Penn
Planning File No: 030379
Location: 70 Colebrook Lane, Loughton, IG10 2HL
Proposal: Demolition of existing outbuildings & construction of a new single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1620/19
Officer: Robin Hellier
Applicant Name: Mrs Amanda Hart
Planning File No: 000838
Location: Hope Centre, St Marys Church, High Road, Loughton, IG10 1BB
Proposal: TPO/EPF/09/99
T3: Horse Chestnut - Reduce two lowest branches, as specified.
T9: Plane - Crown reduce by up to 3m, as specified.
T13: Cherry - Reduce to previous 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/1622/19

Officer: Honey Kojouri

Applicant Name: McDonald's Restaurants Ltd

Planning File No: 001663

Location: 202 High Road, Loughton, IG10 1ET

Proposal: Proposed new shopfront. The installation of a digital window poster sited behind the shopfront glazing & new plant equipment to the roof with alterations to the rear elevation.

The Committee NOTED the contents of a letter of objection.

Members expressed the following CONCERNS in respect of this application:

- 1) disturbance for the residents living in Clifton Road and above the shops in the High Road caused by anti-social activities in the late evening, that such an establishment was likely to attract; and
- 2) the additional vehicles that a take-away establishment would draw, resulting in a detrimental impact on the Epping Forest SAC (Special Area of Conservation).

The Committee requested a Section 106 Agreement for additional litterbins to be provided on the High Road, along with extra street-cleaning, to facilitate the increase in rubbish this proposal will create.

718.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1515/19

Officer: Honey Kojouri

Applicant Name: Mr Chris Smith

Planning File No: 002144

Location: 10 Southernhay, Loughton, IG10 4EN

Proposal: Certificate of lawful development for proposed extension to existing rear extension.

Application No: EPF/1583/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Rob and Sam Batchell

Planning File No: 026573

Location: 4 Alderton Way, Loughton, IG10 3EQ

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

718.3 Others – provided for information only: EPF/1489/19, EPF/1503/19, EPF/1542/19, EPF/1599/19, EPF/1639/19 and EPF/1650/19

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

PL719 Decisions

719.1 Decisions by Epping Forest District Council

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

PL720 Licensing Applications

720.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of Efezade, 12-14 The Broadway, Loughton, IG10 3ST

The Committee OBJECTED to this proposed licensing application on the grounds of the prevention of crime and disorder and the prevention of public nuisance, confirming that the property had residential accommodation above and the occupants would be adversely affected by the late operation of this licence.

If Epping Forest District Council, Licensing Unit, is minded to grant this licence the Committee requested that the hours for the sale of alcohol be limited to 11pm Sunday to Thursday, and 12pm Friday to Saturday; and for no recorded music to be audible outside the premises after 9pm Sunday to Thursday and 10pm Friday to Saturday.

PL721 Enforcement and Compliance

No reports had been received.

Signed:

Date: 29 July 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 29 July 2019 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
C C Pond (as substitute for T Downing)

Officers: Mark Squire (Town Clerk)
Debra Paris (Planning Committee Clerk)

4 members of the public

PL722 Apologies for Absence

Apologies for absence were received from Cllr Downing. The Planning Committee Clerk reported that Cllr C C Pond had been nominated as his substitute for this meeting.

PL723 Declarations of Interest

Cllr Cochrane declared a non-pecuniary interest in planning applications EPF/1675/19, 32 Queens Road, as the applicants were known to her; and EPF/1677/19, 71 Roundmead Avenue, as the architect was known to her.

Cllr C C Pond 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 Sub-Committee 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.

He also declared a non-pecuniary interest in the following items on the agenda:

- 1) Planning applications:
EPF/1635/19, Junction of Potters Close and York Hill, as he was acquainted with the owner and objector to this proposal;
EPF/1602/19, 20 Wellfields, as the objector was known to him;
EPF/1718/19, 8 Brooklyn Avenue, as he knew the applicant; and
- 2) Agenda item 7, Designating the Town Council/Library Building as an Asset of Community Value, as a member of Essex County Council and an Honorary Fellow of the Institute of Librarians and Information Practitioners. Cllr Pond stated that any views he gave at this meeting would be considered anew if the application came before a County Council committee.

Cllr Angold-Stephens declared a non-pecuniary interest in planning application, EPF/1718/19, 8 Brooklyn Avenue, as she was acquainted with the applicant.

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

- 1) Agenda item 7, Designating the Town Council/Library Building as an Asset of Community Value, as the Council had an interest in this building;

- 2) planning applications EPF/1113/19 – 305-307 High Road, EPF/1623/19 – 202 High Road and EPF/1630/19 – The Last Post, 227 High Road, owing to comments received from the LRA Plans Group;
- 3) planning applications EPF/1635/19 – Junction of Potters Close and York Hill & EPF/1714/19 – 17 Stony Path, as the architect was known to the Council; and
- 4) planning application, EPF/1602/19 – 20 Wellfields, as the person speaking against this application was known to the Committee.

The Committee AGREED to bring forward planning applications, EPF/1602/19, EPF/1630/19 and EPF/1635/19 after the next agenda item as members of the public were interested in these items.

PL724 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 15 July 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL725 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

725.1 Application No: EPF/1602/19

Officer: Honey Kojouri

Applicant Name: Mrs Shahnilah Razaq

Planning File No: 020825

Location: 20 Wellfields, Loughton, IG10 1NX

Proposal: New glazed lantern on the existing rear single storey roof, change of use of existing garage, x3 no. new dormers to the front elevation & miscellaneous windows.

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

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application, and also drew the Planning Officer's attention to the air conditioning units which had been installed without planning permission.

The Committee OBJECTED to this application on the grounds that the 3x dormers to the front elevation had an ungainly effect on the street scene; and the seeming deception on the application relating to the lantern window, the installation of which was overbearing on the amenity of the neighbours at nos 18 and 22.

The Committee had NO OBJECTION to the change of fenestration or change of use of the existing garage in this proposal.

Application No: EPF/1630/19

Officer: Natalie Price

Applicant Name: Miss Emma Fallon

Planning File No: 008961

Location: The Last Post, 227 High Road, Loughton, IG10 1BB

Proposal: Application for Variation of Condition 1 'opening hours' for EPF/2207/14. (Continued use as a pub/restaurant).

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

The Committee NOTED the contents of three letters of objection.

The Committee OBJECTED to this application on the grounds that it would be deleterious to the amenity of residents in the flats above the premises in the High Road and those in nearby roads, particularly Priory Road.

Application No: EPF/1635/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Gaffney

Planning File No: 013593

Location: Junction of Potters Close & York Hill, Loughton, IG10 1JA

Proposal: Proposed erection of a detached x2 no. bedroom cottage.

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

The Committee OBJECTED to this application stating that it was garden grabbing and overbearing on the street scene, causing a grave adverse effect on the Conservation Area of York Hill. Members deplored the loss of trees in the Conservation Area and noted the access difficulty to the site.

PL726 Matters for Report

726.1 Notice of Appeal

EPF/0332/19 – 62 The Crescent, Loughton, IG10 4PU – Proposal: Proposed single storey rear extension, two storey side extension and first floor extension with a pitched roof and rooms in void with associated crossovers and hard landscaping (Appeal ref no: APP/J1535/D/19/3231817) – Min no PL642.1

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

726.2 Planning Enforcement Complaints

The Committee NOTED the information received from Epping Forest District Council. The Planning Committee Clerk reported that the link advised by EFDC for use had now been updated to:

https://eppingforestdc-self.achieveservice.com/service/Report_a_planning_breach

PL727 Air Pollution / Air Quality

The Committee NOTED the request of the Environment and Heritage Committee – Min no EH142.

PL728 Consultation: Revised Statement of Community Involvement – Draft June 2019

The Committee CONFIRMED it had nothing to add to this revised statement, other than to bring to the attention of Epping Forest District Council that the contact hours in paragraph 1.4, were incorrectly stated as being between 9am and 1pm, rather than 9am and 11.30am Monday to Friday.

PL729 Designating the Town Council/Library Building as an Asset of Community Value

The Committee AGREED to register Loughton Library and Town Hall as an 'Asset of Community Value'. The Town Clerk would instigate proceedings with the local authority in this regard and inform Essex County Council accordingly.

PL730 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

730.1 Application No: EPF/1113/19

Officer: Muhammad Rahman

Applicant Name: Threadneedle Pensions Limited

Planning File No: 005521

Location: 305 – 307 High Road, Loughton, IG10 1AL
Proposal: Change of use from Class A1 use (shops) to Class A3 use.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the stated opening hours were unreasonable, they were too long and too late causing detriment to the amenity of the residents in the flats above. Further, if the applicant planned to install air conditioning units (ventilation and extraction), this would further be harmful to neighbours' amenity due to noise and odour.

The Chairman of the Committee AGREED to attend an Area Planning Sub-Committee South meeting to make representations on this application, if required.

Application No: EPF/1463/19
Officer: Natalie Price
Applicant Name: Mr Jonathan Wickham
Planning File No: 019473
Location: High Elms, 1 Nafferton Rise, Loughton, IG10 1UB
Proposal: Proposed two storey side extension with a new gable dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/1623/19
Officer: Honey Kojouri
Applicant Name: McDonald's Restaurants Ltd
Planning File No: 001663
Location: 202 High Road, Loughton, IG10 1ET
Proposal: Proposed installation of x1 no. fascia sign, x1 no. projecting sign, x1 no. window decal & x1 no. LCD digital window poster.
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/1665/19
Officer: Muhammad Rahman
Applicant Name: Mr Tyler Bedworth
Planning File No: 030305
Location: 98 Pyrles Lane, Loughton, IG10 2NW
Proposal: Proposed ground floor side extension with a double hipped roof.

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

Application No: EPF/1674/19
Officer: Honey Kojouri
Applicant Name: Mr & Mrs Smith
Planning File No: 030389
Location: 32 Queens Road, Loughton, IG10 1RS
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1677/19
Officer: Muhammad Rahman
Applicant Name: Mr Mark Perring
Planning File No: 018762

Location: 71 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Alterations/extension to the existing roof/ loft conversion. Alterations to the existing ground floor rear extension/garage extension/internal alterations. (Revised application to EPF/0353/18.)

Members NOTED that this 'revised application' had the same drawings as those submitted for EPF/0353/18.

The Committee OBJECTED to this application by reason of the excessively bulky roof design making the proposal overbearing and detrimental to the street scene. Members commented that they would prefer a hipped roof to match the neighbouring property.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/1697/19

Officer: Ian Ansell

Applicant Name: Mr Q Khan

Planning File No: 018484

Location: 30 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Proposed ground & first floor rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/1714/19

Officer: Natalie Price

Applicant Name: Mr & Mrs Lee Georgio

Planning File No: 007999

Location: 17 Stony Path, Loughton, IG10 1SJ

Proposal: Removal of existing roof and construction of higher roof with feature front gable, rear dormer and new pitched roof over rear first floor projection.

The Committee OBJECTED to this application as it was out of keeping with the street scene and would have a dominating effect on the Conservation Area opposite.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having no further comments to add.

Application No: EPF/1718/19

Officer: Robin Hellier

Applicant Name: Mrs Marie Corrigan

Planning File No: 013469

Location: 8 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: TPO/CHI/02/70 (A1)

T1: Ash - Crown reduce by up to 4m, 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.

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

Application No: EPF/1631/19

Officer: Julie Cottrell

Applicant Name: Juliet Raine

Planning File No: 010993

Location: 19 Forest Way, Loughton, IG10 1JG

Proposal: York Hill Conservation Area

T1: Yew, T2: Goat Willow, T3: Hornbeam & T4: Apple - Tree works as specified.

Application No: EPF/1666/19

Officer: Julie Cottrell

Applicant Name: Mrs Julie Watson

Planning File No: 004004

Location: 117 York Hill, Loughton, IG10 1RX

Proposal: York Hill Conservation Area

T1 & T2 Conifer - Fell.

The Committee NOTED the information received from Epping Forest District Council in respect of the above applications.

730.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1647/19

Officer: Natalie Price

Applicant Name: Mr N Patel

Planning File No: 026151

Location: 51 The Drive, Loughton, IG10 1HG

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

Application No: EPF/1671/19

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Smith

Planning File No: 030389

Location: 32 Queens Road, Loughton, IG10 1RS

Proposal: Application for a Lawful Development for a proposed flat roof dormer addition to the existing gable roof for the loft conversion works.

730.4 Others – provided for information only: EPF/1627/19, EPF/1668/19, EPF/1698/19 EPF/1740/19

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

PL731 Decisions

731.1 Decisions by Epping Forest District Council

The Planning Decisions for June 2019 from Epping Forest District Council were NOTED.

PL732 Licensing Applications

No licensing applications had come to the attention of officers.

PL733 Enforcement and Compliance

No reports had been received.

Signed:

Date: 19 August 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 19 August 2019 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
B Cohen (as substitute for C Davies)

Also in attendance

Councillors: M Stubbings D Wixley

Officers: Debra Paris (Planning Committee Clerk)

17 members of the public

PL734 Apologies for Absence

Apologies for absence were received from Cllr Davies. The Planning Committee Clerk reported that Cllr Cohen had been nominated as her substitute for this meeting.

PL735 Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/1680/19, 30 York Hill, as members of the public present at the meeting were known to her.

Cllr Murphy declared a non-pecuniary interest in agenda item 5, The Essex County Council (Epping Forest District) (Permitted Parking and Special Parking Area) (Amendment No 28) Order 201, as she resides in High View Close.

Cllr Stubbings declared a non-pecuniary interest in planning application EPF/1872/19, 26 Greenfields, as he was friends with the neighbours of this property.

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 agenda item 8.2.1, Street Trading Consent – Fred's Seafood Stall, as he had been consulted in this matter in his role as a District Councillor. He would therefore not participate in the discussion of this item.

The Committee declared a non-pecuniary interest in the following items: planning applications EPF/1729/19 – 52 The Broadway, EPF/1860/19 – 51 High Road and EPF/1883/19 – 60 Tycehurst Hill; and agenda items 8.1.2, Notice of Application to Vary a Premises Licence in respect of Efezade, 12-14 The Broadway, IG10 3ST and 8.1.3, Notice of Application for a Premises Licence in respect of The Hub, 3 The Broadway, IG10 3SP, owing to comments received from the LRA Plans Group.

The Committee AGREED to bring forward planning applications, EPF/1680/19, EPF/1782/19 and EPF/1880/19; and agenda item 8.1.3, Notice of Application for a Premises Licence in respect of The Hub, 3 The Broadway, IG10 3SP after agenda item 3, Confirmation of Minutes, as members of the public were interested in these matters.

PL736 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 29 July 2019 amended from those circulated to read at Min no PL723, Declarations of Interest, paragraph 4, line 3:

“2) ... and an Honorary Fellow of the Institute of Librarians and Information Practitioners”

were CONFIRMED as a correct record and signed by the Chairman.

PL737 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

737.1 Application No: EPF/1680/19

Officer: Natalie Price

Applicant Name: Mr Guvenc Topcuoglu

Planning File No: 023961

Location: 30 York Hill, Loughton, IG10 1HT

Proposal: Proposed two storey, side & rear extension.

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 OBJECTED to this application on the grounds that it was overbearing due to bulk, mass and height; and was out of keeping with the street scene and conservation area.

The first floor terrace would cause overlooking and be detrimental to the amenity and privacy of the neighbours.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/1782/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Kevin Milligan

Planning File No: 006876

Location: 3 Landmark House, The Broadway, Loughton, IG10 2FA

Proposal: Erection of a Bin Store within service yard of Landmark Building to facilitate waste removal from the commercial premises.

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

The Committee NOTED the contents of nine letters of objection.

The Committee OBJECTED to this application on the grounds that it would be deleterious to the amenity of residents in the flats above the premises due to its proposed siting, particularly as it was under balconies and windows.

The proposal would expose residents to:

- i) increased noise and odour pollution when glass/refuse is being deposited, particularly during unsociable hours, and from waste vehicle collections;
- ii) increased risk of vermin and infestations with the potential effects on the health of residents;
- iii) an increased risk from potential criminal activities. The bin store could be used by burglars to gain access to enter residents' balconies and homes.

The draft local plan states “that the management of waste in flatted properties should avoid compromising the quality and provision of amenity space and forecourts. It should be located and screened to avoid nuisance and adverse impact on visual and other amenity to occupiers; and that planning proposals should reduce the risk and fear of crime.”

The Chairman of the Committee AGREED to attend an Area Planning Sub-Committee South meeting to make representations on this application, if required.

PL738 Licensing Application

738.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of The Hub, 3 The Broadway, Loughton, IG10 3SP

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

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds of all four licensing objectives: the prevention of crime and disorder; public safety; the prevention of public nuisance; and the protection of children from harm.

The application would be detrimental to the amenity of the residents of Landmark House on the following grounds:

- i) noise pollution and disturbance from patrons of the establishment along with the proposed live and recorded music;
- ii) concerns for anti-social behaviour and the increased risk of crime due to the licence for alcohol and late hours, with people loitering in the surrounding area posing a potential risk to the safety of residents and other members of the public;
- iii) the proposal does not conform to other operating hours for licensed premises in the locality that are in such close proximity to residential dwellings – the requested hours ending much too late;
- iv) increase in litter, odours and noise disturbances caused by the patrons smoking, vomiting and drunken behaviour in the street along with the increase in traffic from the use of personal vehicles and taxis; and
- v) the potential harm caused to the health of residents with balconies/windows above the premises arising from patrons who congregate to smoke outside the bar.

If Epping Forest District Council, Licensing Unit, is minded to grant this licence members requested that:

live and recorded music be limited to inside only, with sound limiting equipment installed and sufficient sound-proofing to protect the amenity of the residents of Landmark House; and that licensing hours

for the playing of music be limited to 9pm Sunday – Thursday and until 10pm Friday – Saturday;

the sale of alcohol be restricted to 10.30pm Sunday – Thursday and until 11pm Friday – Saturday, with opening hours ceasing at 11pm Sunday – Thursday and 11.30pm Friday – Saturday.

PL739 Planning Application

The following planning application was CONSIDERED and the plans inspected.

739.1 Application No: EPF/1880/19

Officer: Muhammad Rahman

Applicant Name: Mr John Hayes

Planning File No: 026580

Location: Parking area at southern end of cul-de-sac, Thatchers Close, Loughton, IG10 3SP

Proposal: Erection of one 2 storey affordable home with 2 parking spaces (Renewal of previous approved consent EPF/2618/15).

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

Members commented on the poor quality of the drawings to view in respect of this application.

The Committee OBJECTED to this application reiterating its previous concerns for EPF/2618/15, which were:

Members were concerned the combined effect of the height of the proposed dwelling and raised level of the plot, owing to the slope of the land, would overlook and have a detrimental impact on neighbouring properties in Hanson Close and Goldingham Avenue, as well as overshadow these neighbouring gardens.

PL740 Matters for Report

The Planning Committee Clerk reported that Epping Forest District Council had advised that the Planning Inquiry into EPF/2499/17 - 13-15a Alderton Hill, would resume again on 3 September 2019 – 6 September 2019.

The Committee NOTED this information.

PL741 The Essex County Council (Epping Forest District) (Permitted Parking and Special Parking Area) (Amendment No 28) Order 201*

The Committee had NO COMMENT to make on the proposal for waiting restrictions of one hour in the morning and afternoon to be introduced onto High View Close (Monday to Friday), as required by the Local Authority Traffic Orders (Procedure) (England and Wales) Regulations 1996.

PL742 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

The Committee AGREED to take the following two applications together as they were in respect of the same property.

742.1 Application No: EPF/1312/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs White

Planning File No: 030286

Location: 5 Treetops View, Loughton, IG10 4PR

Proposal: Proposed erection of a new front porch with an extension to the existing terrace on first floor level.

Application No: EPF/1884/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs White

Planning File No: 030286

Location: 5 Treetops View, Loughton, IG10 4PR

Proposal: Erection of a new contemporary (but in keeping) single storey rear extension(s). (Amended application to EPF/0899/19.)

The Committee had NO OBJECTION to these applications.

Application No: EPF/1695/19

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Fry

Planning File No: 024073

Location: 7 Meadow Road, Loughton, IG10 4HY

Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1723/19

Officer: Natalie Price

Applicant Name: Abi Dooney

Planning File No: 017599

Location: 102 Lawton Road, Loughton, IG10 2AA

Proposal: Single storey side extension, enlargement of existing dormer and new front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1729/19

Officer: Muhammad Rahman

Applicant Name: Mr Christopher Lovelock

Planning File No: 006103

Location: 52 The Broadway, Loughton, IG10 3ST

Proposal: Change of use from A1 to Sui Generis.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of the prevention of noise pollution which would be detrimental to the residents of the flats above the shops, caused by departing customers and staff. The proposed opening until midnight on Saturdays was too late and should be restricted until no later than 11.30pm.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/1742/19

Officer: Robin Hellier

Applicant Name: Mrs Rachel McGimpsey

Planning File No: 011319

Location: 38 Upper Park, Loughton, IG10 4EQ

Proposal: TPO/EPF/05/89

T2: Cypress - Reduce overhanging laterals, on the side of No 40 Upper Park, by up to 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.

Application No: EPF/1746/19
Officer: Muhammad Rahman
Applicant Name: Mr Richard Bernstein
Planning File No: 008690
Location: 2 Whitehills Road, Loughton, IG10 1TS
Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1749/19
Officer: Honey Kojouri
Applicant Name: Mr H Patel
Planning File No: 023451
Location: 7 Smarts Lane Mews, Smarts Lane, Loughton, IG10 4GP
Proposal: Retention of three-bed house & one-bedroom flat extended to form a two-bedroom flat above shop on Loughton high road. (Ref: EPF/1600/14).

The Committee had NO OBJECTION to this application.

Application No: EPF/1752/19
Officer: Marie-Claire Tovey
Applicant Name: Ms Frances Page
Planning File No: 030391
Location: 37 Colebrook Lane, Loughton, IG10 2HJ
Proposal: Single storey rear and side extension along with a front porch refurbishment.

The Committee had NO OBJECTION to this application.

Application No: EPF/1760/19
Officer: Robin Hellier
Applicant Name: Mr M Blake
Planning File No: 030395
Location: 200 The Broadway, Loughton, IG10 3TF
Proposal: TPO/EPF/16/84 (Ref: T6)
T1: Ash - Crown reduce by up to 2m, 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/1763/19

Officer: Honey Kojouri

Applicant Name: Mr Kishore Chudasama

Planning File No: 018587

Location: 35 Torrington Gardens, Loughton, IG10 3TB

Proposal: Proposed x 2 no. bedroom new dwelling to the side of the property.

The Committee OBJECTED to this application on the grounds that it was garden grabbing, an over-development of the site, too cramped and went right up to the border.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/1766/19

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Maggie Handley

Planning File No: 029826

Location: 1 Ibbetson Path, Loughton, IG10 2AS

Proposal: Proposed single storey rear extension and loft conversion with Juliet balcony.

The Committee had NO OBJECTION to this application.

Application No: EPF/1767/19

Officer: Natalie Price

Applicant Name: Mr James Rampton

Planning File No: 026829

Location: 48 Harwater Drive, Loughton, IG10 1LW

Proposal: Two storey side, single storey rear and front extensions.

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

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/1796/19

Officer: Robin Hellier

Applicant Name: Nandos

Planning File No: 003730

Location: Unit 1, 2 Station Road, Loughton, IG10 4NZ

Proposal: TPO/EPF/07/79

T1: Cedar - Crown lift to 2.5m, as specified.

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

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

The Committee AGREED to take the following two applications together as they were in respect of the same property.

Application No: EPF/1805/19
Officer: Muhammad Rahman
Applicant Name: Mr Alan Marcelis
Planning File No: 013058
Location: 40 Traps Hill, Loughton, IG10 1SZ
Proposal: Proposed double garage. (Revised application to EPF/0171/19.)

The Committee OBJECTED to this application referring to the Tree and Landscaping Officer's report of 6 March 2019, in respect of EPF/0719/19, which stated:

"We note that the applicant states that there was a previous permission for a garage in this general location. That application (EPF/0500/08) retained the mature vegetation that was present along both the Traps Hill and West View boundaries. As the vegetation has now been removed, it is a very different application to that previously presented. The officer report for the 2008 application stated that 'The location of the proposed garage would be in front of the main house, but behind a thick belt of conifer trees which have formed a solid evergreen hedge', and 'The house and front garden is well screened and provided the hedgerow remains, there will be no loss of amenity to the street scene.'

Application No: EPF/1866/19
Officer: Honey Kojouri
Applicant Name: Alan Marcelis
Planning File No: 013058
Location: 40 Traps Hill, Loughton, IG10 1SZ
Proposal: External rear light well with additional roof-lights & internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/1812/19
Officer: Marie-Claire Tovey
Applicant Name: Mr Luke Cadman
Planning File No: 017721
Location: 256 High Road, Loughton, IG10 1RB
Proposal: Minor material amendment to EPF/3210/17 (Demolition of existing buildings & construction of x29 no. retirement apartments in a single building of 3, 4 and 5 storeys in height, alongside associated access, amenity space, landscaping & parking) to allow a roof terrace with privacy screens at third floor level.

The Committee had NO OBJECTION to this application.

Application No: EPF/1815/19
Officer: Marie-Claire Tovey
Applicant Name: Luke Cadman
Planning File No: 017721

Location: 256 High Road, Loughton, IG10 1RB

Proposal: Retention of a non-illuminated vinyl banner at a construction site advertising the proposed development.

The Committee had NO OBJECTION to this application.

Application No: EPF/1830/19

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Cannelle Kunstel

Planning File No: 014731

Location: 8 Greensted Road, Loughton, IG10 3DW

Proposal: Proposed wooden pergola attached to the main part of the house.

The Committee had NO OBJECTION to this application.

Application No: EPF/1837/19

Officer: Natalie Price

Applicant Name: Mr Selahattin Cicek

Planning File No: 030405

Location: 46 Ibbetson Path, Loughton, IG10 2AS

Proposal: Proposed erection of a two storey side extension & front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1860/19

Officer: Muhammad Rahman

Applicant Name: Mr Roberts

Planning File No: 006706

Location: 51 High Road, Loughton, IG10 4JE

Proposal: Development of an underused piece of land with a single house, replaced with a new building consisting of 9 apartments.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the roofline was out of keeping with the street scene. It was an over-development of the site by reason of its massing and the extent of the built form proposed.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.45pm.

Application No: EPF/1870/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Nigel Green

Planning File No: 008872

Location: 52 Harwater Drive, Loughton, IG10 1LW

Proposal: Proposed conversion of an existing integral garage & single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1872/19

Officer: Natalie Price

Applicant Name: Mr DL Building Solutions

Planning File No: 021972

Location: 25 Greenfields, Loughton, IG10 3HF

Proposal: Retrospective application for the erection of a shed.
The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application. The Committee requested the following condition be imposed by the local planning authority that the structure should only be used as a shed and **not** as living accommodation.

Application No: EPF/1883/19

Officer: Muhammad Rahman

Applicant Name: Mr Mohamad Hanif

Planning File No: 005806

Location: 60 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Proposed construction of a second vehicle cross-over from the property onto the highway, with a new boundary wall at the front, piers, metal railings & gates.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, but requested the planting of native species to soften the impact of the metal railings and to enhance the appearance of the street scene.

Application No: EPF/1886/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Thomas Somers

Planning File No: 026418

Location: 39 Rectory Lane, Loughton, IG10 1NZ

Proposal: Proposed front elevation canopy & elevation alterations.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/1797/19

Officer: Julie Cottrell

Applicant Name: Mr Vic McDonald

Planning File No: 011227

Location: 5 Wallers Hoppet, Loughton, IG10 1SP

Proposal: York Hill Conservation Area

T1: Silver Birch - Crown reduce height by up to 3m & lateral branches by up to 1.5m.

The Committee NOTED the information received from Epping Forest District Council in respect of the above application.

742.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1803/19

Officer: Honey Kojouri

Applicant Name: Ms King

Planning File No: 015709

Location: 108 Oakwood Hill, Loughton, IG10 3ES

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

Application No: EPF/1821/19
Officer: Honey Kojouri
Applicant Name: Mr Aaruran Sivanathan
Planning File No: 030402
Location: 115 Grosvenor Drive, Loughton, IG10 2LB
Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion with a hip to gable rear dormer & front rooflights.

Application No: EPF/1863/19
Officer: Muhammad Rahman
Applicant Name: Mr Pav Paul
Planning File No: 030198
Location: 16 Harvey Gardens, Loughton, IG10 2AD
Proposal: Application for a Lawful Development Certificate for a Proposed 6 people HMO.

The Committee expressed CONCERN regarding this application, questioning whether it was correct to be listed under Deemed Permission, specifically as the request was for a 6 people HMO. Members believed that if the request was for more than 5 people it required a full planning application.

- 742.4 Others – provided for information only:** EPF/1801/19 and EPF/1855/19
The Committee NOTED the information received from Epping Forest District Council.

PL743 Decisions

743.1 Decisions by Epping Forest District Council

No decision notices have been received.

PL744 Licensing Applications

744.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of The Loughton Club, 8 Station Road, Loughton, IG10 4NX

The Committee had NO OBJECTION to this application.

744.2 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of Efezade, 12-14 The Broadway, Loughton, IG10 3ST – Min no PL720.1

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this proposed licensing variation on the grounds of the prevention of crime and disorder and the prevention of public nuisance, confirming that the property had residential accommodation above and the occupants would be adversely affected by the late operation of this licence.

If Epping Forest District Council, Licensing Unit, is minded to grant this licence the Committee requested that the hours for the sale of alcohol be limited to 11pm Sunday to Thursday, and 12pm Friday to Saturday; and for no recorded music to be audible outside the premises after 9pm Sunday to Thursday and 10pm Friday to Saturday.

744.3 Street Trading Consent – Fred's Seafood Stall, Gunmakers Arms, 133 Chester Road, Loughton, Essex IG10 2LJ

The Committee had NO OBJECTION to this application.

PL745 Enforcement and Compliance

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

Signed:

Date: 2 September 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 2 September 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies (from min no 750.1)
T Downing K Latchford S Murphy

Officers: Debra Paris (Planning Committee Clerk)

PL746 Apologies for Absence

No apologies for absence were received.

PL747 Declarations of Interest

Cllr Latchford declared a non-pecuniary interest in planning application EPF/1972/19, Loughton Dental Spa, as he attends this practice.

The Committee declared a non-pecuniary interest in the following items: planning applications EPF/1908/19 – Unit 20, Oakwood Hill Industrial Estate, EPF/1917/19 – Lidl, 140-142 Church Hill and agenda item 5.4 (Others): EPF/2053/19 - Debden Station (listed for info only), owing to comments received from the LRA Plans Group.

PL748 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 19 August 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL749 Matters for Report

749.1 Notice of Appeal

EPF/0698/19 – 22 Stony Path, Loughton, IG10 1SJ – New roof extension above existing garage to mirror the opposite side of the property. (Appeal ref no: APP/J1535/D/19/3233984) – Min no PL669.1

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

749.2 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/10/19: 119 York Hill, Loughton IG10 1RX

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

PL750 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

750.1 Application No: EPF/1819/19

Officer: Natalie Price

Applicant Name: Mr & Mrs M. Talaie

Planning File No: 030415

Location: 16 Barfields, Loughton, IG10 3JQ

Proposal: Proposed two storey side and rear extension and front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1822/19

Officer: Honey Kojouri

Applicant Name: Mr Aaruran Sivanathan

Planning File No: 030402

Location: 115 Grosvenor Drive, Loughton, IG10 2LB

Proposal: Proposed demolition of the rear conservatory, create a single storey rear/side extension with creation of a hard-standing in the front garden for an additional vehicle. Alteration to the size of front & rear windows

The Committee had NO OBJECTION to this application.

Application No: EPF/1905/19

Officer: Muhammad Rahman

Applicant Name: Miss Thi Pham

Planning File No: 008891

Location: Ground floor shop, 10 Forest Road, Loughton, IG10 1DX

Proposal: Proposed change of use from A1 to Sui Generis (nail bar).

The Committee had NO OBJECTION to this application.

Application No: EPF/1908/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Aaran Hall

Planning File No: 012775

Location: Unit 20, Oakwood Hill Industrial Estate, Loughton, IG10 3TZ

Proposal: Proposed new 5 storey office building with associated parking.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was out of keeping with the site and would be intrusive on the residents on the other side of the railway line, namely in Lushes Court, Lushes Road, Chequers Road and Crossfields.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/1917/19

Officer: Sukhdeep Jhooti

Applicant Name: Lidl Great Britain Ltd

Planning File No: 006441

Location: 140-142 Church Hill, Loughton, IG10 1LJ

Proposal: Proposed installation of an external plant area comprising of x3 no. 3-pipe heat recovery outdoor units, x2 no. food refrigeration pump stations & x2 no. food refrigeration dry coolers.

The Committee expressed a CONCERN about the level of noise disturbance for residents in nearby roads, namely Millsmead Way and Sedley Rise. Members requested clarification of the acoustic plant specification.

Cllr Davies joined the meeting during the next item.

Application No: EPF/1925/19

Officer: Muhammad Rahman

Applicant Name: Mr P Giordano

Planning File No: 003011

Location: 39 Albion Hill, Loughton, IG10 4RD

Proposal: Proposed two storey rear extension with internal alterations.

The Committee OBJECTED to this application on the grounds of the comments made in the Tree Officer's report, dated 19 August 2019.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/1940/19

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Rachel Ellis

Planning File No: 021920

Location: 77 Lushes Road, Loughton, IG10 3QD

Proposal: Two storey side extension and rear/side ground floor extension.

The Committee would not comment on this proposal, NOTING that the plans submitted for this application were incomplete failing to show the first floor plans for the rear/side elevation.

Application No: EPF/1946/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Singh

Planning File No: 017351

Location: Foxwood, Nursery Road, Loughton, IG10 4DZ

Proposal: Proposed double storey front & rear extensions, basement extension & a mansard roof loft conversion with front & rear dormer windows.

The Committee OBJECTED to this application on the basis of the Tree Officer's report, dated 20 August 2019.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/1953/19

Officer: Natalie Price

Applicant Name: Mrs Sullivan

Planning File No: 030416

Location: 16 Alderton Way, Loughton, IG10 3EQ

Proposal: Proposed single storey rear and side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1957/19

Officer: Natalie Price

Applicant Name: Miss Ellis Edwards

Planning File No: 010562

Location: 27 Durnell Way, Loughton, IG10 1TG

Proposal: Proposed two storey rear extension.

The Committee OBJECTED to this application on the grounds that it was too overbearing on neighbours at the first floor level. Members stated that the proposed 5m extension was too deep; a 3m extension would be a more reasonable proposal.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

The Committee AGREED to consider the following two applications together as they were for the same proposal.

Application No: EPF/1963/19
Officer: Honey Kojouri
Applicant Name: The Hub Loughton Limited
Planning File No: 006876
Location: 1 Landmark House, 3 The Broadway, Loughton, IG10 2FA
Proposal: New front facade to existing shell for public house.

Application No: EPF/1969/19
Officer: Honey Kojouri
Applicant Name: The Hub Loughton Limited
Planning File No: 006876
Location: 1 Landmark House, 3 The Broadway, Loughton, IG10 2FA
Proposal: New front signage.

The Committee had NO OBJECTION to these applications.

Application No: EPF/1972/19
Officer: Natalie Price
Applicant Name: Loughton Dental Spa
Planning File No: 006168
Location: Dental Surgery, 138 Church Hill, Loughton, IG10 1LJ
Proposal: Application for Consent to Display a replacement of existing advertisement signs & proposed x2 no. internally illuminated fascia signs across its two frontages.

The Committee had NO OBJECTION to this application.

Application No: EPF/1987/19
Officer: Marie-Claire Tovey
Applicant Name: Mr Brown
Planning File No: 009244
Location: Land to the rear of Hatfield House, E15 Acting School, Rectory Lane, Loughton
Proposal: Application for Variation of Conditions 2,3,4,9,10,11,12,14,15,16 & 17 to EPF/1904/16. (Phased development to provide higher education facilities (Use Class D1) and permission for the permanent retention and external upgrade of the two existing studio buildings, together with associated landscaping and highway works).

The Committee had NO OBJECTION to this application.

Application No: EPF/2004/19
Officer: Natalie Price
Applicant Name: Mr Stuart Ballard
Planning File No: 030419
Location: 68 Church Hill, Loughton, IG10 1LB
Proposal: Proposed demolition of an existing garage/outbuilding. Double storey rear extension, alterations to the front elevation, main roof & a loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/2008/19
Officer: Natalie Price
Applicant Name: Mrs Amanda Dempsey
Planning File No: 030418
Location: 240 Chester Road, Loughton, IG10 2LR
Proposal: Proposed single storey front & side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2015/19
Officer: Sukhdeep Jhooti
Applicant Name: c/o agent
Planning File No: 006441
Location: 140-142 Church Hill, Loughton, IG10 1LJ
Proposal: Application for Variation of Condition 2 'opening hours' for EPF/0756/79. (Amendments to proposed builders merchants as Do It Yourself store).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would be detrimental to the amenity of neighbours in Sedley Rise and Millsmead Way, noting the proposal stated that deliveries would be undertaken out of hours.

Members considered opening hours of 8am to 10pm Monday – Saturday and 10am to 4pm Sundays would be sufficient.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/2018/19
Officer: Natalie Price
Applicant Name: Mr Muzaffer Ozdan
Planning File No: 024155
Location: 14 Chigwell Lane, Loughton, IG10 3RW
Proposal: Proposed single storey side & rear extension with erection of first floor rear window.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/2021/19
Officer: Julie Cottrell
Applicant Name: Mr Lyle
Planning File No: 025090
Location: 75 York Hill, Loughton, IG10 1HZ
Proposal: York Hill Conservation Area
T2: Cherry, T11: Apple, T12: Willow Leafed Pear, T13: Hornbeam, T15: Holly & T16:
Hazel - Pruning works, as specified.

The Committee NOTED the information received from Epping Forest District Council in respect of the above application.

750.3 Deemed Permission – provided for information only:

There were no applications listed under Deemed Permission.

750.4 Others – provided for information only: EPF/1885/19, EPF/1888/19, EPF/1961/19, EPF/1971/19, EPF/1989/19, EPF/2026/19 and EPF/2053/19
Members NOTED the contents of a letter of concern.

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

In respect of EPF/2053/19, Debden Station, IG10 3TG, the COMMITTEE commented that it is very important that the 1891 footbridge is not damaged or affected in any way during these works and suggested that the local planning authority impose suitable condition(s) to ensure that great care is taken to protect it during the works.

PL751 Decisions

751.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL752 Licensing Applications

No licensing applications had come to the attention of officers.

PL753 Enforcement and Compliance

No reports had been received.

Signed:

Date: 16 September 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16 September 2019 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

Officers: Debra Paris (Planning Committee Clerk)

1 Member of the Public

PL754 Apologies for Absence

Apologies for absence were received from Cllr Davies.

PL755 Declarations of Interest

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

- i) planning application EPF/1940/19 – 77 Lushes Road, and agenda item 7.1.1 – Licensing Application – The Loughton Club, owing to comments received from the LRA Plans Group; and
- ii) agenda item 7.1.2 – Street Trading Consent – Essex Farmers Market as the Committee are all members of the Loughton Residents Association.

PL756 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 2 September 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL757 Matters for Report

757.1 Amended Plans

EPF/1805/19 – 40 Traps Hill, Loughton, Essex, IG10 1SZ – Proposal: Proposed double garage. (Revised application to EPF/0171/19) – Min no PL742.1

The Committee OBJECTED to this application as the proposed garage was above single storey and forward of the building line. It was not in keeping with the street scene and would spoil the look of that part of Traps Hill.

Members confirmed that they would not be willing to attend and speak against this application, having no further comments to make.

757.2 Licensing Sub Committee Hearing – The Hub, 3 The Broadway, Loughton: 1 October 2019, at the Civic Offices, High Street, Epping CM16 4BZ at 10am

The Planning Committee Clerk reported that a member of the Committee had been invited by Epping Forest District Council, Licensing Team, to attend the above meeting to comment further on this application.

The Chairman AGREED that she would attend the hearing to make representations.

757.3 Public Health Act 1925 – Street Naming and Numbering: x7 residential properties rear of Hillyfields, 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. The Committee AGREED that the preferred name of Highgrove Close was a suitable choice.

PL758 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

758.1 Application No: EPF/1704/19

Officer: Natalie Price

Applicant Name: Mr Ioan Misca

Planning File No: 030257

Location: 44 Barrington Green, Loughton, IG10 2BA

Proposal: Single storey rear extension.

The Committee would not comment on this proposal, NOTING that the plans submitted for this application were incomplete failing to show any floor plans.

The Local Planning Authority advised that they would re-consult on this application once the missing drawings had been received from the agent.

Application No: EPF/1864/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Hellen

Planning File No: 008743

Location: 89 Forest Road, Loughton, IG10 1EF

Proposal: Alterations & extensions to convert one dwelling into two dwellings.

The Committee had NO OBJECTION to this application. However, members expressed CONCERN for the loss of a parking space on Forest Road which is covered by the NEPP Parking Scheme.

Application No: EPF/1940/19

Officer: Sukhdeep Jhooti

Applicant Name: Mrs Rachel Ellis

Planning File No: 021920

Location: 77 Lushes Road, Loughton, IG10 3QD

Proposal: Two storey side extension and rear/side ground floor extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2034/19

Officer: Natalie Price

Applicant Name: Ms Maureen Ager

Planning File No: 030422

Location: 19 Valley Close, Loughton, IG10 3AB

Proposal: Proposed two storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2040/19
Officer: Natalie Price
Applicant Name: Mr Hardip Nandra
Planning File No: 001209
Location: 35 Alderton Hill, Loughton, IG10 3JD
Proposal: Proposed side extension & conversion of a garage into a habitable room, front roof with a sky window.

The Committee had NO OBJECTION to this application, but requested a condition that the extension remain ancillary to the main dwelling and not be used as separate accommodation.

Application No: EPF/2044/19
Officer: Sukhdeep Jhooti
Applicant Name: Mr William Simmonds
Planning File No: 007787
Location: 68 The Broadway, Loughton, IG10 3ST
Proposal: Change of use of unit from D1 use (non-residential institutions) to A2 use (financial and professional services). No external changes.

The Committee had NO OBJECTION to this application.

Application No: EPF/2066/19
Officer: Robin Hellier
Applicant Name: Mr Milliken
Planning File No: 011359
Location: 68 Spring Grove, Loughton, IG10 4QE
Proposal: TPO/EPF/19/89
T33: Oak - Reduce lateral stems over neighbouring property, 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/2111/19
Officer: Robin Hellier
Applicant Name: Mr J Gordon
Planning File No: 007018
Location: 18 Albion Park, Loughton, IG10 4RB
Proposal: TPO/EPF/33/88
T1 & T2: Cypress - Fell and replace, 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/2104/19
Officer: Sukhdeep Jhooti
Applicant Name: Mr Sean Morgan
Planning File No: 001605

Location: Warren Hill Lodge, Manor Road, Loughton, IG10 4RP
Proposal: Demolition of existing dwelling house & replacement with a new dwelling house.

The Committee had NO OBJECTION to this application in principle, subject to the Tree Officer's concerns for the protection of the existing mature trees on the site.

Application No: EPF/2125/19
Officer: Sukhdeep Jhooti
Applicant Name: Mr Stanley Rogoff
Planning File No: 029617
Location: 53 The Square, Loughton, IG10 3FE
Proposal: Two storey side extension (Revised application to EPF/1375/19)

The Committee had NO OBJECTION to this application.

Application No: EPF/2126/19
Officer: Sukhdeep Jhooti
Applicant Name: Mr Delyn ILen
Planning File No: 030428
Location: 36 Longcroft Rise, Loughton, IG10 3NB
Proposal: Erection of ground floor front and single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2133/19
Officer: Honey Kojouri
Applicant Name: Debbie Balmforth
Planning File No: 030427
Location: 6 Lushes Road, Loughton, IG10 3QB
Proposal: Single storey front extension.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/2067/19
Officer: Robin Hellier
Applicant Name: Mr Walster
Planning File No: 004004
Location: 117 York Hill, Loughton, IG10 1RX
Proposal: TPO/EPF/10/19
T1 & T2: Western Red Cedars - Crown reduce height and lateral branches, as specified.

The Committee NOTED the information received from Epping Forest District Council in respect of the above application.

758.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2080/19
Officer: Honey Kojouri
Applicant Name: Mr Elliott Winner
Planning File No: 030424
Location: 26 Longfield, Loughton, IG10 4EE

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

Application No: EPF/2130/19

Officer: Honey Kojouri

Applicant Name: Ian McDougall

Planning File No: 008099

Location: 24 The Summit, Loughton, IG10 1SW

Proposal: Certificate of lawful development for a proposed rear glazed lean to, alteration to front and elevation and replacement windows.

758.4 Others – provided for information only: EPF/2065/19, EPF/2107/19, EPF/2121/19 and EPF/2152/19

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

PL759 Decisions

759.1 Decisions by Epping Forest District Council

The Planning Decisions for July and August 2019 from Epping Forest District Council were NOTED.

PL760 Licensing Applications

760.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of The Loughton Club, 8 Station Road, Loughton, IG10 4NX – Min no PL744.1

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

760.2 Street Trading Consent – Essex Farmers Markets Ltd, Loughton High Street, Loughton, Essex

The Committee had NO OBJECTION to this application.

PL761 Enforcement and Compliance

No reports had been received.

Signed:

Date: 30 September 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 30 September 2019 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

Officers: Debra Paris (Planning Committee Clerk)

PL762 Apologies for Absence

No apologies for absence were received.

PL763 Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/2184/19, 30 York Hill, as she was acquainted with the neighbours.

The Committee declared a non-pecuniary interest in agenda item 8.1.2, Notice of application for a new premises licence under the Licensing Act 2003 in respect of Green's Steakhouse & Grill, 3 Centric Parade, 200 High Road, Loughton, IG10 1DN owing to comments received from the LRA Plans Group.

PL764 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 16 September 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL765 Matters for Report

765.1 Notices of Appeal

EPF/1014/19 – 21 The Crescent, Loughton, IG10 4PY – Proposed first floor extension to create new bedrooms, bedroom within new roof space and a new entrance porch (Revised application to EPF/0050/19). (Appeal ref no: APP/J1535/D/19/3234980) – Min no PL685.1

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

765.2 EPF/3277/18 – Fairmead, 48 Church Lane, Loughton, IG10 1PD – Removal of existing two storey garage/annexe and replace with an individually designed Arts and Crafts influenced home. (Appeal ref no: APP/J1535/W/19/3236064) – Min no PL642.1

The Committee NOTED the refusal reasons of the local planning authority in respect of this application. Members had no further comments to add.

765.3 Amended Plans

EPF/1782/19 – 3 Landmark House, The Broadway, Loughton, IG10 2FA. Proposal: Erection of a Bin Store within service yard of Landmark House to facilitate waste removal from the commercial premises. **REVISED BIN LOCATION - Min no PL737.1**

The Committee had NO OBJECTION to this application.

765.4 Licensing Act 2003 – Variation of premises licence Efezade 12-14 The Broadway, Loughton, IG10 3ST

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

765.5 Public Health Act 1925 - Street Naming and Numbering: Site of St

Thomas More Catholic Church, Willingale Road, Loughton.

The Committee AGREED with the proposed choices of St Thomas More Close and Church Court for this new development.

PL766 The Essex County Council (Station Road, Loughton) (Permitted Parking Area and Special Parking Area) (Amendment No.29) Order 201*

The Committee had NO COMMENT on this proposal.

PL767 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

767.1 Application No: EPF/2173/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Ben & Christina Tomlinson

Planning File No: 030435

Location: 50 Sedley Rise, Loughton, IG10 1LT

Proposal: Demolition of existing lean-to and proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2175/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Andrew Morris

Planning File No: 008824

Location: 46 Habgood Road, Loughton, IG10 1HE

Proposal: Two storey rear extension with pitched roofs

The Committee had NO OBJECTION to this application.

Application No: EPF/2184/19

Officer: Muhammad Rahman

Applicant Name: Mr Pampellonne

Planning File No: 015137

Location: 8 Garden Way, Loughton. IG10 2SF

Proposal: Single storey rear extension, minor alterations to front elevation and, upgrading of windows and rear dormer (front roof lights to be removed).

The Committee had NO OBJECTION to this application.

Application No: EPF/2187/19

Officer: Ian Ansell

Applicant Name: Mr Jake Skipper

Planning File No: 029544

Location: 17 Goldings Rise, Loughton, IG10 2QP

Proposal: New side dormer with glass in cheeks of dormer, new Velux to existing roof & new glass in existing front gable wall.

The Committee had NO OBJECTION to this application.

767.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/2211/19

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Indraneil & Alita Basu

Planning File No: 000738

Location: 4 Southernhay, Loughton, IG10 4EN

Proposal: Certificate of Lawful Development for a proposed loft conversion with rear dormer and Juliet balcony.

767.3 Others – provided for information only: EPF/2171/19

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

PL768 Decisions

768.1 Decisions by Epping Forest District Council

No decision notices had been received from Epping Forest District Council.

PL769 Licensing Applications

769.1 Notice of application to vary a Premises Licence under the Licensing Act 2003 in respect of Fruteria Ltd, 232 High Road, Loughton, IG10 1ET

The Committee OBJECTED to this proposed licensing application on the grounds of the prevention of crime and disorder; public safety and the prevention of public nuisance.

The premises are located on the corner of the High Street and The Drive next to a pedestrian crossing and traffic lights, with residential properties above and within close proximity. If a licence was granted, it would lead to public safety issues at the crossing and cause disturbance to those residents.

Members commented that there are already a sufficient number of licensed premises in existence in the High Road, with Morrisons supermarket being very close by.

769.2 Notice of application to vary a Premises Licence under the Licensing Act 2003 in respect of Green's Steakhouse & Grill, 3 Centric Parade, 200 High Road, Loughton, IG10 1DN

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this proposed licensing application on the grounds of the prevention of crime and disorder and the prevention of public nuisance, confirming that the property had residential accommodation in close proximity and the occupants would be adversely affected by the late operation of this licence.

If Epping Forest District Council, Licensing Unit, is minded to grant this licence the Committee requested that the hours for the sale of alcohol and provision of late night refreshment be limited to 11pm Sunday to Thursday, and 12pm Friday to Saturday; and for no recorded or live music to be audible outside the premises after 9pm Sunday to Thursday and 10pm Friday to Saturday.

PL770 Enforcement and Compliance

No reports had been received.

Signed:
Date: 14 October 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 14 October 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officers: Debra Paris (Planning Committee Clerk)

PL771 Apologies for Absence

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

PL772 Declarations of Interest

Cllr Cohen declared a non-pecuniary interest in planning application EPF/2162/19, 202 High Road, IG10 3EJ, as she owns a tenanted property in nearby Clifton Road.

The Committee declared a non-pecuniary interest in planning application EPF/2162/19, 202 High Road, Loughton, IG10 3EJ owing to comments received from the LRA Plans Group.

PL773 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 30 September 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL774 Matters for Report

774.1 Notice of Appeal

ENF/0124/17 – 7 High Silver, Loughton, IG10 4EL – Without planning permission the erection of a wall, pillars and gates over 1m high adjacent to a highway. (Appeal ref no: APP/J1535/C/19/3229932)

The Committee was unable to comment on this application as no plans or details had been made available in respect of this appeal or the original Enforcement Notice.

PL775 Pre-application Consultation on Mobile Phone Masts – CTIL and Vodafone – Proposed base station installation at Junction of High Road and Warren Hill, Loughton, IG10 4JH (ref: CTIL_1500059 20)

The Committee had NO OBJECTION to this proposal.

PL776 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

776.1 Application No: EPF/1136/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Perry Morgan

Planning File No: 002537

Location: Alandale Scaffolding, Langston Road, Loughton, IG103SL

Proposal: Application for Outline Planning Permission for a new data centre.

The Committee had NO OBJECTION to this application.

Application No: EPF/1895/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Delves

Planning File No: 023001

Location: 3 Wroths Path, Loughton, IG10 1SH

Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2162/19

Officer: Honey Kojouri

Applicant Name: .

Planning File No: 001663

Location: 202 High Road, Loughton, IG10 1ET

Proposal: Change of use from A3 to A5.

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the change of use from A3 to A5 would attract a higher level of traffic to this area, especially at night.

The noise pollution created by the extra traffic, in particular motorbikes used for home deliveries, would be detrimental to the amenity of neighbouring residents in Clifton Road, Forest Road and those living above the shops in the High Road and Centric Parade.

A takeaway food outlet of this nature, of which there are already a sufficient number in the locality, would create excessive litter for the High Road and surrounding areas, particularly Jackson Alley. This problem would also have a harmful effect on the amenity of neighbouring residents.

The subsequent increase in traffic pollution caused by this proposal would create a detrimental impact on the SAC (Special Area of Conservation), which would be further exacerbated by customers who consumed the takeaway food in the nearby forest and then discarded their rubbish.

Members considered it would be preferable for the usage to remain A3 with some A5, and that operating times should be outlined. The Committee recommended that the outlet should not be allowed to open late at night to protect nearby residents from noise disturbance and public nuisance issues which these types of establishments commonly attract.

The Chairman of the Committee confirmed she would be willing to attend an Area Planning Sub-Committee South meeting if required to do so.

Application No: EPF/2231/19

Officer: Honey Kojouri

Applicant Name: Mr Parvinder Dhanoa

Planning File No: 030341

Location: 122 Roding Road, Loughton, IG10 3EJ

Proposal: Single storey side and first floor rear extension. (Revised application to EPF/1278/19).

The Committee OBJECTED to this application on the grounds that it was an over-development of the site and would be obtrusive on neighbours backing onto them at 1 and 1a South View Road.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/2294/19
Officer: Honey Kojouri
Applicant Name: Mr Rob McCabe
Planning File No: 026735
Location: 57 High Road, Loughton, IG10 4JE
Proposal: Proposed two-storey rear extension, floor plan redesign with all associated works.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/2189/19
Officer: Julie Cottrell
Applicant Name: Ms Hunter
Planning File No: 015569
Location: Lavender Cottage, 12 Forest Way, Loughton, IG10 1JG
Proposal: York Hill Conservation Area
1 x Yew - Crown reduce by up to 1.5m Remove internal crossing branches.

Application No: EPF/2253/19
Officer: Julie Cottrell
Applicant Name: Mrs Lorraine Webster
Planning File No: 019120
Location: 1 Steeds Way, Loughton, IG10 1HX
Proposal: York Hill Conservation Area
1 x False Acacia - Crown reduce to previous points.
The Committee NOTED the information received from Epping Forest District Council.

776.3 Deemed Permission – provided for information only:

There were no applications listed under Deemed Permission.

776.4 Others – provided for information only: EPF/2205/19, EPF/2302/19, EPF/2309/19 and EPF/2310/19

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

PL777 Decisions

777.1 Decisions by Epping Forest District Council

No decision notices had been received from Epping Forest District Council.

PL778 Licensing Applications

No licensing applications had come to the attention of officers.

PL779 Enforcement and Compliance

No reports had been received.

Signed:
Date: 28 October 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 28 October 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officers: Debra Paris (Planning Committee Clerk)

PL780 Apologies for Absence

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

PL781 Declarations of Interest

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

- 1) planning applications EPF/2341/19 and EPF/2343/19, 28 Stanmore Way, IG10 2SA as the architect was known to the council;
- 2) planning application EPF/2343/19, 28 Stanmore Way, IG10 2SA, and agenda item 7.1.1 Notice of application to vary the premises licence under the Licensing Act 2003 in respect of The Hollybush, 140 High Road, IG10 4BE, owing to comments received from the LRA Plans Group.

PL782 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 14 October 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL783 Matters for Report

783.1 AMENDED OPENING HOURS

EPF/2393/19: Unit A, Landmark House, 32 Barrington Green, Loughton, IG10 2BA. Proposal: Proposed change of use to D2 (Gym & fitness centre) & change of opening hours: Mon to Friday 06:30 - 21:00, Saturday 08:00 - 12:00 & Sunday 09:00 - 12:00. *AMENDED OPENING HOURS*****

The Planning Committee Clerk reported that following receipt of this notification, the matter had also been included on the Weekly List published on 25 October 2019.

Following confirmation from Epping Forest District Council Planning Department this proposal will be considered at the next Town Council Planning Meeting on 11 November 2019.

The Committee AGREED to deal with the two following planning applications, EPF/2341/19 and EPF/2343/19, together as they were for the same property.

PL784 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

784.1 Application No: EPF/2341/19
Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Harp
Planning File No: 020521
Location: 28 Stanmore Way, Loughton, IG10 2SA
Proposal: Proposed two storey side extension.

Application No: EPF/2343/19
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Harp
Planning File No: 020521
Location: 28 Stanmore Way, Loughton, IG10 2SA
Proposal: Change of use of land to garden - extension of residential curtilage.

The Committee NOTED the contents of a letter of objection in respect of planning application EPF/2343/19.

The Committee had NO OBJECTION to these applications.

Application No: EPF/2342/19
Officer: Robin Hellier
Applicant Name: Mr Clive Turner
Planning File No: 005966
Location: Oak View School, Whitehills Road, Loughton, IG10 1TS
Proposal: TPO/EPF/45/01
T5: Oak - Crown lift to 4m above ground level.
T6: Oak - Crown reduce by up to 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/2359/19
Officer: Robin Hellier
Applicant Name: Mrs Dixon
Planning File No: 004208
Location: 3 Warren Hill, Loughton, IG10 4RL
Proposal: TPO/EPF/2359/19 (Ref: T1)
T3: Oak - Crown lift over drive to 3m, as specified,
Reduce lateral growth over drive, 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/2399/19
Officer: Sukhdeep Jhooti
Applicant Name: [REDACTED]

Planning File No: 017993

Location: 6 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Part first floor rear extension and loft conversion with rear dormers, continuation of front roof slope over recessed area of front wall. (Amended application to EPF/1975/17.)

The Committee had NO OBJECTION to this application.

Application No: EPF/2411/19

Officer: Natalie Price

Applicant Name: Mr Shadbolt

Planning File No: 009407

Location: 65 Staples Road, Loughton, IG10 1HR

Proposal: Proposed installation of x3 no. replacement windows to the front of the property.

The Committee expressed a concern for this proposal, stating that it would be detrimental to the street scene due to the different style of windows at first floor level to that at ground floor level.

Members felt the appearance would be improved if the ground floor window matched the style of the upper floor windows. They suggested a sliding sash style in a box frame would more favourably compliment the street scene in this part of the Staples Road Conservation Area.

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

Application No: EPF/2383/19

Officer: Julie Cottrell

Applicant Name: Mrs Graham

Planning File No: 012495

Location: Forest Villa, 7 Staples Road, tree overhanging 104 The Drive, Loughton, IG10 1HP

Proposal: Staples Road Conservation Area

T1: Oak - remove 6 lowest limbs.

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

784.3 Deemed Permission – provided for information only:

There were no applications listed under Deemed Permission.

784.4 Others – provided for information only: EPF/2311/19, EPF/2404/19 and EPF/2408/19

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

PL785 Decisions

785.1 Decisions by Epping Forest District Council

No decision notices had been received from Epping Forest District Council.

PL786 Licensing Applications

786.1 Notice of application to vary a Premises Licence under the Licensing Act 2003 in respect of The Hollybush, 140 High Road, Loughton, IG10 4BE.

The Committee NOTED the contents of a letter of objection.

The Committee strongly OBJECTED to this application on the following grounds:

On the basis of the prevention of crime and disorder, and the prevention of public nuisance:

This property is located in the High Road with numerous residential units nearby. There are flats above the shops on both sides of the High Road, and properties behind in Smarts Lane.

The occupants of these properties are already detrimentally affected by the noise attributed to this establishment from both the music and the comings and goings of the patrons of this concern.

Members believe that the existing hours of the current licence for providing live and recorded music to be sufficient; and recommend that the condition for *'Any live and recorded music to end one hour before the terminal hour for the sale of alcohol'* should remain in force.

A member of the Committee would be willing to attend the hearing to decide this variation to the licensing application, if convenient to do so.

PL787 Enforcement and Compliance

No reports had been received.

Signed:
Date: 11 November 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 11 November 2019 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officers: Debra Paris (Planning Committee Clerk)

1 member of the public

PL788 Apologies for Absence

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

PL789 Declarations of Interest

Cllr C C Pond 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 Sub-Committee 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.

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

- 1) planning application EPF/2327/19: The Avenue Lawn Tennis Club, IG10 4PT and agenda item 7.1.1 Notice of application to vary the premises licence under the Licensing Act 2003 in respect of Wo Fat Restaurant, 270-272 High Road, Loughton, IG10 1RB owing to comments received from the LRA Plans Group; and
- 2) Agenda item 4.1, amended plans – application EPF/1602/19: 20 Wellfields, IG10 1NX, as the speaker was known to members.

PL790 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 28 October 2019 were CONFIRMED as a correct record and signed by the Chairman.

Cllr Pond brought to the attention of the Committee that it had the right to comment on applications listed under 'Determinations and Works to Trees in Conservation Areas' if members had strong reservations about such proposals. The Committee NOTED his comment.

PL791 Matters for Report

791.1 Amended plans – EPF/1602/19: 20 Wellfields, Loughton, IG10 1NX – Proposal: Glazed lantern on the existing rear single storey roof, use of the existing garage as study, 3 no. new dormers to the front elevation and a widening of the existing rear roof extension * AMENDED DESCRIPTION AND PLANS ** – Min no PL725.1**

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

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

“Members deplored the retrospective nature of this application, and also drew the Planning Officer’s attention to the air conditioning units which had been installed without planning permission.

The Committee OBJECTED to this application on the grounds that the 3x dormers to the front elevation had an ungainly effect on the street scene; and the seeming deception on the application relating to the lantern window, the installation of which was overbearing on the amenity of the neighbours at no’s 18 and 22.

The Committee had NO OBJECTION to the change of fenestration or change of use of the existing garage in this proposal.”

In addition, members stated that the lack of dimensions on the amended plans, in relation to the widening of the existing rear roof extension, made it difficult to give clear and precise comments regarding this aspect of the proposal.

PL792 Epping Forest Special Area of Conservation (SAC) – Position Statement

The Committee APPROVED the draft statement in the supplementary Agenda, subject to the addition of a paragraph on air quality and AGREED that Cllr C C Pond would prepare a response (to be issued to the Local Planning Authority and other interested organisations as soon as possible) on behalf of Loughton Town Council to this Statement.

Members CONFIRMED they would reflect this response when commenting on future applications for new developments or extensions, which could increase occupancy levels, within a mile radius of the forest, and thus have a deleterious effect on the Special Area of Conservation.

PL793 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/13/19: The Loughton Club, 8 Station Road, Loughton IG10 4NZ

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

PL794 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

794.1 Application No: EPF/2327/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Paul Elliott

Planning File No: 003658

Location: The Avenue Lawn Tennis Club, 18 The Avenue, Loughton IG10 4PT

Proposal: Proposed replacement of lighting on existing tennis court with additional lighting to x2 no. tennis courts, including ground & duct works with an option to expand flood lighting to a 4th court in the future.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, on the grounds of the detrimental effect caused by light pollution that this proposal would have on the amenity of neighbours in The Crescent and The Avenue.

Members also brought to the attention of the Planning Officer the comments in the Tree and Landscaping Officer's report.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/2393/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Kevin Milligan

Planning File No: 006876

Location: Unit A, Landmark House, 32 Barrington Green, Loughton IG10 2BA

Proposal: Proposed change of use to D2 (Gym & fitness centre) & change of opening hours:- Mon to Friday 06:30 - 21:00, Saturday 08:00 - 12:00 & Sunday 09:00 - 12:00. ***AMENDED OPENING HOURS***

The Committee had NO OBJECTION to this application.

However, if the local planning authority was minded to grant this application, members requested that a condition be imposed for doors and windows to remain closed to protect the residents of Landmark House from noise disturbance.

Application No: EPF/2401/19

Officer: Sukhdeep Jhooti

Applicant Name: Dr David Dighton

Planning File No: 003028

Location: Loughton Clinic, Doctors Surgery, 115 High Road, Loughton IG10 4JA

Proposal: Change of use from doctor's surgery to a 3 bedroom dwelling with associated alterations & provision of 3 parking spaces & cycle storage.

The Committee OBJECTED to this application on the basis of the increase in occupancy.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/2423/19

Officer: Honey Kojouri

Applicant Name: Mr Aaruran Sivanathan

Planning File No: 030402

Location: 115 Grosvenor Drive, Loughton, IG10 2LB

Proposal: Proposed loft conversion with a hip to gable.

The Committee had NO OBJECTION to this application.

Application No: EPF/2456/19

Officer: Honey Kojouri

Applicant Name: Mrs Irow

Planning File No: 007918

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

Proposal: Erection of second floor extension and creation of new, one bedroom flat at second floor level. Existing office use to remain at ground and first floor level

The Committee OBJECTED to this application on the basis of the increase in occupancy, the lack of parking provision and concern for the erection of a second floor development.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

If the Local Planning Authority is mindful of approving this application, members requested that the proposal should be of matching design along the terrace of 1850s shops to maintain consistency all along the terrace.

Application No: EPF/2475/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Bhagesh Katechia

Planning File No: 010998

Location: 8 Goldings Hill, Loughton, IG10 1LL

Proposal: Further change of use of existing rear ground floor area to mixed medical/healthcare retail with associated consulting rooms.

The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this application, but expressed concern for client parking, bearing in mind this is a Category 1 and A-class road and the property is sited in a dangerous position.

Application No: EPF/2477/19

Officer: Muhammad Rahman

Applicant Name: Mr Barry Moule

Planning File No: 030456

Location: 4 Colson Gardens, Loughton, IG10 3RE

Proposal: Single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2479/19

Officer: Muhammad Rahman

Applicant Name: Mr Tony Williams

Planning File No: 030460

Location: 12 Foxley Close, Loughton, IG10 2HU

Proposal: Proposed single storey side & front porch extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2504/19

Officer: Natalie Price

Applicant Name: Mr Stephen Shakeshaft

Planning File No: 015624

Location: 48 Lower Park Road, Loughton, IG10 4NA

Proposal: Demolition of existing single storey rear extension, and erection of two storey rear extension with two Juliet balconies.

The Committee OBJECTED to this application, on the grounds of the overbearing nature that the proposed extension would have on the amenity of neighbours at no's 50 and 46.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/2510/19

Officer: Muhammad Rahman

Applicant Name: Mr Paul Cavanagh

Planning File No: 030465

Location: 176 Willingale Road, Loughton, IG10 2BZ

Proposal: Proposed single storey front extension

The Committee had NO OBJECTION to this application.

Application No: EPF/2529/19

Officer: Honey Kojouri

Applicant Name: Dr Noor Jeelani

Planning File No: 017170

Location: 2 Cloverleys, Loughton, IG10 4EH

Proposal: Garage conversion to habitable room.

The Committee had NO OBJECTION to this application.

Application No: EPF/2532/19

Officer: Muhammad Rahman

Applicant Name: Mr Clifford Trowse

Planning File No: 011606

Location: 18 St Johns Road, Loughton, IG10 1RZ

Proposal: Proposed garage amendment to previously approved application; re-orientate garage entrance door to accord with topography and amend proportions of proposed garage extension.

The Committee had NO OBJECTION to this application, but drew to the attention of the Planning Officer, Condition 3 of planning application EPF/1005/14 previously approved for this property.

Application No: EPF/2541/19

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Forman

Planning File No: 001435

Location: 32 The Avenue, Loughton, IG10 4PX

Proposal: Proposed loft conversion with side dormer and single storey side/rear extension and partial garage conversion.

The Committee OBJECTED to the proposal for the dormer windows in this application, stating that they would have a detrimental effect on the street scene, resulting in the property being out of character with other houses in the road.

Members had NO OBJECTION to the remainder of the application.

Application No: EPF/2542/19

Officer: Muhammad Rahman

Applicant Name: Alison Tobin

Planning File No: 017605

Location: 50 Lower Park Road, Loughton, IG10 4NA

Proposal: Demolition of an existing conservatory & single storey store to the side. Replacement with a single storey rear & side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2556/19

Officer: Robin Hellier

Applicant Name: Mrs Jo Martin-Robinson

Planning File No: 008194

Location: The Bungalow, 3 Little Dragons, Loughton, IG10 4DG

Proposal: TPO/CHI/04/70 (Ref: A1)

T1: Lime & T3: Oak - 70% volume canopy reduction, as specified, with biennial re-pruning in 2021 & 2023 back to 2019 dimensions.

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.

Members felt the request for a 70% reduction in this application was too drastic.

794.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2487/19

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Cash

Planning File No: 030459

Location: 12 Shaftesbury, Loughton, IG10 1HN

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with a rear dormer & front roof windows. Conversion of a garage to extended hall.

Application No: EPF/2539/19

Officer: Brendan Meade

Applicant Name: Mr Wainer

Planning File No: 030466

Location: 91 Bushfields, Loughton, IG10 3JR

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with rear dormer & x2 no. roof lights to the front elevation.

794.3 Others – provided for information only: EPF/2443/19, EPF/2515/19 and EPF/2589/19
The Committee NOTED the information received from Epping Forest District Council.

PL795 Decisions

795.1 Decisions by Epping Forest District Council

The Planning Decisions for September 2019 from Epping Forest District Council were NOTED.

PL796 Licensing Applications

796.1 Notice of application for a new Premises Licence under the Licensing Act 2003 in respect of Wo Fat Restaurant, 270-272 High Road, Loughton, IG10 1RB.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of the prevention of public nuisance. Members considered that 11pm was the latest closing time that should be permitted, to protect the amenity of residents living in neighbouring properties.

PL797 Enforcement and Compliance

No reports had been received.

Signed:

Date: 25 November 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 25 November 2019 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

Officers: Debra Paris (Planning Committee Clerk)

PL798 Apologies for Absence

Apologies for absence were received from Cllr Davies.

PL799 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application EPF/2486/19, 5 Staples Road, IG10 1HP, as the neighbour at no.7 was known to members.

Cllr Cochrane declared a non-pecuniary interest in planning application EPF/2213/19, 32 Queens Road, IG10 1RS, as the owners were known to her.

PL800 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 11 November 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL801 Matters for Report

801.1.1 EPF/2881/18 – 76 Algiers Road, Loughton IG10 4NF – Proposed Demolition of Existing Dwelling and replacement with a new building consisting of x3 1 bed and x3 2 bed apartments. (Appeal ref no: APP/J1535/W/19/3238169) – Min no PL649.1.1

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

Members noted that the amended plans proposed a reduction in the number of flats; however the revisions not take into account any of their former concerns. The Committee therefore reiterated its previous comments which were:

The application for ~~seven~~ six apartments to replace an existing family home was an overdevelopment of the site and would destroy the nature of the location, changing the street scene and setting a harmful precedent in the locality where there were only single dwelling houses and no flats.

The development was considered overbearing, being significantly larger in scale than the existing and neighbouring properties. It would cause overlooking and overshadowing of neighbouring properties, particularly no 74 Algiers Road, which would be detrimental to the amenity of those residents.

It provided inadequate amenity space for the occupants of the proposed dwellings and in failing to provide any parking provision would exacerbate the existing parking and highway safety problems experienced in that area.

In addition, the Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

801.1.2 EPF/0758/19 – 2 Danbury Road, Loughton IG10 3AP – Proposed Conversion of Existing Property to x3 no. flats. (Appeal ref no: APP/J1535/W/19/3237700) – Min no PL677.1

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

The Committee OBJECTED to this application stating that the amendments failed to address its previous objections. In particular, the reduction of the extension still failed to provide adequate amenity space and parking on this congested road would still be a problem.

PL802 Estimates and Budgets 2020/21

The Estimates for 2020/21 as presented in the Agenda were AGREED.

PL803 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/16/19: 7 Staples Road, Loughton IG10 1HP

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

PL804 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

804.1 Application No: EPF/1704/19

Officer: Natalie Price

Applicant Name: Mr Ioan Misca

Planning File No: 030257

Location: 44 Barrington Green, Loughton, IG10 2BA

Proposal: Single storey rear extension and loft conversion with rear dormer.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the size of the proposed extension was too large and would be overbearing, dominating the street scene and destroying the symmetry.

Members felt that an extension of 4m deep would be the maximum size this property could accommodate.

Application No: EPF/2213/19

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Smith

Planning File No: 030389

Location: 32 Queens Road, Loughton, IG10 1RS

Proposal: Proposed annexe.

The Committee OBJECTED to this application on the grounds that this was an overdevelopment of the property.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

However, if the local planning authority was minded to grant this application, members requested that a condition be imposed for the annexe to remain ancillary to the main dwelling.

Application No: EPF/2486/19

Officer: Natalie Price

Applicant Name: Mr Matthew Wood

Planning File No: 016390

Location: 5 Staples Road, Loughton, IG10 1HP

Proposal: Ground and lower ground floor rear renovation and extension.

The Committee OBJECTED to this application on the grounds that this proposal was out of keeping with the style of the property, which is in the Staples Road Conservation Area. Members also commented that the proposal had the potential to cause a flood risk to neighbouring properties in Shaftesbury.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/2548/19

Officer: Honey Kojouri

Applicant Name: Mrs Audrey Gee

Planning File No: 017839

Location: 8 West View, Loughton, IG10 1TA

Proposal: Proposed first floor front and side extension. (Amended application to EPF/1674/18.)

The Committee had NO OBJECTION to this application.

Application No: EPF/2597/19

Officer: Natalie Price

Applicant Name: Mr Tony Baker

Planning File No: 022891

Location: 10 Goldings Rise, Loughton, IG10 2QP

Proposal: Hip to gable loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/2601/19

Officer: Muhammad Rahman

Applicant Name: Mrs Thomas

Planning File No: 011889

Location: 27 Lower Park Road, Loughton, IG10 4NB

Proposal: Proposed rear single storey rear extension to adjoin existing rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2603/19

Officer: Natalie Price

Applicant Name: Mr Mehmet Boztepe

Planning File No: 030474

Location: 30 Kenilworth Gardens, Loughton, IG10 3AF

Proposal: Proposed first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2605/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Lee Cummings

Planning File No: 004202

Location: 2 Warren Hill, Loughton, IG10 4RL

Proposal: Proposed two storey front/rear/side extensions. Proposed loft conversion with rear dormers.

NB: Notification has been received of an amended description to “**Proposed two storey front/rear/side extensions. Proposed loft conversion with rear dormers and raising of roof. ***REVISED DESCRIPTION*****”

The Committee OBJECTED to this application on the basis that the proposal was too large.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

Members were concerned that the self-contained annexe could be used as a separate property. If the local planning authority was minded to grant this application, members requested that a condition be imposed that the annexe remains ancillary to the main dwelling.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/2617/19

Officer: Robin Hellier

Applicant Name: Subsidence Management Services

Planning File No: 016280

Location: 66 Spring Grove, Loughton, IG10 4QE

Proposal: TPO/EPF/19/89 (Ref T2)

T1: Ash - Fell.

Following information received from Epping Forest District Council’s Tree Officers, the Committee had NO OBJECTION to this application.

Application No: EPF/2633/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Keith Russell
Planning File No: 030039
Location: 6 The Beacons, Loughton, IG10 2SQ
Proposal: Proposed single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2641/19
Officer: Muhammad Rahman
Applicant Name: Mrs Aniqah Mushtaq
Planning File No: 024243
Location: 74 Roundmead Avenue, Loughton, IG10 1PZ
Proposal: Proposed side & rear dormers to the roof (Revised application to EPF/0866/16).

The Committee had NO OBJECTION to this application.

Application No: EPF/2664/19
Officer: Muhammad Rahman
Applicant Name: Mr Kayhan Yavuz
Planning File No: 008597
Location: 10 Marjorams Avenue, Loughton, IG10 1PT
Proposal: Proposed single storey side/rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2668/19
Officer: Honey Kojouri
Applicant Name: The Hub Loughton Limited
Planning File No: 006876
Location: 1 Landmark House, 3 The Broadway, Loughton, IG10 2FA
Proposal: New front facade to existing shell for public house with new front elevation signage & new air conditioning/ ventilation system.

The Committee had NO OBJECTION to this application.

Application No: EPF/2672/19
Officer: Muhammad Rahman
Applicant Name: Mrs Chaitalee Sheth
Planning File No: 020710
Location: 2 Fallow Fields, Loughton, IG10 4QP
Proposal: Proposed two storey side extension to extend an existing garage & loft conversion with a rear dormer.

The Committee had NO OBJECTION to this application.

804.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/2571/19
Officer: Brendan Meade
Applicant Name: Mr & Mrs Goldstein
Planning File No: 005670
Location: Woodberrie, Kings Hill, Loughton, IG10 1JE
Proposal: Application for a Lawful Development Certificate for a Proposed shed/ pool outbuilding.

804.3 Others – provided for information only: EPF/2546/19, EPF/2575/19, EPF/2576/19 and EPF/2596/19
The Committee NOTED the information received from Epping Forest District Council.

PL805 Decisions

805.1 Decisions by Epping Forest District Council

No decision notices have been received.

PL806 Licensing Applications

No licensing applications had come to the attention of officers.

PL807 Enforcement and Compliance

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

807.1.2 No reports had been received.

807.1.3 Members requested that the Planning Committee Clerk report to Enforcement the illuminated signage that had recently been erected on the retail premises at the corner of 232 High Road and The Drive, for which no planning application had been received.

Signed:
Date: 9 December 2019

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 9 December 2019 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
J Jogia (as substitute for Cllr Davies)

Officers: Debra Paris (Planning Committee Clerk)

PL808 Apologies for Absence

Apologies for absence were received from Cllr Davies. The Planning Committee Clerk reported that Cllr Jogia had been nominated as her substitute for this meeting.

PL809 Declarations of Interest

Cllr Cochrane declared a non-pecuniary interest in planning application EPF/2698/19, 2 Northfield, Nursery Road, IG10 4ED, as the owners were known to her.

Cllr Latchford declared a non-pecuniary interest in planning application EPF/2666/19, 15 Cedar Drive, IG10 2PA, as he was acquainted with the owners.

The Committee declared a non-pecuniary interest in planning application EPF/2753/19, Junction of High Road & Warren Hill, Loughton, IG10 4JH owing to comments received from the LRA Plans Group.

PL810 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 25 November 2019 were CONFIRMED as a correct record and signed by the Chairman.

PL811 Matters for Report

811.1 Loughton Building Design Award

The Committee NOTED that nominations for this award were invited by 31 January 2020.

811.2 The Essex County Council (Footpath 129 Loughton) (Temporary Prohibition of Use) Order 2018

The Committee NOTED the information received from Essex County Council that the temporary closure of the footpath, from its junction with Forest Road for a distance of approximately 55 metres to its junction with Smarts Lane, had been continued in force until 30 June 2020.

**811.3 EPF/2556/19 – The Bungalow, 3 Little Dragons, Loughton, IG10 4DG
Proposal: TPO/CHI/04/70 (Ref: A1) – T1: Lime & T3: Oak - 70% volume canopy reduction, as specified, with biennial re-pruning in 2021 & 2023 back to 2019 dimensions – (Min No PL794.1)**

The Committee AGREED to withdraw its previous OBJECTION to this application, based on the further information provided by the Tree and Landscaping Officer, Epping Forest District Council.

PL812 Pre-application Consultation on Mobile Phone Masts – CTIL and Telefonica – Proposed base station upgrade, Street Furniture at Junction of Rectory Lane and Church Hill, adjacent to Homebase Car Park, Church Hill, Loughton, IG10 1LJ (ref: CTIL_136773 24)

The Committee had NO OBJECTION to this proposal.

PL813 The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No 1) Order 20**

The Committee had NO OBJECTION to this proposal.

PL814 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

814.1 Application No: EPF/2536/19

Officer: Muhammad Rahman

Applicant Name: Lewis Diamant

Planning File No: 000531

Location: 262 High Road, Loughton, IG10 1RB

Proposal: Variation of condition 3 of EPF/0283/94 - proposed extension of opening hours until 11pm.

The Committee expressed CONCERN for this proposal.

If the local planning authority was minded to approve this application, Members requested that the following conditions be imposed:

- i) No outside seating be allowed after 9pm Sunday – Thursday and 10pm Friday – Saturday;
- ii) Controls should be put in place by the management to ensure patrons of the establishment do not cause disturbance to the residents of the flats above the premises when vacating at night.

Application No: EPF/2666/19

Officer: Muhammad Rahman

Applicant Name: Mr Ogunkanmi

Planning File No: 030483

Location: 15 Cedar Drive, Loughton, IG10 2PA

Proposal: Proposed extension to the rear elevation & a garage conversion.

The Committee had NO OBJECTION to this application, but requested a condition that the extension remain ancillary to the main dwelling and not be used as separate accommodation.

Application No: EPF/2674/19

Officer: Muhammad Rahman

Applicant Name: Ms T Brough

Planning File No: 015867

Location: 8 Stanmore Way, Loughton, IG10 2SA

Proposal: Proposed accommodation within a new roof form.

The Committee had NO OBJECTION to this application.

Application No: EPF/2683/19

Officer: Robin Hellier

Applicant Name: Mr Maurice Sheenan

Planning File No: 030481

Location: 8 Newnham House, High Road, Loughton, IG10 4JH

Proposal: TPO/EPF/09/97 (Ref: T1 & T7), TPO/EPF/10/94 (Ref: T1 & T2)
T1: Redwood, T2: Swamp Cypress, T3: Cedar, T5: Oak - 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/2686/19
Officer: Muhammad Rahman
Applicant Name: Mr Dean Fisher
Planning File No: 005769
Location: 2 The Meadway, Loughton, IG10 3AN
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2689/19
Officer: Muhammad Rahman
Applicant Name: Mr Nathan Shetty
Planning File No: 010377
Location: 14 Broadstrood, Loughton, IG10 2SB
Proposal: Part demolition of existing and erection of new rear, front and roof extension. (Amended application to EPF/3421/18.)

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

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

Application No: EPF/2698/19
Officer: Robin Hellier
Applicant Name: Mrs SG Jobson
Planning File No: 014578
Location: 2 Northfield, Nursery Road, Loughton, IG10 4ED
Proposal: TPO/EPF/08/85 (Ref: T7)
T1: Beech - Crown reduce by up to 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/2750/19
Officer: Sukhdeep Jhooti
Applicant Name: Mr & Mrs Bhagesh Katechia
Planning File No: 006371
Location: Copper Beech, Pollards Close, Loughton, IG10 4RF
Proposal: Proposed single storey rear/side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2753/19
Officer: Marie-Claire Tovey
Applicant Name: Cornerstone, Telefonica & Vodafone
Planning File No: 009759
Location: Junction of High Road & Warren Hill, Loughton, IG10 4JH
Proposal: Proposed installation of a 22.5 metre monopole, supporting x9 no. antennas, the installation of x 6 no. equipment cabinets within a fenced compound with ancillary works.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, but requested that the monopole be painted green and for the planting of shrubs of a native species, around the base of the fenced enclosure, to soften the street scene.

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

Application No: EPF/2696/19
Officer: Julie Cottrell
Applicant Name: Mrs E Chai
Planning File No: 030482
Location: 73 York Hill, Loughton, IG10 1HZ
Proposal: York Hill Conservation Area

T1: Gleditsia - Crown reduce height by up to 3m and lateral branches by up to 2m.

T2: Holly & T3: Pittosporum - Reduce overhanging branches to boundary line.

The Committee NOTED the information received from Epping Forest District Council in respect of the above application.

814.3 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/2692/19
Officer: Brendan Meade
Applicant Name: Mr Chris George
Planning File No: 002785
Location: 164 Chester Road, Loughton, IG10 2LY

Proposal: Application for a Lawful Development Certificate for a Proposed single storey rear extension with rooflights and rooflights to existing roof.

***A member of the Committee commented that residents within his ward had contacted him regarding applications granted under Deemed Permission, in particular loft conversions with Juliet balconies, that had affected their amenity caused by overlooking.

The Planning Committee Clerk would request further information from the Planning Department at Epping Forest District Council regarding the issues raised, and report its response to the Committee.***

814.4 Others – provided for information only: EPF/2594/19

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

PL815 Decisions

815.1 Decisions by Epping Forest District Council

No decision notices have been received.

PL816 Licensing Applications

No licensing applications had come to the attention of officers.

PL817 Enforcement and Compliance

No reports had been received.

Signed:

Date: 6 January 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6 January 2020 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)

Officers: Debra Paris (Planning Committee Clerk)

2 Members of the Public

PL818 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 substitute for Cllr Downing for this meeting.

PL819 Declarations of Interest

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

- i) EPF/2418/19 – 33 Valley Hill, EPF/2561/19 – Land r/o 33-37 Hillyfields, EPF/2726/19 – Rear of 184-186 High Road, EPF/2741/19 – 16 Stanmore Road, EPF/2858/19 – 150 Englands Lane, EPF/2861/19 – Landmark House, 3 The Broadway, EPF/2893/19 – Loughton Cricket Club, High Road, EPF/2905/19 – EPF College, Borders Lane, EPF/2948/19 – 117 High Road, and EPF/2961/19 – 10 Eleven Acre Rise, owing to comments received from the LRA Plans Group;
- ii) EPF/2823/19 & EPF/2824/19 – 107 York Hill, EPF/2885/19 – 41 Sparelease Hill, and EPF/2893/19 – Loughton Cricket Club, High Road, as the architect was known to them; and
- iii) EPF/2893/19 - Loughton Cricket Club, High Road, as Loughton Town Council are the landowners.

PL820 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 9 December 2019 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning applications EPF/2561/19, Land r/o 33-37 Hillyfields, and EPF/2944/19, 117 High Road, before Matters for Report on the agenda, as members of the public were interested in these items.

PL821 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

821.1 Application No: EPF/2561/19

Officer: Ian Ansell

Applicant Name: Mr S Tappenden

Planning File No: 002742

Location: Land r/o 33 - 37 Hillyfields, Loughton, IG10 2PT

Proposal: Proposed 4 bedroom two storey dwelling (in addition to those approved under EPF/2913/16).

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 this was an overdevelopment of the site, as cited by the Local Planning Authority in its refusal of previous application, EPF/0513/16, for a similar proposal.

Members also considered the access road to this development was too narrow for refuse collection vehicles and emergency fire vehicles to negotiate, there being only sufficient width for one standard vehicle to use. An increase in the number of houses and subsequent extra vehicles on this site would further exacerbate access problems.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/2948/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Tim Parrey

Planning File No: 003028

Location: 117 High Road, Loughton, IG10 4JA

Proposal: Proposed conversion of an existing dwelling to incorporate x3 no. two bedroom flats. Proposed rear extension to the existing property x1 no. two bedroom flats, x1 no. three bedroom flat & x1 no. one bedroom flat. Provision of x6 no. car parking spaces with a disabled bay, cycle & bin stores.

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was an overdevelopment of the site. It was overbearing due to its height and bulk and would be detrimental to the amenity of neighbouring properties in Meadow Road.

The application provided insufficient parking provision which would exacerbate existing problems in Meadow Road, where parking restrictions already applied. The proposed narrow access points in Meadow Road to the parking spaces would create potential danger to users of the highway.

The overdevelopment of the site also failed to allow the ability to provide sufficient landscaping, and thus failed to improve green infrastructure.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

PL822 Matters for Report

822.1 Notice of Appeal

EPF/1373/19 – 14 Upper Park, Loughton, IG10 4EW – Proposed two storey side extension, new roof forming a loft conversion with one front dormer and cladding to part of the front elevation (Appeal ref no: APP/J1535/D/19/3238176) – Min no PL710.1

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

PL823 Consultation on Consolidated and Updated Viability Assessment

Following the Local Plan Examination Hearing Session on – Infrastructure & Delivery – Epping Forest District Council made a commitment to the Local Plan Inspector that its viability documents would be updated and consolidated. Comments/suggestions from the Committee were invited to be submitted.

The Committee had no comment to make on this consultation draft, but drew attention to the Town Clerk's letter to the Interim Assistant Director of Planning Policy, dated 19 November 2019, proposing an Inner Zone Exclusion Area (IZEA) be instituted within one mile of the boundary of the Epping Forest Special Area of Conservation (EF SAC).

PL824 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

824.1 Application No: EPF/2418/19

Officer: Honey Kojouri

Applicant Name: Mr Terry Healy

Planning File No: 026274

Location: 33 Valley Hill, Loughton, IG10 3AE

Proposal: Proposed first floor extension/loft conversion. Double width garage to replace the existing single garage. Increase the width of existing dropped kerb

The Committee noted the contents of a letter of objection.

The Committee had NO OBJECTION to this application. Members requested a condition that the large garage only be used in conjunction with the main dwelling, should the Local Planning Authority be minded to approve this application.

Application No: EPF/2612/19

Officer: Muhammad Rahman

Applicant Name: Mr Zhao

Planning File No: 003227

Location: 9 Goldings Rise, Loughton, IG10 2QP

Proposal: Erection of timber fence and sliding entrance gate.

The Committee had NO OBJECTION to this application.

Application No: EPF/2726/19

Officer: Natalie Price

Applicant Name: KC Estates Ltd

Planning File No: 001017

Location: Rear of 184 - 186 High Road, Loughton, IG10 1DF

Proposal: Proposed conversion of a roof to create a single dwelling with construction of a rear dormer.

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was out of character with the street scene and overbearing due to its excessive height. Members considered the current building to be at its maximum height.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/2741/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Roger Larr

Planning File No: 021848

Location: 16 Stanmore Way, Loughton, IG10 2SA

Proposal: Proposed part single, part two storey rear & side extension with a loft conversion including raising of ridge to provide 3 floors.

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the roofline was detrimental to the street scene. The proposal was overbearing due to its bulk and height.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

If the local planning authority was minded to approve this application, members requested that obscured glass and fixed windows be used in the loft rooms to prevent overlooking and protect the amenity of neighbours. It was noted that this provision had been omitted from the plans.

Application No: EPF/2766/19

Officer: Brendan Meade

Applicant Name: Ms Angela Brickhill

Planning File No: 020668

Location: 126 Roding Road, Loughton, IG10 3BS

Proposal: Application for a Lawful Development Certificate for an Existing use of a hip to gable loft conversion with a rear dormer.

The Committee had NO OBJECTION to this application; however members deplored the retrospective nature of this proposal.

Application No: EPF/2778/19

Officer: Natalie Price

Applicant Name: Mr Adam Morrish

Planning File No: 026202

Location: 2A Tycehurst Hill, Loughton, IG10 1BU

Proposal: Proposed ground floor extension, first floor & roof extensions (including dormer extension), alterations to fenestration including window openings, first floor SW facing balcony & associated landscaping improvement works.

The Committee OBJECTED to this application on the grounds that the change in the roofline would be detrimental to the street scene and spoil its symmetry.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

The Committee AGREED to consider the next two applications together.

Application No: EPF/2788/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Hellen

Planning File No: 008743

Location: 89 Forest Road, Loughton, IG10 1EF

Proposal: Proposed alterations & extensions to the existing dwelling.

Application No: EPF/2984/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Holme

Planning File No: 007300

Location: 91 Forest Road, Loughton, IG10 1EF

Proposal: Proposed loft conversion with rear dormer.

The Committee had NO OBJECTION to these applications.

Application No: EPF/2822/19

Officer: Honey Kojouri

Applicant Name: Mr Bal Lidher

Planning File No: 006374

Location: 12 Hillcrest Road, Loughton, IG10 4QQ

Proposal: Proposed part single, part two storey front, side & rear extension, roof enlargement, hip to gable & loft conversion.

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was overbearing by reason of its height and the proposal to alter the two gables to a hip to gable roof caused it to be out of keeping with the street scene.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe

and unsound to grant this application, by virtue of the greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

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

Application No: EPF/2823/19
Officer: Muhammad Rahman
Applicant Name: Ms Dee Wood
Planning File No: 010015
Location: 107 York Hill, Loughton, IG10 1RX
Proposal: Single storey rear & side extension with internal partition removal, new patio area to the rear with retaining walls supporting high level garden, with new steps to the higher level. (Amendment to EPF/0369/19).

Application No: EPF/2824/19
Officer: Muhammad Rahman
Applicant Name: Ms Dee Wood
Planning File No: 010015
Location: 107 York Hill, Loughton, IG10 1RX
Proposal: Grade II Listed Building application for a single storey rear & side extension with internal partition removal, new patio area to the rear with retaining walls supporting high level garden, with new steps to the higher level.(Amendment to EPF/0373/19).

The Committee had NO OBJECTION to these applications.

Application No: EPF/2841/19
Officer: Muhammad Rahman
Applicant Name: Mrs Hollie Lill
Planning File No: 026376
Location: 56 River Way, Loughton, IG10 3LH
Proposal: Proposed garage conversion & single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2844/19
Officer: Robin Hellier
Applicant Name: Mr Jonathan Wickham
Planning File No: 019473
Location: High Elms, 1 Nafferton Rise, Loughton, IG10 1UB
Proposal: TPO/EPF/16/87 (Ref: T6)
T1: Scots Pine - 25% Crown reduction & crown thin, 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/2858/19

Officer: Muhammad Rahman

Applicant Name: Mr Gul

Planning File No: 002126

Location: 150 Englands Lane, Loughton, IG10 2NS

Proposal: Proposed removal of a verge of grass to be replaced by pavement for a vehicle crossing.

The Committee noted the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2861/19

Officer: Marie-Claire Tovey

Applicant Name: EFDC

Planning File No: 006876

Location: Landmark House, 3 - 5 The Broadway, Loughton, IG10 3SP

Proposal: Change of Use within Classes: A1- (shops), A3- (restaurants & cafes), & A4 (drinking establishments) - ref: EPF/2163/13 to use within Class D2 (assembly & leisure) as a boxing gym.

The Committee noted the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2862/19

Officer: Honey Kojouri

Applicant Name: Mr Tosko & Ms Surmacz

Planning File No: 030495

Location: 97 Lushes Road, Loughton, IG10 3QD

Proposal: Proposed single storey infill extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2876/19

Officer: Natalie Price

Applicant Name: Mr Robert Bruce

Planning File No: 017197

Location: 45 Avondale Drive, Loughton, IG10 3BZ

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2884/19

Officer: Muhammad Rahman

Applicant Name: Mr Ross Fraser

Planning File No: 008416

Location: 65 The Crescent, Loughton, IG10 4PU

Proposal: Proposed garage conversion, canopy porch roof and alterations to fenestration.

The Committee had NO OBJECTION to this application.

Application No: EPF/2885/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Alderslade

Planning File No: 018287

Location: 41 Sparelease Hill, Loughton, IG10 1BS

Proposal: Demolition of existing dwelling and construction of new dwelling (Amended application to EPF/2635/18).

The Committee had NO OBJECTION to this application.

Application No: EPF/2890/19

Officer: Muhammad Rahman

Applicant Name: Mr J Lock

Planning File No: 030497

Location: 103 Whitehills Road, Loughton, IG10 1TU

Proposal: Proposed single & two storey rear extension & proposed vehicular crossover.

The Committee had NO OBJECTION to this application.

Application No: EPF/2893/19

Officer: Ian Ansell

Applicant Name: Loughton Cricket Club

Planning File No: 000008

Location: Loughton Cricket Club, High Road, Loughton, IG10 1NQ

Proposal: Construction of an enclosure over the existing bowling lanes to allow for year round use.

The Committee noted the contents of a letter of objection.

The Committee had NO OBJECTION to this application, but suggested the planting of hedging pitch-side to screen the enclosure as much as possible.

Application No: EPF/2905/19

Officer: Marie-Claire Tovey

Applicant Name: Mr David Chalmers

Planning File No: 005276

Location: Epping Forest College - Library and Middle Building, Borders Lane, Loughton, IG10 3SA

Proposal: Redevelopment of the site to provide x 139 no. residential units in 3 buildings ranging from 3-5 storeys, car parking spaces, communal landscaped amenity areas, secure cycling parking & other associated development.

The Committee noted the contents of 19 letters of objection.

The Committee OBJECTED to this application on the following grounds:

- The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.
- The proposal was out of keeping with the street scene being very monolithic and out of character with the area. The five storeys were considered too high and overbearing.
- The increase in the number of dwellings to 139 from the proposed 111 in the Local Plan (25%) was excessive.
- Block C was situated too close to the neighbouring housing causing loss of amenity to residents in College and Leaden Close. The obscured glass proposed for the bedrooms of the new dwellings

would not provide sufficient amenity or light to the residents of these new homes.

- The development could generate approximately 334 residents. The impact this would have on the local health service has not been sufficiently mitigated and the local doctor's surgeries would not cope.
- There are insufficient school places to accommodate the number of extra residents this proposal would attract.
- The proposed security, in particular, bollard lighting is not recommended by the police for safety reasons. Furthermore, this type of lighting encourages vandalism, with them being at a height appropriate to be kicked and smashed. The height is also below the sightline for many elderly people, making them a hazard causing falling.
- There is insufficient parking for the proposed number of residents and no allocation for visitor parking. Underground parking also attracts anti-social behaviour, so is best avoided.
- The proposed access onto Borders Lane is dangerous.
- Traffic in Borders Lane is already too heavy during peak hours and would be further intensified.
- There is inadequate public transport in this area. The Central Line (at Debden Station) is already overcrowded during peak hours. There are no buses servicing Borders Lane after 7pm.

Application No: EPF/2906/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Lee Cummings

Planning File No: 004202

Location: 2 Warren Hill, Loughton, IG10 4RL

Proposal: Proposed two storey front/rear & side extensions. Proposed loft conversion with rear dormers including raising of roof (Revised works to EPF/2605/19).

The Committee OBJECTED to this application on the basis that the Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/2910/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Marius Vasiu

Planning File No: 017662

Location: 61 Barfields, Loughton, IG10 3JF

Proposal: Existing porch roof extended forward to form a canopy & access steps redesigned.

The Committee had NO OBJECTION to this application.

Application No: EPF/2915/19

Officer: Brendan Meade

Applicant Name: Miss Michelle Weston
Planning File No: 030498
Location: 43 Pyrles Lane, Loughton, IG10 2NW
Proposal: Proposed single storey front extension & a garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/2961/19
Officer: Honey Kojouri
Applicant Name: Mr & Mrs Davies
Planning File No: 011996
Location: 10 Eleven Acre Rise, Loughton, IG10 1AN
Proposal: Proposed single storey rear & front extensions, alterations to the existing side dormer & additional front roof windows.
The Committee noted the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2975/19
Officer: Honey Kojouri
Applicant Name: Mr Nick Cole
Planning File No: 011195
Location: 11 The Uplands, Loughton, IG10 1NQ
Proposal: Proposed two storey rear extension & alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/2981/19
Officer: Marie-Claire Tovey
Applicant Name: Mr Philip Ayrton
Planning File No: 018375
Location: 29 Newnham Close, Loughton, IG10 4JG
Proposal: Roof alterations, loft conversion with rear dormer and 3 no. roof light windows to front elevation.

The Committee OBJECTED to this application on the grounds that it spoils the symmetry of the street scene.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

824.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2587/19
Officer: Brendan Meade
Applicant Name: Mr Ali Sheikh
Planning File No: 012190
Location: 60 The Crescent, Loughton, IG10 4PU
Proposal: Application for a Lawful Development Certificate for a proposed outbuilding.

Application No: EPF/2810/19
Officer: Brendan Meade
Applicant Name: Mr Christopher Addiss
Planning File No: 026318
Location: 75 Goldings Road, Loughton, IG10 2QW
Proposal: Application for a Lawful Development Certificate for Proposed x2 no. new side dormers.

Application No: EPF/2815/19
Officer: Brendan Meade
Applicant Name: Mr Smith
Planning File No: 030493
Location: 4 Plumtree Mead, Loughton, IG10 1TT
Proposal: Application for a Lawful Development Certificate for a Proposed single storey rear extension projecting out 3 metres, use of existing drains & no new access required.

Application No: EPF/2833/19
Officer: Brendan Meade
Applicant Name: Mr Bekim Domi
Planning File No: 030494
Location: 12 Hatfields, Loughton, IG10 1TJ
Proposal: Application for a Lawful Development Certificate for a proposed single storey rear extension.

Application No: EPF/2863/19
Officer: Honey Kojouri
Applicant Name: Mr Tosko & Ms Surmacz
Planning File No: 030495
Location: 97 Lushes Road, Loughton, IG10 3QD
Proposal: Application for a Lawful Development Certificate for a proposed single storey rear extension.

Application No: EPF/3005/19
Officer: Brendan Meade
Applicant Name: Mr James Kenyon
Planning File No: 018250
Location: 52 High Beech Road, Loughton, IG10 4BL
Proposal: Application for a Lawful Development Certificate for a proposed hip to gable loft conversion with rear & side dormer, Juliet balcony & x2 no. roof lights to the front elevation.

824.3 Others – provided for information only: EPF/2923/19, EPF/2927/19 and EPF/2997/19
The Committee NOTED the information received from Epping Forest District Council.

PL825 Decisions

825.1 Decisions by Epping Forest District Council

The Planning Decisions for October and November 2019 from Epping Forest District Council were NOTED.

PL826 Licensing Applications

No licensing applications had come to the attention of officers.

PL827 Enforcement and Compliance

No reports had been received.

Signed:

Date: 20 January 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 January 2020 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

Officers: Debra Paris (Planning Committee Clerk)

PL828 Apologies for Absence

No apologies for absence were received.

PL829 Declarations of Interest

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

- iv) EPF/2931/19 – 173 High Road; EPF/3016/19 – 140-142 Church Hill; and EPF/0060/20 – 1 Landmark House, owing to comments received from the LRA Plans Group; and
- v) EPF/3012/19 – 49 Church Hill, as the architect was known to them.

PL830 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 6 January 2020 were CONFIRMED as a correct record and signed by the Chairman.

PL831 Matters for Report

831.1 Notice of Appeal

EPF/1677/19 – 71 Roundmead Avenue, Loughton, IG10 1PZ – Alterations/extension to the existing roof/loft conversion. Alterations to the existing ground floor rear extension/garage extension/internal alterations (Appeal ref no: APP/J1535/D/19/3239508) – Min no PL730.1

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

PL832 Permitted Development – min no PL814.3

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

PL833 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

833.1 Application No: EPF/2931/19

Officer: Honey Kojouri

Applicant Name: Mr Syed Hamdani

Planning File No: 005420

Location: 173 High Road, Loughton, IG10 4LF

Proposal: Application for Consent to Display a banner on the outer left wall area of premises.

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that this was out of keeping with and harmful to the character, appearance and visual amenity of the area and the street scene. The proposed banner would create an eyesore.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Members commented that there was already in situ an artificial floral display on this wall, for which no planning application had been made, and requested that Planning Enforcement take action.

Application No: EPF/3012/19

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Joff & Kate Butler

Planning File No: 014423

Location: 49 Church Hill, Loughton, IG10 1QP

Proposal: Proposed part two storey rear extension with a part flat part dual pitched roof at ground level, & a hip end roof at first floor level, Bi fold doors & window in the rear elevation at ground floor level, Roof lantern & two roof lights at ground floor level, Windows in the rear elevation at first floor level.

The Committee OBJECTED to this application on the grounds that the proposal was overbearing due to its height and bulk and would be detrimental to the amenity of neighbouring properties in Church Hill which would be overlooked and in deep shadow most of the day.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/3016/19

Officer: Sukhdeep Jhooti

Applicant Name: Lidl GB Limited

Planning File No: 006441

Location: 140-142, Church Hill, Loughton, IG10 1LJ

Proposal: Application for Variation of condition 1 of EPF/2015/19 - (Application for Variation of Condition 2 'opening hours' for EPF/0756/79. (Amendments to proposed builders merchants as Do It Yourself Store))

The Committee noted the contents of two letters of objection.

The Committee OBJECTED to this application to protect the amenity of neighbours.

However, should the Local Planning Authority be minded to approve this application, members requested a condition that one refuse collection **only** be allowed on Bank Holiday Monday's between the hours of 16:00 and 18:00, but **no** deliveries to be permitted on either Sundays or Bank Holidays.

Application No: EPF/3031/19

Officer: Natalie Price

Applicant Name: Mr Adam Taylor
Planning File No: 029576
Location: 5 Goldings Road, Loughton, IG10 2QR
Proposal: Proposed front porch extension enclosing existing covered area.

The Committee had NO OBJECTION to this application.

Application No: EPF/3088/19
Officer: Honey Kojouri
Applicant Name: Mr Shaun French
Planning File No: 008437
Location: 33 Pyrles Lane, Loughton, IG10 2NW
Proposal: Proposed two storey rear extension, granny annexe & a loft conversion.

The Committee OBJECTED to this application on the grounds that it believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

If the local planning authority was minded to grant this application, members requested that a condition be imposed that the annexe remains ancillary to the main dwelling.

Application No: EPF/0009/20
Officer: Natalie Price
Applicant Name: Mr Joey Musaphia
Planning File No: 014566
Location: 55 Wellfields, Loughton, IG10 1PA
Proposal: Proposed extensions to the rear & a loft conversion with rear box dormers with windows to the front slope.

The Committee OBJECTED to this application on the grounds that it believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/0060/20
Officer: Honey Kojouri
Applicant Name: The Hub Loughton Limited
Planning File No: 006876
Location: 1 Landmark House, 3 The Broadway, Loughton, IG10 2FA
Proposal: New signage.

The Committee noted the contents of a letter of objection.

The Committee had NO OBJECTION to this application; however members deplored the retrospective nature of this proposal.

833.2 Deemed Permission – provided for information only:
There were no applications listed under Deemed Permission.

833.3 Others – provided for information only: EPF/0024/20
The Committee NOTED the information received from Epping Forest District Council.

PL834 Decisions

834.1 Decisions by Epping Forest District Council
No decision notices had been received.

PL835 Licensing Applications

No licensing applications had come to the attention of officers.

PL836 Enforcement and Compliance

No reports had been received.

Signed:
Date: 3 February 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 February 2020 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)

Officers: Debra Paris (Planning Committee Clerk)

4 Members of the Public

The Committee AGREED to bring forward planning application EPF/3083/19, 1 Stony Path, after the Confirmation of Minutes, as members of the public were interested in this application.

PL837 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.

PL838 Declarations of Interest

Cllr Stubbings declared a non-pecuniary interest in planning application EPF/0063/20, 8 Alderton Hall Lane, as he had spoken to an objector about this proposal.

PL839 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 20 January 2020 were CONFIRMED as a correct record and signed by the Chairman.

PL840 Planning Application

The following planning application was CONSIDERED and the plans inspected.

840.1 Application No: EPF/3083/19

Officer: Sukhdeep Jhooti

Applicant Name: (see agent details)

Planning File No: 029804

Location: 1 Stony Path, Loughton, IG10 1SJ

Proposal: Demolition of existing garage and erection of side and rear extensions including rear terrace.

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

The Committee OBJECTED to this application on the grounds that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of the building and the possible greater number of occupants living there.

Members also drew the attention of the Local Planning Authority to the Tree and Landscaping Officer's report, regarding its holding objection to this application.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

PL841 Matters for Report

841.1 Amended Plans

EPF/2162/19 – 202 High Road, Loughton, IG10 1ET. Proposal: Change of Use from A3 to A5 (including Air Extraction & Ventilation Details) – Min no PL776.1

The Committee had NO OBJECTION to the Air Extraction and Ventilation Details for this proposal.

However, the Committee reiterated its previous comments to the proposed Change of Use:

The Committee OBJECTED to this application on the grounds that the change of use from A3 to A5 would attract a higher level of traffic to this area, especially at night.

The noise pollution created by the extra traffic, in particular motorbikes used for home deliveries, would be detrimental to the amenity of neighbouring residents in Clifton Road, Forest Road and those living above the shops in the High Road and Centric Parade.

A takeaway food outlet of this nature, of which there are already a sufficient number in the locality, would create excessive litter for the High Road and surrounding areas, particularly Jackson Alley. This problem would also have a harmful effect on the amenity of neighbouring residents.

The subsequent increase in traffic pollution caused by this proposal would create a detrimental impact on the SAC (Special Area of Conservation), which would be further exacerbated by customers who consumed the takeaway food in the nearby forest and then discarded their rubbish.

Members considered it would be preferable for the usage to remain A3 with some A5, and that operating times should be outlined. The Committee recommended that the outlet should not be allowed to open late at night to protect nearby residents from noise disturbance and public nuisance issues which these types of establishments commonly attract.

The Chairman of the Committee confirmed she would be willing to attend an Area Planning Sub-Committee South meeting if required to do so.

841.2 Planning Enforcement: Complaint – not valid: 173 High Road (min no PL833.1)

The Committee NOTED the information received from Epping Forest District Council Planning Enforcement in respect of this matter.

PL842 Consultation on Statement of Principles under the Gambling Act 2005

The Committee NOTED the new draft Statement of Principles produced by the Licensing Authority. Members had NO COMMENTS to add.

PL843 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

843.1 Application No: EPF/3013/19
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Augustine & Adejoke Asemota
Planning File No: 004366
Location: 2 Deepdene Road, Loughton, IG10 3PU
Proposal: Conversion of a house to x4 no. self-contained flats.

The Committee OBJECTED to this application on the grounds that it was out of keeping with the street scene and an over-development of the property. The proposed accommodation was inadequate and did not provide x4 self-contained flats. The studio flats failed to meet the national minimum requirement space standard of 37²m. Members felt that the property should remain a single dwelling house.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/3032/19
Officer: Robin Hellier
Applicant Name: Mr Alfie Franklin
Planning File No: 014105
Location: 17 Albion Hill, Loughton, IG10 4RA
Proposal: TPO/EPF/23/88 (Ref: T26)
T1: Horse Chestnut - Crown reduce to previous points, 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/3095/19
Officer: Zara Seelig
Applicant Name: Mr Yusuf Kose
Planning File No: 004125
Location: 4 Westfield, Loughton, IG10 4EB
Proposal: Proposed roof extensions including a rear dormer, single storey side extension & a garage conversion into a habitable room.

The Committee OBJECTED to this application on the grounds that the proposed roofline and extension in terms of mass, bulk and height was excessive and it would be detrimental to the street scene. The proposal would have a deleterious effect on the amenity of neighbours at no.3.

The Committee further OBJECTED to this application on the grounds that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the

Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of the building and the possible greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/0007/20
Officer: Muhammad Rahman
Applicant Name: Ms Emma Webster
Planning File No: 015683
Location: Five Bells, 26 Sparelease Hill, Loughton, IG10 1BT
Proposal: Proposed single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0028/20
Officer: Ian Ansell
Applicant Name: Mr Bell
Planning File No: 013161
Location: Ground floor, 273 High Road, Loughton, IG10 1AH
Proposal: Change of Use from existing A1 Retail to Nail Salon (Sui Generis).

The Committee had NO OBJECTION to this application.

Application No: EPF/0054/20
Officer: Honey Kojouri
Applicant Name: Mr & Mrs Stringer
Planning File No: 030515
Location: 149 Roding Road, Loughton, IG10 3BS
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0063/20
Officer: Honey Kojouri
Applicant Name: Mrs Thiara
Planning File No: 006395
Location: 8 Alderton Hall Lane, Loughton, IG10 3HJ
Proposal: Demolition of an existing roof, erection of a new roof with an increase in height, loft conversion involving 3no front & 1no rear dormers together with internal & external alterations including rebuilding of garage to be used as habitable accommodation.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would have a negative impact on the street scene, causing a loss of symmetry. Members expressed concern for the visual impact this proposal would have on this prominent corner, which has an open aspect; and for the loss of daylight that comes through the existing vista.

The Committee expressed concern for the loss of amenity for the neighbouring property at 16 Alderton Rise.

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

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/0069/20

Officer: Robin Hellier

Applicant Name: Mr Liam Donnellan

Planning File No: 023439

Location: 4 Nafferton Rise, Loughton, IG10 1UB

Proposal: TPO/EPF/16/87 (Ref: A1)

T2: Oak - Reduce lateral limbs, on building side, by up to 3.5m as specified.

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

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

Application No: EPF/0070/20

Officer: Robin Hellier

Applicant Name: Mrs Lahon

Planning File No: 004791

Location: 1 Westfield, Loughton, IG10 4EB

Proposal: TPO/CHI/01/72 (Ref: A1)

T1: Lime - Crown reduce to previous points, 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/0088/20

Officer: Robin Hellier

Applicant Name: YHPM Ltd

Planning File No: 017275

Location: Rectory Court, Goldings Hill, Loughton, IG10 1LN

Proposal: TPO/EPF/04/79

T36: Willow - Reduce to previous 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/0094/20
Officer: Muhammad Rahman
Applicant Name: Mr Mehmet Boztepe
Planning File No: 030474
Location: 30 Kenilworth Gardens, Loughton, IG10 3AF
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

843.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2853/19
Officer: Brendan Meade
Applicant Name: Mr Alex North
Planning File No: 023503
Location: 38 Smarts Lane, Loughton, IG10 4BX
Proposal: Application for a Lawful Development Certificate for a Proposed new rear extension in red brickwork.

Application No: EPF/0021/20
Officer: Muhammad Rahman
Applicant Name: Mr Andriy Sorych
Planning File No: 030507
Location: 74 Lushes Road, Loughton, IG10 3QB
Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion into a habitable space, incorporating a rear dormer/ removal of the chimney & front Velux lights.

Application No: EPF/0110/20
Officer: Brendan Meade
Applicant Name: Mr Ben Smith
Planning File No: 020571
Location: 52 Forest Road, Loughton, IG10 1EQ
Proposal: Certificate of lawful development for a proposed loft conversion with rear dormer window.

843.3 Others – provided for information only: EPF/3067/19, EPF/3071/19, EPF/3078/19, EPF/3080/19, EPF/3081/19, EPF/0046/20, EPF/0047/20, EPF/0049/20 and EPF/0052/20.

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

PL844 Decisions

844.1 Decisions by Epping Forest District Council

The Planning Decisions for 1 December 2019 to 31 January 2020 from Epping Forest District Council were NOTED.

PL845 Licensing Applications

845.1 Notice of application to vary a premises licence under the Licensing Act 2003 in respect of T & G's Tapas Bar & Bistro, 154 High Road, Loughton, IG10 4BE

The Committee OBJECTED to this application on the grounds of the following licensing objectives: the prevention of crime and disorder; and the prevention of public nuisance.

The application would be detrimental to the amenity of the residents of the flats above this property and neighbouring outlets on this part of the High Road, on the grounds of noise pollution and disturbance from patrons of the establishment at such late hours.

If the Licensing Authority is minded to grant this licence members requested that the hours for the sale of alcohol on the premises be restricted until 11pm on Sunday – Thursday and 11.30pm on Friday – Saturday; and the added provision of Late Night Refreshment to match those hours.

845.2 Street Trading Consent Renewal – Oakwood Hill Industrial Estate IG10 3TZ

The Committee had NO OBJECTION to this application.

PL846 Enforcement and Compliance

No reports had been received. The Planning Committee Clerk confirmed she would follow up any outstanding reports with the Enforcement Officer.

Signed:

Date: 17 February 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 17 February 2020 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies (from min no 850.2)
K Latchford S Murphy

Officers: Debra Paris (Planning Committee Clerk)

PL847 Apologies for Absence

Apologies for absence were received from Cllr Downing.

PL848 Declarations of Interest

Cllr Murphy declared a non-pecuniary interest in planning applications EPF/2774/19, 105 Lower Park Road, and EPF/0199/20, Fairmead, 48 Church Lane, as the applicants were known to her. Cllr Murphy stated she would not participate in the Committee's deliberations on these two items.

The Committee declared a non-pecuniary interest in planning applications EPF/2774/19, 105 Lower Park Road; EPF/1805/19, 40 Traps Hill; EPF/3052/19, 21 York Hill; and EPF/0199/20, Fairmead, 48 Church Lane, owing to comments received from the LRA Plans Group.

PL849 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 3 February 2020 were CONFIRMED as a correct record and signed by the Chairman.

PL850 Matters for Report

850.1 Amended Plans

EPF/2961/19 – 10 Eleven Acre Rise, Loughton, IG10 1AN. Proposal: Proposed single storey rear & front extensions, alterations to the existing side dormer & additional front roof windows. ** AMENDED PLANS ** – Min no PL824.1

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was out of keeping in relation to the fenestration at the front of the property, which was excessive.

Cllr Davies arrived during the next item.

850.2 Notices of Appeal

The Chairman of the Planning & Licensing Committee, Cllr Angold-Stephens, NOTED that the appeals in respect of planning applications, EPF/0199/20 – Fairmead 48 Church Lane and EPF/2881/18 – 76 Algers Road, had both been dismissed by the Planning Inspectorate citing that the developments would likely have a significant adverse effect on the integrity of the Special Area of Conservation (SAC).

The Chairman concluded that the Committee was justified in objecting to applications for new developments along with proposals for large extensions, which would likely result in greater occupancy levels, on these grounds and recommended it continue to object to such applications on this basis. Members fully AGREED with this proposal.

850.3 EPF/0517/19 – 6 Ashley Grove, Staples Road, Loughton, IG10 1HS.

Proposal: Proposed roof extension. (Appeal ref no: APP/J1535/D/19/3241433) – Min no PL692.1

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

850.4 EPF/1805/19 – 40 Traps Hill, Loughton, IG10 1SZ. Proposal: Proposed double garage. (Revised application to EPF/0171/19.) (Appeal ref no: APP/J1535/D/19/3242453) – Min no PL757.1

The Committee NOTED the contents of a letter of objection.

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

PL851 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

851.1 Application No: EPF/2774/19

Officer: Ian Ansell

Applicant Name: Mr Alan Davey

Planning File No: 021337/006222

Location: 105 Lower Park Road, Loughton, IG10 4NE

Proposal: 2 full storey plus attic rooms- end of terrace separate dwelling utilising existing crossover. Juliet balcony to the rear.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was too cramped and an over-development of the site. The proposed accommodation was built right up to the boundary resulting in the guttering overhanging the neighbouring tennis club's land. Members also referred to the Tree Officer's report objecting to this application based on the concern for the Sycamore, T7, located on the site of the neighbouring tennis courts.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

A member of the Committee NOTED that there is a garden office on this plot for which no planning permission had been sought.

Application No: EPF/3052/19

Officer: Natalie Price

Applicant Name: Mr Sean Wylde

Planning File No: 022426

Location: 21 York Hill, Loughton, IG10 1RL

Proposal: Proposed demolition of a rear utility room & stack & erection of a two storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0138/20

Officer: Muhammad Rahman

Applicant Name: Mr Paul Cavanagh

Planning File No: 030465

Location: 176 Willingale Road, Loughton, IG10 2BZ

Proposal: Proposed single storey front extension (Revised application to EPF/2510/19).

The Committee had NO OBJECTION to this application.

Application No: EPF/0157/20

Officer: Muhammad Rahman

Applicant Name: Mr Lee Elliott

Planning File No: 026311

Location: 29 The Crescent, Loughton, IG10 4PY

Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0158/20

Officer: Honey Kojouri

Applicant Name: Mr Anil Kohli

Planning File No: 030521

Location: 6 Richmond Park, Loughton, IG10 4PQ

Proposal: Proposed single storey rear extension.

The Committee OBJECTED to this application on the grounds that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of the building and the possible greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

If however, the Local Planning Authority is mindful of approving this application, members requested that a condition be imposed for the extension to remain ancillary to the main dwelling.

Application No: EPF/0172/20

Officer: Sukhdeep Jhooti

Applicant Name: Mr Victor Khatri

Planning File No: 029914

Location: 5 Hampton Mead, Loughton, IG10 1TX

Proposal: Proposed two-storey side / rear extension with alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0199/20

Officer: Muhammad Rahman

Applicant Name: Mrs Gail Abbot

Planning File No: 006928

Location: Fairmead, 48 Church Lane, Loughton, IG10 1PD

Proposal: Removal of the existing two storey garage/ annex and replace with an individually designed Arts and Crafts influenced home. (Revised application to EPF/3277/18.)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

Members drew the attention of the Local Planning Authority to the Appeal Decision (APP/J1535/W/19/3236064), dated 17 December 2019, in respect of application EPF/3277/18 for this development.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/0204/20

Officer: Sukhdeep Jhooti

Applicant Name: Mr & Mrs Harinder Justin & Rupinder Bains

Planning File No: 007807

Location: 4 Wellfields, Loughton, IG10 1NX

Proposal: Proposed amendment to roofline and loft conversion. (Amended application to EPF/1138/17.)

The Committee OBJECTED to this application on the grounds that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of the building and the possible greater number of occupants living there, based on the proposed two additional ensuite bedrooms and potential for two further loft bedrooms.

Members NOTED that no arboricultural report had been submitted with regards this application, but trees on the site would be affected by this proposal.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.

Application No: EPF/0205/20

Officer: Brendan Meade

Applicant Name: Mr James Kenyon

Planning File No: 018250

Location: 52 High Beech Road, Loughton, IG10 4BL

Proposal: Proposed rear extension with a sloping roof. Demolition of the existing conservatory & part extension.

The Committee had NO OBJECTION to this application.

851.2 Deemed Permission – provided for information only:
There were no applications listed under Deemed Permission.

851.3 Others – provided for information only: EPF/2269/19, EPF/0147/20, EPF/0148/20, and EPF/0232/20.
The Committee NOTED the information received from Epping Forest District Council.

PL852 Decisions
No decision notices had been received.

PL853 Licensing Applications
No licensing applications had come to the attention of officers.

PL854 Enforcement and Compliance
No reports had been received.

Signed:
Date: 2 March 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 2 March 2020 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

Officers: Debra Paris (Planning Committee Clerk)

3 Members of the Public

PL855 Apologies for Absence

Apologies for absence were received from Cllr Davies by email but these were received too late to be recorded at the meeting.

PL856 Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/0029/20, 18 Roundmead Close, as her daughter lives close by.

Cllr Murphy declared a non-pecuniary interest in planning application EPF/0277/20, 39 Albion Hill, as she is acquainted with a resident objecting to this proposal.

The Committee declared a non-pecuniary interest in planning application EPF/0029/20, 18 Roundmead Close, owing to comments received from the LRA Plans Group.

PL857 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 17 February 2020 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward amended planning application EPF/1113/20, 305-307 High Road, listed under Matters for Report on the agenda, as a member of the public was interested in this item.

PL858 Matters for Report

858.1 Amended Plans

EPF/1113/19 – 305 - 307 High Road, Loughton, IG10 1AL.

Proposal: Change of use from Class A1 use (shops) to Class A3 use (Including Extraction and Ventilation Details). ** AMENDED PLANS ** – Min no PL730.1

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

The Committee OBJECTED to this application reiterating its previous comments, emphasising the deleterious effect that would be caused by the proposed excessive hours:

The Committee OBJECTED to this application on the grounds that the stated opening hours were unreasonable, they were too long and too late causing detriment to the amenity of the residents in the flats above. Further, if the applicant planned to install air conditioning units (ventilation and extraction), this would further be harmful to neighbours' amenity due to noise and odour.

- 858.2 EPF/2418/19 – 33 Valley Hill, Loughton, Essex, IG10 3AE. Proposal: Proposed first floor extension/loft conversion. Double width garage to replace the existing single garage. Increase the width of existing dropped kerb to facilitate access to the new garage. ** AMENDED PLANS ** – Min no PL824.1**

The Committee had NO OBJECTION to this application.

- 858.3 Notice of Appeal
EPF/1767/19 – 48 Harwater Drive, Loughton, IG10 1HS.
Proposal: Two storey side, single storey rear and front extensions.
(Appeal ref no: APP/J1535/D/19/324299) – Min no PL742.1**

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

- 858.4 Withdrawn Application
EPF/2327/19 – The Avenue Lawn Tennis Club 18 The Avenue, IG10 4PT. Proposal: Proposed replacement of lighting on existing tennis court with additional lighting to x2 no. tennis courts, including ground & duct works with an option to expand flood lighting to a 4th court in the future – Min no 794.1**

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

PL859 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

- 859.1 Application No: EPF/0029/20
Officer: Sukhdeep Jhooti
Applicant Name: Mr John Mitchell
Planning File No: 016231
Location: 18 Roundmead Close, Loughton, IG10 1QD
Proposal: Proposed planning approval for all three (3) air source pumps to remain on property.**

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application; however members deplored the retrospective nature of this proposal.

- Application No: EPF/0043/20
Officer: Natalie Price
Applicant Name: Ms Gail Thibert
Planning File No: 018496
Location: 12 Grosvenor Drive, Loughton, IG10 2LH
Proposal: Retrospective application for outbuilding.**

The Committee had NO OBJECTION to this application; however members deplored the retrospective nature of this proposal.

If the local planning authority was minded to grant this application, members requested a condition be imposed that the annexe remains ancillary to the main dwelling.

Application No: EPF/0228/20

Officer: Muhammad Rahman

Applicant Name: Miri Shtini

Planning File No: 030527

Location: 86 Newmans Lane, Loughton, IG10 1TN

Proposal: Proposed two storey side extension, single storey rear extension, 2 no. rooflights and front porch roof modification.

The Committee had NO OBJECTION to this application.

Application No: EPF/0277/20

Officer: Muhammad Rahman

Applicant Name: Mr P Giordano

Planning File No: 003011

Location: 39 Albion Hill, Loughton, IG10 4RD

Proposal: Proposed rear single storey extension; amendment to part of roof to add x3 no. new dormers with internal alterations. (Revised application to EPF/1925/19)

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

However, if the local planning authority was minded to grant this application, members requested a condition be imposed that all new first floor windows be obscured glazing with limiting opening hinges, as stated in the plans, in order to protect the amenity of the neighbours at 4 High View Close.

Application No: EPF/0290/20

Officer: Natalie Price

Applicant Name: Mr Mark Redelinghuys

Planning File No: 030209

Location: 78 Avondale Drive, Loughton, IG10 3DQ

Proposal: Erection of a single storey rear extension including a raised patio. (Amended application to EPF/0748/19).

The Committee had NO OBJECTION to this application.

Application No: EPF/0297/20

Officer: Natalie Price

Applicant Name: Mr Stephen Shakeshaft

Planning File No: 015624

Location: 48 Lower Park Road, Loughton, IG10 4NA

Proposal: Proposed demolition and replacement of existing single storey rear extension. Loft extension including raising of the roof level & replacement of the existing single storey front bay with a two storey bay.

The Committee had NO OBJECTION to this application.

Application No: EPF/0304/20

Officer: Muhammad Rahman

Applicant Name: Mr I Umarji
Planning File No: 010806/ 011304
Location: 143-149 High Road and 2 Old Station Road, Loughton, IG10 4LY
Proposal: New entrance door in lieu of window on elevation facing High Road.

The Committee had NO OBJECTION to this application.

Application No: EPF/0320/20
Officer: Muhammad Rahman
Applicant Name: Mrs Jane Moir
Planning File No: 013777
Location: 20 Ollards Grove, Loughton, IG10 4DW
Proposal: Proposed loft conversion and extension with first floor alterations to form 5 bedroom dwelling.

The Committee had NO OBJECTION to this application.

Application No: EPF/0321/20
Officer: Robin Hellier
Applicant Name: Mr Houston
Planning File No: 001347
Location: 1 Salcombe Park, High Road, Loughton, IG10 4QT
Proposal: TPO/EPF/09/90 (Ref: T5)
T1 Oak - Reduce spread by up to 3m, height by up to 2m and reshape, 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/0327/20
Officer: Brendan Meade
Applicant Name: Mrs Victoria Coleman
Planning File No: 021572
Location: High Silver House, 37 Upper Park, Loughton, IG10 4EQ
Proposal: Proposed 2nd floor front dormer with flat roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/0364/20
Officer: Robin Hellier
Applicant Name: Mrs Angela Harding
Planning File No: 012985
Location: 43 York Hill, Loughton, IG10 1HZ
Proposal: TPO/EPF/03/87
T9: Lime - Crown reduce to previous points, as specified.
Remove epicormic growth.

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.

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

Application No: EPF/0366/20

Officer: Julie Cottrell

Applicant Name: Mr Keith Bacon

Planning File No: 023484

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

Proposal: York Hill Conservation Area

T1: Maple - Open out & thin crown. Reduce lateral branches.

T2: Holly - Reduce height by 0.5m & crown lift over pavement.

Application No: EPF/0374/20

Officer: Robin Hellier

Applicant Name: Mrs Angela Harding

Planning File No: 012895

Location: 43 York Hill, Loughton, IG10 1HZ

Proposal: York Hill Conservation Area

T1: Bay - Reduce height by up to 2m.

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

859.3 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0333/20

Officer: Brendan Meade

Applicant Name: Mr Andrew Wintle

Planning File No: 024729

Location: 14 Oakwood Hill, Loughton, IG10 3EW

Proposal: Application for a Lawful Development Certificate for a proposed hip to gable loft conversion with rear dormer, Juliet balcony & x1 no. rooflight to the front elevation.

859.4 Others – provided for information only: EPF/0275/20, EPF/0301/20, and EPF/0342/20.

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

PL860 Decisions

The Planning Decisions for 1 – 31 January 2020 from Epping Forest District Council were NOTED.

PL861 Local Government (Miscellaneous Provisions) Act 1982 Street Trading Licence

861.1 Street Trading Consent (Renewal) – Debden Broadway Market – Mr Peter Sparks of Debden Traders Association

The Committee had NO OBJECTION to this application.

PL862 Licensing Applications

No licensing applications had come to the attention of officers.

PL863 Enforcement and Compliance

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

Signed:

Date: 16 March 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16 March 2020 at 7.45pm at Loughton Library & Town Hall.

Present:

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

Officers: Debra Paris (Planning Committee Clerk)

5 Members of the Public

PL864 Apologies for Absence

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

PL865 Declarations of Interest

Cllrs Angold-Stephens and Cochrane declared a non-pecuniary interest in planning application EPF/0380/20, 2 High Silver, as they had both spoken to a neighbour in respect of this proposal.

Cllr CC Pond 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 Sub-Committee 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.

He also declared a non-pecuniary interest in item 4.2: Ripley Grange – Listed Status, on the agenda, as he was responsible for securing this grading.

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

- i) EPF/0249/20, 3 Sparelease Hill; EPF/0273/20, 66 The Broadway; EPF/0379/20, Playing Field Site EF College; EPF/0380/20, 2 High Silver; EPF/0406/20, 13 Wroths Path; EPF/0413/20, 4 Steeds Way; and EPF/0442/20 Lincoln Hall, 125 High Road, owing to comments received from the LRA Plans Group; and
- ii) EPF/0211/20, White Cottage, 5 Baldwins Hill, as the architect was known to the Council.

PL866 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 2 March 2020 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning applications EPF/0249/20, 3 Sparelease Hill and EPF/0380/20, 2 High Silver, as members of the public were interested in these items.

PL867 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

867.1 Application No: EPF/0249/20

Officer: Honey Kojouri

Applicant Name: Mr Kelly

Planning File No: 016471

Location: 3 Sparelease Hill, Loughton, IG10 1BS

Proposal: Proposed two storey side extension and a single storey porch.

The Committee NOTED the contents of three 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 the proposal is overbearing and bulky, building up to the boundary creating a terracing effect, and causing detriment to the street scene. The eaves of this property would also encroach on the neighbouring property at no.1 Sparelease Hill, resulting in a deleterious effect on the amenity of the neighbours.

If the large cedar tree on this site was lost, which is unclear, it would cause further detriment to the open aspect of the street scene.

Members confirmed that they would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/0380/20

Officer: Brendan Meade

Applicant Name: Mr James Berlin

Planning File No: 007035

Location: 2 High Silver, Loughton, IG10 4EL

Proposal: Proposed change of decking shape to rear garden - Levels are as per previous approved application EPF/3242/17.

The Committee NOTED the contents of three letters of objection.

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

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application by reason of the height and change in levels of the construction of the deck, which has caused a gross intrusion on the amenity and privacy of the neighbours at no.1. This construction has also created a deleterious effect on the amenity and privacy of other neighbouring properties.

Members confirmed that they would not be willing to attend and speak against this application, having no further comments to make.

PL868 Matters for Report

868.1 Notice of Appeal

EPF/1635/19 – Junction of Potters Close & York Hill, Loughton, IG10 1JA. Proposal: Proposed erection of a detached x 2 no. bedroom cottage. (Appeal ref no: APP/J1535/D/20/3246315) – Min no PL725.1

The Committee NOTED the information received from Epping Forest District Council. However, members commented that since they believed that the applicant lives on the other side of the Close this was an infraction against the process and the matter should proceed under the normal appeal process.

868.2 Ripley Grange – Listed Status

The Committee NOTED and COMMENDED The Chairman of the Historical Society, Chris Pond, for securing the statutory listing of Ripley Grange, its garden buildings and outhouses by Historic England at Grade II*, the highest grade of listing apart from Grade I, which covers mediaeval cathedrals, the Tower of London etc. The only other building of this grade in Loughton was the Warren House, the Forest HQ.

868.3 Future Planning Meetings: Coronavirus, Covid-19

In view of the present Coronavirus situation, the Chairman of the Planning Committee had discussed with the Town Clerk the possibility of holding internet meetings, who advised that currently there was no provision in law for such a practice.

The Chairman therefore suggested that future planning applications be dealt with under delegated authority. Members AGREED that three members of the Committee, along with the Planning Committee Clerk, would discuss by email planning applications, with written comments of residents being considered.

This would require the Committee to study the plans in advance of this consultation, and those members that were able to would then form part of the meeting considering the applications under delegated authority.

Cllr Pond indicated that this would also apply to the town council's other Committees. Authorities were awaiting statutory instruments which would allow the abandonment of elections and statutes. The Town Clerk would keep town councillors updated and issue instructions accordingly.

Cllr Pond suggested to proceed as proposed unless and until the Government issued further advice.

PL869 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

869.1 Application No: EPF/0211/20

Officer: Muhammad Rahman

Applicant Name: Mr Balbir Doal

Planning File No: 009709

Location: White Cottage, 5 Baldwins Hill, Loughton, IG10 1SE

Proposal: Proposed two storey side & rear elevation, part basement to rear, tiled conservatory to the rear, front porch & internal alterations.

The Committee OBJECTED to this application, referring to the Tree Officer's Report for a holding objection.

If the local planning authority was minded to approve this application, members AGREED to withdraw their objection should a suitable arboricultural report be submitted with the provision of replacing the protected ash tree which had been removed, as was previously agreed.

The Committee also requested a condition for the fenestration to be replaced using timber and leaded light placements as appropriate for a property within the Conservation Area.

Application No: EPF/0273/20

Officer: Natalie Price

Applicant Name: Mr Christopher Davies
Planning File No: 026181
Location: 66 The Broadway, Loughton, IG10 3ST
Proposal: Change of Use of premises from A1 (shop) to a D1 use (place of worship and community hub).
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was the loss of another retail outlet from this area, and due to the lack of detail in respect of the fascia and interior.

Members confirmed that they would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/0345/20
Officer: Muhammad Rahman
Applicant Name: Mr Alex David
Planning File No: 030534
Location: 2 Lucton Mews, Loughton, IG10 3PE
Proposal: Proposed demolition of rear conservatory with a replacement rear & side ground floor single storey extension with rooflights. Loft conversion with rear dormer and x2 no. front rooflights.

The Committee OBJECTED to this application stating it was too large for the site and due to the loss of the already limited private amenity space.

Members confirmed that they would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/0367/20
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Devpal Bhachu
Planning File No: 017445
Location: 53 Deepdene Road, Loughton, IG10 3PP
Proposal: Proposed rear & side single storey extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0370/20
Officer: Marie-Claire Tovey
Applicant Name: Mrs Shabena Sheikh
Planning File No: 024072
Location: 57 Church Lane, Loughton, IG10 1NW
Proposal: Alterations to existing boundary walls including the height.

The Committee OBJECTED to this application on the grounds that the piers and railings were too high, resulting in a closing-in to the street scene.

Members deplored the loss of the greenery to the street scene and requested the planting of native species to soften the impact of the metal railings and to enhance the appearance of the street scene, should the local planning authority be minded to grant this application.

Application No: EPF/0379/20
Officer: Marie-Claire Tovey
Applicant Name: Mr David Chalmers
Planning File No: 002145

Location: Playing Field Site, Epping Forest College, Borders Lane, Loughton, IG10 3SA

Proposal: Redevelopment of the site to provide 285 residential dwellings (Use Class C3) in a series of blocks ranging from 2 to 5 storeys in height, a new Wellness Centre (Use Class D1), creation of a new public park, car parking, communal landscaped amenity areas, secure cycle parking and other associated development.

The Committee NOTED the contents of 14 letters of objection.

The Committee OBJECTED to this application on the following grounds:

Members refuted that the design closely related to the character, appearance and scale of the surrounding area. The proposed buildings are monolithic and wholly out of character. The blocks, at up to 5 storeys, are too high and overbearing. The nearby college buildings represent a different use which does not justify the proposed height and bulk of this application. The proposed development is domestic and should take its design lead from the height and bulk of the surrounding residential dwellings, which are predominantly red brick two storey residential homes with traditional pitched roofs.

The development would incur a significant impact on waiting lists for local health centres. Local surgeries are already oversubscribed with residents experiencing great difficulty in getting appointments. There is no evidence that these can be extended to meet the extra demand this proposal would create. No health impact assessment (HIA) had been submitted with this proposal.

Local schools are already over-subscribed and this proposal would impact further on local education provision.

Loughton has inadequate public transport, particularly along Borders Lane, with no bus service available along the road after 7pm. The Central line service has recently been reduced and this proposal would exacerbate the already overcrowded trains. The service would not be able to cope with additional commuters.

The proposed access to the site, being on a bend of a narrow busy road and too close to the college parking, would be dangerous for pedestrians and other car users during the rush hour.

The proposal for 28 Shared Ownership and 57 Affordable Rented units requires assurances that the viability report was undertaken in accordance with RICS guidance.

This site requires an Environmental Impact Assessment.

The Committee is concerned that, as the proposed Wellness Centre is part of the college, later on in the planning process the promises of public access would be rescinded. The centre would also attract additional traffic and congestion causing parking difficulties for existing nearby residents.

The development includes 198 parking spaces and would also attract visitors in cars, thus causing a significant and wholly unacceptable impact to the air quality on the SAC. The effect would be particularly severe from queuing traffic on the A121. Existing congestion in this area is already at

unacceptable levels and this part of Loughton cannot sustain any increase in vehicular traffic.

Members referred to the recent appeal decision for the proposal at 13-15a Alderton Hill (Appeal Ref: APP/J1535/W/18/3203410), which cited the effect on the SAC as grounds for dismissing the appeal. It was noted that this development is far larger than that proposal. The proposal for paying a sum of money is inadequate to overcome the legitimate concerns regarding the impact on the Epping Forest SAC.

The scheme represents an overdevelopment of the site, being 30% larger than the draft plan allows and would cause significant harm to the forest, congestion on the local roads and for nearby residents. This is a cherished open space that is well used by the local community.

Luctons Field is virgin land having never been built on and is a vital part of the urban open space (it is zoned as this in the 1998 Local Plan). It is the *Green Meadow* of the seminal nature work *Unto the Fields* by Donald Gillingham, published 1953. This is a valuable green asset, the nature of which helps to minimise the pollution suffered by the City of London, which can be viewed from this exact location.



The Chairman of the Committee would be willing to speak, if available, at the Area Plans South meeting in respect of this application.

Application No: EPF/0387/20

Officer: Robin Hellier

Applicant Name: Mr Wilson

Planning File No: 016624

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

Proposal: TPO/EPF/07/79 (Ref: T48)

T1: Cedar - Reduce lateral stems, on southern side, back to previous points 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/0388/20

Officer: Robin Hellier

Applicant Name: Mr Dhir

Planning File No: 007919

Location: 4 Cloverleys, Loughton, IG10 4EH

Proposal: TPO/EPF/14/85 (Ref: T2)

T1: Oak - Crown reduce height & laterals by up to 2m, as specified.
Crown lift by removing 2 x lowest stems on eastern side, 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/0390/20

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs U Agarwal

Planning File No: 008100

Location: 29 Alderton Hill, Loughton, IG10 3JD

Proposal: Proposed new single storey link lobby from existing house to the existing free-standing gymnasium/recreation ancillary outbuilding, previously constructed as permitted development.

The Committee had NO OBJECTION to this application.

Application No: EPF/0405/20

Officer: Honey Kojouri

Applicant Name: Mr D Costello

Planning File No: 023643

Location: 21 The Campus, Loughton, IG10 3FB

Proposal: First floor side extension over existing double garage.

The Committee OBJECTED to this application reiterating its previous comments, Min no PL84.1, which were:

"The Committee was concerned the proposal was obtrusive to the neighbours that sided onto 21 The Campus. Members also commented over the loss of visual amenity as the first floor windows and balcony emphasised the blank wall of the front elevation of the garage at ground floor level, which detracted from the streetscene."

Members confirmed that they would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/0406/20

Officer: Alastair Prince

Applicant Name: Mr Thomas Spain

Planning File No: 026743

Location: 13 Wroths Path, Loughton, IG10 1SH

Proposal: Proposed lengthening of an existing raised patio at the rear of the property for personal use.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application caused by overlooking of the occupiers of no.15 Wroths Path.

Members confirmed that they would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/0413/20

Officer: Honey Kojouri

Applicant Name: Philip Harris

Planning File No: 017558

Location: 4 Steeds Way, Loughton, IG10 1HX

Proposal: First floor side extension over garage and utility room, ground floor rear extension, first floor part rear extension, porch infill, changes to external finishes.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0442/20

Officer: Marie-Claire Tovey

Applicant Name: Ms Kate Hersey

Planning File No: 001222

Location: Lincoln Hall, 125 High Road, Loughton, IG10 4LT

Proposal: Demolition of existing hall and replacement with a purpose designed pre-school building.

(Revised application to EPF/0730/19)

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the design was overbearing due to its height, bulk and massing. It was too cramped for the site and out of keeping with the street scene.

The proposed increase in capacity would have a detrimental impact on the air quality of the SAC, attracting a higher number of vehicles to the already congested area.

If however, the local planning authority was minded to grant this application, the Committee requested that sustainable energy be included in the proposal, namely solar heat panels on the roof and a ground source heat pump.

Members also requested a requirement that the current nursery site on Church Hill be returned to a single dwelling.

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

Application No: EPF/0260/20

Officer: Julie Cottrell

Applicant Name: Mr Tim Gowler

Planning File No: 009959

Location: Drummers Maid, 27 Woodbury Hill, Loughton, IG10 1JF

Proposal: York Hill Conservation Area

1 x Birch - Crown reduce by one third.

1 x Willow - Reduce to previous points.

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

869.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0343/20

Officer: Brendan Meade

Applicant Name: Mr Daniel Ellis
Planning File No: 000461
Location: 332 Willingale Road, Loughton, IG10 2BW
Proposal: Application for a Lawful Development Certificate for a Proposed single storey rear extension.

Application No: EPF/0369/20
Officer: Brendan Meade
Applicant Name: Mr Charles Ross
Planning File No: 030535
Location: 75 Audley Gardens, Loughton, IG10 2EW
Proposal: Application for a Lawful Development Certificate for a Proposed single storey rear extension & a loft conversion.

Application No: EPF/0371/20
Officer: Muhammad Rahman
Applicant Name: Mr Warren Shaw
Planning File No: 030538
Location: 34 Brooklyn Avenue, Loughton, IG10 1BL
Proposal: Application for a Lawful Development Certificate for a Proposed single storey side extension.

Application No: EPF/0391/20
Officer: Muhammad Rahman
Applicant Name: Mr David Wade
Planning File No: 030533
Location: 1 School House Gardens, Loughton, IG10 3PD
Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion with a rear dormer & x2 no. roof lights to the front.

Application No: EPF/0417/20
Officer: Brendan Meade
Applicant Name: Mr Bart Oleksiak
Planning File No: 011962
Location: 39A Westall Road, Loughton, IG10 2AG
Proposal: Certificate of lawful development for a proposed loft conversion with a rear dormer window.

869.4 Others – provided for information only: EPF/0398/20, EPF/0438/20, EPF/0451/20, EPF/0453/20, EPF/0456/20 and EPF/0469/20.
The Committee NOTED the information received from Epping Forest District Council.

PL870 Decisions

870.1 Decisions by Epping Forest District Council

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

PL871 Licensing Applications

No licensing applications had come to the attention of officers.

PL872 Enforcement and Compliance

The Committee NOTED the information received from Epping Forest District Council. However, members expressed CONCERN that the breach was now deemed ceased, NOTING that while the raised seating area had been removed the front wall built over 1m high remained in situ.

Signed:
Date: 30 March 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 30 MARCH 2020 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY

Monday 30 March 2020

Committee Members

Councillors:

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

Officer:

Debra Paris (Planning Committee Clerk)

Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/0528/20 Loughton Methodist Church, 260 High Road, as an active member of the church and would not be commenting on this application.

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

EPF/0426/20, 165 High Road; EPF/0495/20, Former Zara Bar & Grill, Unit B,C & D Landmark House; EPF/0503/20, 252A High Road; EPF/0528/20, Loughton Methodist Church, 260 High Road; and EPF/0542/20, Rear of 165 High Road, owing to comments received from the LRA Plans Group.

Planning Applications

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

1.1 Application No: EPF/0426/20

Officer: Marie-Claire Tovey

Applicant Name: Mr James Lawlor

Planning File No: 007759

Location: 165 High Road, Loughton, IG10 4LF

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

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, on the following grounds:

- i) owing to the increased number of dwellings to the application approved under EPF/2600/14 on appeal, this proposal will increase the total number of units from 5 to 10 flats with 8 studio flats and 2x1 bed flats, on the grounds that it believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there; and

- ii) this will be too imposing on the street scene at the front of the existing building and overbearing on the neighbouring properties. It will obscure the view of the Lopping Hall as it is approached from the south. Members would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/0439/20

Officer: Ian Ansell

Applicant Name: Mr Richard Chiswell

Planning File No: 000517

Location: Land associated with the former Debden Hall Estate, Englands Lane, Loughton.

Proposal: Application for a Lawful Development Certificate Existing - Confirmation of commencement of EPF/2969/15 (Demolition of existing dwelling house and out-buildings and erection of new environmentally sustainable dwelling house with associated landscaping works. Refurbishment and repair of Grade II listed gates and piers).

The Committee had NO OBJECTION to this application.

Application No: EPF/0460/20

Officer: Brendan Meade

Applicant Name: Mr Andrei Armenean

Planning File No: 001392

Location: 10 Lushes Road, Loughton, IG10 3QB

Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0490/20

Officer: Muhammad Rahman

Applicant Name: Ms T Brough

Planning File No: 015867

Location: 8 Stanmore Way, Loughton, IG10 2SA

Proposal: Proposed replacement of an existing house.

The Committee OBJECTED to this application as with the previous application it will have a bearing on the SAC as it proposes an increase from 2 bedrooms to 5.

Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of the building and the possible greater number of occupants living there.

If the local planning authority is minded to approve this application, members expressed concern about the trees to the side of the property as they will then be very close to the house and their roots may affect the property in the future. The Committee suggested that the owner considers moving the house a little further away from the boundary with No 6.

The design is an improvement on the previous application in terms of the street scene blending in better with its neighbours.

Members would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/0495/20

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Kevin Milligan

Planning File No: 006876

Location: Former Zara Bar & Grill, Unit B,C & D Landmark House, 30 Barrington Green, Loughton, IG10 2BA

Proposal: Change of use from use for purposes within Use Classes A1 (shops), A3 (restaurants and cafes) and A4 (drinking establishments), as approved under planning permission EPF/2163/13, to use for purposes within Use Class D2 (assembly and leisure) as a Boxing Gym.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, but expressed concern that apart from The Hub there would be no retail outlets in this development, which had been promised by the Local Planning Authority when the previous building was proposed for demolition.

The applicant would require further planning consent for any external works particularly for air conditioning units or eating area/café that is not ancillary to the club.

Application No: EPF/0503/20

Officer: Honey Kojouri

Applicant Name: Mr Doan Tan Pham

Planning File No: 001756

Location: 252 A High Road, Loughton, IG10 1RB

Proposal: Change of use from A1 retail shop to a nails & beauty salon (Sui Generis).

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, but expressed concern for the loss of another retail outlet to the High Street.

Application No: EPF/0510/20

Officer: Muhammad Rahman

Applicant Name: Mr Mark Lockhart

Planning File No: 027074

Location: 4 Alderton Hall Lane, Loughton, IG10 3HN

Proposal: Proposed further 1metre single storey rear extension. (Revised application to EPF/3138/18.)

The Committee had NO OBJECTION to this application.

Application No: EPF/0515/20

Officer: Robin Hellier

Applicant Name: Mr Marin Marin

Planning File No: 017351

Location: Foxwood, Nursery Road, Loughton, IG10 4DZ

Proposal: TPO/CHI/04/70 (Ref: A1)

T1: Purple Plum - Crown reduce by up to 1m, as specified.

T2, T8, T9, T10: Oak, T2A: Pine, T11 & T15: Yew, T12: Birch, T13: Spruce, T14: Juniper - Fell.

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

Application No: EPF/0528/20

Officer: Muhammad Rahman

Applicant Name: Loughton Methodist Church

Planning File No: 009617

Location: Loughton Methodist Church, 260 High Road, Loughton, IG10 1RB

Proposal: Advertisement consent for internally illuminated freestanding digital sign on property forecourt.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0542/20

Officer: Muhammad Rahman

Applicant Name: SFL Property Ltd

Planning File No: 007759

Location: Rear of 165 High Road, Loughton, IG10 4LF

Proposal: Revisions to Building 2 rear building (Approved under EPF/2600/14) to include penthouse as allowed under appeal APP/J1535/W/19/3226911 and internal and external alterations.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

This proposal includes an additional bedroom from the plans approved by the Appeal Inspector under EPF/2600/14.

Members would not be willing to attend and speak against this application, having no further comments to make.

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

Application No: EPF/0514/20

Officer: Julie Cottrell

Applicant Name: Mr Simpson

Planning File No: 030546

Location: 32 Wroths Path, Loughton, IG10 1SH

Proposal: Baldwins Hill Conservation Area

T1: Apple - Fell.

2 Decisions

2.1 Decisions by Epping Forest District Council

* Decisions for February 2020 were NOTED by the Committee.

3 Licensing Applications

No applications had come to the attention of officers.

4 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
30 March 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 20 APRIL 2020 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY

Monday 20 April 2020

Committee Members

Councillors:

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

Officer:

Debra Paris (Planning Committee Clerk)

Declarations of Interest

Cllr Cochrane declared a non-pecuniary interest in planning application EPF/0674/20 32 Queens Road, as she was acquainted with the applicant.

Cllr Abraham declared a non-pecuniary interest in planning applications; EPF/0615/20 & EPF/0641/20, 197 High Road, as he was acquainted with the pharmacist at this establishment.

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

EPF/0411/20, 13 Sparelease Hill; EPF/0565/20, 11 The Meadway; EPF/0615/20 & EPF/0641/20, 197 High Road; EPF/0620/20, 47 Forest View Road; EPF/0625/20, 49 Pyrles Lane, EPF/0637/20, 82 Goldingham Avenue; EPF/0648/20, 114 Englands Lane; and EPF/0673/20 35 Fallow Fields owing to comments received from the LRA Plans Group.

Planning Applications

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

1.1 Application No: EPF/0411/20

Officer: Muhammad Rahman

Applicant Name: Mr Alan Green

Planning File No: 003487

Location: 13 Sparelease Hill, Loughton, IG10 1BS

Proposal: Demolition of existing dwelling. Proposed 3 storey replacement dwelling with crown roof over, insert garage to front and rear flat roof dormer.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, on the grounds that the design was out of keeping with the street scene where most of the properties feature a gable as does the existing bungalow.

The proposal was too bulky and overbearing, going from two bedrooms to four double bedrooms with parking shown for four cars including a double garage therefore the property would be considerably enlarged and is very close to the forest.

The green aspect of the existing front garden, which it intends to remove, is of value to the street scene. It provides a natural habitat for birds and insects and

is important as a vital buffer to the nearby forest. It also softens the impact of the property and adds to the green character of this part of the road. If approved at least the existing level of greenery and screening should be retained.

Members believe that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

Application No: EPF/0467/20
Officer: Alastair Prince
Applicant Name: Mr Tim Gowler
Planning File No: 009959
Location: Drummers Maid, 27 Woodbury Hill, Loughton, IG10 1JF
Proposal: Demolition of the existing side conservatory & erection of a new side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0560/20
Officer: Brendan Meade
Applicant Name: Mr Derek Knight
Planning File No: 030551
Location: 45 Chequers Road, Loughton, IG10 3QE
Proposal: Retrospective application for garden shed.

The Committee had NO OBJECTION to this application.

Application No: EPF/0565/20
Officer: Alastair Prince
Applicant Name: Mr & Mrs Simon & Lynne Wakinshaw
Planning File No: 026831
Location: 11 The Meadway, Loughton, IG10 3AN
Proposal: Single storey rear extension.
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0604/20
Officer: Brendan Meade
Applicant Name: Ms C Watson
Planning File No: 030557
Location: 164 Willingale Road, Loughton, IG10 2DA
Proposal: Proposed rear dormer window to facilitate a loft conversion. Single storey porch with a pitched roof over.

The Committee had NO OBJECTION to this application.

Application No: EPF/0615/20
Officer: Muhammad Rahman
Applicant Name: Mr Manher Shah
Planning File No: 002411
Location: 197 High Road, Loughton, IG10 4LF

Proposal: Application for Consent to Display & replace illuminated projected signs, signage on gable end and external shutter boxes.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the proposal for the LED illuminated sign in this location, which was not in keeping with the building, and was on a very prominent corner especially close to the fountain, a locally listed building. An unlit sign would be acceptable.

Application No: EPF/0620/20

Officer: Ian Ansell

Applicant Name: Ms Diana Watmough

Planning File No: 026734

Location: 47 Forest View Road, Loughton, IG10 4DY

Proposal: Proposed replacement of existing two storey single house with x 2 no. integrated three storey semi-detached houses.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application for 2x 4 bedroom semi-detached houses to replace the existing detached property with historical heritage. The houses close by have large frontages and the cramped appearance of this proposal would be detrimental to the street scene.

The proposed one parking space per house in this very congested road close to the forest would result in more car pollution and a subsequent impact on the air quality.

Members believe that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

Application No: EPF/0623/20

Officer: Robin Hellier

Applicant Name: Mr Jonathan Wickham

Planning File No: 019473

Location: Private road adjacent to 11 Nafferton Rise, Loughton, IG10 1UB

Proposal: TPO/EPF/24/88 (Ref: A1)

T1: Sycamore - Fell.

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

Application No: EPF/0625/20

Officer: Muhammad Rahman

Applicant Name: Mr Richie Kelly

Planning File No: 030565

Location: 49 Pyrles Lane, Loughton, IG10 2NL

Proposal: Proposed demolition of an existing garage & erection of two storey side extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0637/20

Officer: Brendan Meade

Applicant Name: Mr Volodymyr Borysiak

Planning File No: 024566

Location: 82 Goldingham Avenue, Loughton, IG10 2JE

Proposal: Proposed loft conversion into a habitable room incorporating change of roof pitch height, flank window, chimney demolition, front rooflight & rear dormer with Juliet balcony.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the bulk and added height of the roof would destroy the symmetry of the terrace of houses and be detrimental to the visual amenity of the street scene.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

Application No: EPF/0640/20

Officer: Brendan Meade

Applicant Name: Mr Jordan Blakesley

Planning File No: 030561

Location: 20 Colson Gardens, Loughton, IG10 3RE

Proposal: Demolition of an existing conservatory & part external rear wall. Construction of a new flat roofed extension with roof lantern.

The Committee had NO OBJECTION to this application.

Application No: EPF/0641/20

Officer: Muhammad Rahman

Applicant Name: Mr Manher Shah

Planning File No: 002411

Location: 197 High Road, Loughton, IG10 4LF

Proposal: Install internal roller shutters & x2 no. aluminium powder coated shop fronts with automatic sliding doors.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed solid shutters would be unacceptable, even inside. Members agreed that lattice style shutters would be acceptable, while still providing adequate security, noting that other nearby businesses have this style of shutter.

Application No: EPF/0648/20

Officer: Muhammad Rahman

Applicant Name: Ms Daryl Phillips

Planning File No: 030555

Location: 114 Englands Lane, Loughton, IG10 2QJ

Proposal: Proposed Garden Room (Retrospective Application)

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that the proposal would be overbearing on the neighbours due to its height and bulk and cause further detriment to the neighbours' amenity from light pollution.

Members requested a condition be imposed that the proposed garden room remain ancillary to the main dwelling.

Application No: EPF/0673/20
Officer: Muhammad Rahman
Applicant Name: Mr Nick Godsave
Planning File No: 021318
Location: 35 Fallow Fields, Loughton, IG10 4QP
Proposal: Single storey side/rear extension with table top roof.
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0674/20
Officer: Honey Kojouri
Applicant Name: Mr & Mrs Smith
Planning File No: 030389
Location: 32 Queens Road, Loughton, IG10 1RS
Proposal: Proposed annexe (Revised application to EPF/2213/19).

The Committee OBJECTED to this application on the grounds that although much smaller than the original scheme, the planning officer's comments remain pertinent. A 35 meter square building is not an annexe but an individual 1 bedroom bungalow.

Members believe that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

Application No: EPF/0697/20
Officer: Brendan Meade
Applicant Name: Mr Mrs John and Deborah Taylor
Planning File No: 030568
Location: 7 Cranleigh Gardens, Loughton, IG10 3DD
Proposal: Single storey rear infill extension

The Committee had NO OBJECTION to this application.

1.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0682/20
Officer: Brendan Meade
Applicant Name: Mr Andy King
Planning File No: 024351
Location: 51 Broadstrood, Loughton, IG10 2SB
Proposal: Application for a Lawful development Certificate for a Proposed construction of a rear dormer in place of existing rear dormers to facilitate a loft extension.

Application No: EPF/0692/20

Officer: Brendan Meade

Applicant Name: Mr Ben Smith

Planning File No: 020571

Location: 52 Forest Road, Loughton, IG10 1EQ

Proposal: Certificate of Lawful Development for a proposed loft conversion with rear dormer window. (Amended application to EPF/0110/20)

- 1.3 Others – provided for information only:** EPF/0631/20, EPF/0632/20
The Committee NOTED the information received from Epping Forest District Council.

2 Matters for Report

2.1 Withdrawn Application

Town and Country Planning Act 1990: Notification of Planning Application: Loughton Cricket Club, High Road, Loughton, IG10 1NQ

Proposal: Construction of an enclosure over the existing bowling lanes to allow for year round use.

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

3 The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment Number 4) Order 202*

Notice is hereby given Colchester Borough Council acting on behalf of the North Essex Parking Partnership in exercise of the delegated powers of the traffic authority Essex County Council granted under an Agreement dated 31 March 2011 proposes to make the above Order under Sections 1(1), 2(1) to (3), 4 (1), 4(2), 32, 35,45,46,49 and 53 and Parts III and IV of schedule 9 of the Road Traffic Regulation Act 1984.

The Committee had no objection to these proposals, but members made the following comments:

- i) Agree the Residents parking proposals for Shaftesbury and Staples Road to prevent commuter parking, but continues to allow parents' parking for the school.
- ii) Support the proposed 'Residents only Parking' around Roding Gardens/ Lancaster Drive. As it would appear most of the residents there support the Residents only parking.
- iii) The Traps Hill proposal could reduce the foot fall into Loughton, where there are some free parking areas but more on street parking meters and another disabled bay that may never be used. The proposed double yellow lines at the junction with the High Road will mean cars approaching that junction much quicker. However, road safety issues caused by existing parking practices undertaken by some motorists in this road were also acknowledged and the proposals on this premise were welcomed.

4 Decisions

Decisions by Epping Forest District Council

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

5 Licensing Applications

No applications had come to the attention of officers.

6 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
20 April 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 4 MAY 2020 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY

Monday 4 May 2020

Committee Members

Councillors:

J Angold-Stephens (Chairman)

K Latchford (Vice Chairman)

P Abraham T Cochrane

T Downing

S Murphy

Officer:

Debra Paris (Planning Committee Clerk)

Apologies

Cllr Davies sent her apologies at being unable to submit her comments for these applications.

Declarations of Interest

Cllr Abraham declared a non-pecuniary interest in planning application EPF/0662/20, 2 Danbury Road as he owns a property within the vicinity.

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

- i. EPF/0662/20 2 Danbury Road and EPF/0710/20, 41 Sandford Avenue, owing to comments received from the LRA Plans Group; and
- ii. EPF/1714/19, 17 Stoney Path as the architect was known to the Council.

Planning Applications

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

1.1 Application No: EPF/0662/20

Officer: Natalie Price

Applicant Name: Mr Paul Prior

Planning File No: 018463

Location: 2 Danbury Road, Loughton, IG10 3AP

Proposal: Conversion of existing property to 3 flats

The Committee NOTED the contents of six letters of objection.

The Committee OBJECTED to this application, on the grounds that it was an overdevelopment of the site and would affect the amenity of the neighbours at 4 Danbury Road. Noise from the flats adjoining the bedrooms would be disturbing as the houses were not built to noise standards to mitigate this. There was insufficient provision for refuse and a lack of amenity space for the three flats in this proposal, additional to those already approved.

Members believe that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

Application No: EPF/0710/20
Officer: Honey Kojouri
Applicant Name: Issy Begum
Planning File No: 003254
Location: 41 Sandford Avenue, Loughton, IG10 2AJ
Proposal: Proposed double storey side & rear extension.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The proposed extension was an overdevelopment and too bulky. It would be right up to the boundary meaning that guttering would overhang the neighbour's property at No.39. The size and bulk of the extension would shade the neighbour's property, along with those at 43-45 Mornington Road, thus affecting their amenity.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

Application No: EPF/0738/20
Officer: Honey Kojouri
Applicant Name: Mr Kirk McLaughlin
Planning File No: 030573
Location: 42 Southern Drive, Loughton, IG10 3BU
Proposal: Part two storey, part single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0747/20
Officer: Muhammad Rahman
Applicant Name: Mr Hellen
Planning File No: 008743
Location: 89 Forest Road, Loughton, IG10 1EF
Proposal: Amendments to planning approval ref EPF/2788/19: Amendments to front, rear and side elevations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0748/20
Officer: Brendan Meade
Applicant Name: Mr Ben French
Planning File No: 009611
Location: 191 High Road, Loughton, IG10 4LN
Proposal: Replacement of existing external ATM header signage.

The Committee had NO OBJECTION to this application.

Application No: EPF/0761/20
Officer: Robin Hellier
Applicant Name: Mr & Mrs Hale
Planning File No: 024433
Location: 27 High Beech Road, Loughton, IG10 4BN

Proposal: TPO/EPF/11/89 (Ref: T1)

T2: Ash - Fell.

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

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

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

Members requested a suitable replacement tree be planted, should the Tree & Landscaping Officer approve this application.

Application No: EPF/0796/20

Officer: Robin Hellier

Applicant Name: Mr Neil Persaud

Planning File No: 014105

Location: 19 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/23/88

T14: Black Pine - Fell and replace, 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.

Members requested a suitable replacement tree be planted, should the Tree & Landscaping Officer approve this application.

1.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0701/20

Officer: Zara Seelig

Applicant Name: Mr Yusuf Kose

Planning File No: 004125

Location: 4 Westfield, Loughton, IG10 4EB

Proposal: Certificate of Lawful Development for a proposed hip to gable loft conversion with rear dormer and four front roof lights.

Application No: EPF/0720/20

Officer: Brendan Meade

Applicant Name: Ms Cherie Hale

Planning File No: 030571

Location: 68 Englands Lane, Loughton, IG10 2QQ

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

1.3 Others – provided for information only: EPF/0814/20, EPF/0826/20 and EPF/0831/20

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

2 Matters for Report

2.1 Amended Application
EPF/1714/19 – 17 Stony Path, Loughton IG10 1SJ – Proposal: Removal of existing roof and construction of higher roof with feature front gable, rear dormer and new pitched roof over rear first floor projection. AMENDED APPLICATION/DESCRIPTION – Min no PL730.1

The Committee OBJECTED to this application on the basis that the addition of an extra double bedroom very close to the forest posed potential impact both in relation to traffic pollution and recreational usage.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

However, members commented that the amended extension of hipped area of the roof was an improvement.

- 3 Decisions**
Decisions by Epping Forest District Council
No Planning Decisions had been received from Epping Forest District Council.
- 4 Licensing Applications**
No applications had come to the attention of officers.
- 5 Enforcement and Compliance**
No cases were reported.

Mark Squire
TOWN CLERK
4 May 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 18 MAY 2020 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY

Monday 18 May 2020

Committee Members

Councillors:

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

Officer:

Debra Paris (Planning Committee Clerk)

Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications: EPF/0789/20, 143 High Road and EPF/0843/20, 8 Alderton Hall Lane, owing to comments received from the LRA Plans Group.

Planning Applications

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

1.1 Application No: EPF/0787/20

Officer: Natalie Price

Applicant Name: Mr Paul Davis

Planning File No: 023855

Location: 8 Shelley Grove, Loughton, IG10 1BY

Proposal: Addition of a rear dormer window at second floor & the addition of a front porch to a previously approved dwelling.

The Committee had NO OBJECTION to this application.

Application No: EPF/0789/20

Officer: Muhammad Rahman

Applicant Name: Asset Rock Loughton Ltd

Planning File No: 030592

Location: 143 High Road, Loughton, IG10 4LT

Proposal: Application for Prior Approval for a Proposed provision of x 8 no. flats at first floor level.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the following grounds:

This development has never been Class O but would have been classes A1 and A2 when all of the first floor was in use.

No extra space had been designated for either the storage of waste or cycles for these 8 flats. The addition of these flats would make a total of 13 flats added to the original site (3 x 2bed and 10 x 1bed) on a very busy junction with no space for resident parking or amenity space, and no space for visitor parking in this already congested area. It was an over-development of the site.

Air pollution from the traffic that builds up during the day both on the High Road south of the junction and Old Station Road seven days a week would

make it impossible for the residents to have their windows open. A condition, should permission be approved, that all flats would be fully air-conditioned needs to be imposed.

The SAC of Epping forest is very close and the previously approved application for x5 flats, EPF/1242/18, pre-dated the local planning authority's position statement, of October 2019 regarding this. However, members believed the amount of £1760 in mitigation for the second floor flats was derisory.

Regarding this subsequent application, members believed that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

The Chairman of the Planning & Licensing Committee confirmed that she would be willing to attend an Area Plans South Sub Committee meeting, if required to do so, in respect of this application.

Application No: EPF/0835/20

Officer: Ian Ansell

Applicant Name: Mr Jaden Fish

Planning File No: 000908

Location: Loughton Hall, Rectory Lane, Loughton, IG10 3RU

Proposal: Installation of car park management system (ANPR system and associated signage).

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0839/20

Officer: Ian Ansell

Applicant Name: Mr Jaden Fish

Planning File No: 000908

Location: Loughton Hall, Rectory Lane, Loughton, IG10 3RU

Proposal: Application for Consent to Display Advertisements. (Installation of car park management system (ANPR system and associated signage).

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0843/20

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Thiara

Planning File No: 006395

Location: 8 Alderton Hall Lane, Loughton, IG10 3HJ

Proposal: Erection of a metal fence (retrospective) with proposed landscaping.

The Committee NOTED the contents of three letters of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this proposal on the grounds that the railings destroy the open aspect of the street scene. Members also questioned whether the railings had been positioned on the applicants' property or on council land.

Application No: EPF/0844/20
Officer: Brendan Meade
Applicant Name: Mr Andrei Armenean
Planning File No: 001392
Location: 10 Lushes Road, Loughton, IG10 3QB
Proposal: Proposed single storey rear extension with a pitched roof.
(Amended application to EPF/0460/20.)

The Committee had NO OBJECTION to this application.

Application No: EPF/0852/20
Officer: Brendan Meade
Applicant Name: Annette Stephens
Planning File No: 018677
Location: 9 The Crescent, Loughton, IG10 4PY
Proposal: Demolition of an existing conservatory & erection of a single storey ground floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0904/20
Officer: Robin Hellier
Applicant Name: Mr Jonathan Wickham
Planning File No: 019473
Location: High Elms, 1 Nafferton Rise, Loughton, IG10 1UB
Proposal: TPO/EPF/16/87 & TPO/EPF/24/88 (Ref: A1)
T1: Sycamore - Crown reduce by up to 3m, as specified.
T3: Lime - Crown reduce by up to 2m, as specified. Prune protruding roots, when resurfacing, 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/0920/20
Officer: Robin Hellier
Applicant Name: Mr Jonathan Wickham
Planning File No: 019473
Location: High Elms, 1 Nafferton Rise, Loughton, IG10 1UB
Proposal: TPO/EPF/16/87
T2: Sycamore - Fell.

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

Members requested a suitable replacement tree be planted, should the Tree & Landscaping Officer approve this application.

1.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0825/20

Officer: Brendan Meade

Applicant Name: MS Katie Shaw

Planning File No: 001787

Location: 19 Brooklyn Avenue, Loughton, IG10 1BL

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

Application No: EPF/0845/20

Officer: Brendan Meade

Applicant Name: Mrs Shivani Sandhu

Planning File No: 029994

Location: The Hawthorns, 67 Church Lane, Loughton, IG10 1NP

Proposal: Application for a Lawful Development Certificate for a proposed two storey rear extension.

1.3 Others – provided for information only: EPF/0782/20, EPF/0783/20, EPF/0810/20, EPF/0819/20, EPF/0840/20, EPF/0857/20, EPF/0863/20, EPF/0864/20 and EPF/0875/20

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

2 Matters for Report

2.1 Amended Application

EPF/0249/20 – 3 Sparelease Hill, Loughton IG10 1BS – Proposal: Proposed two storey side extension and a single storey porch. NEW PLANS ADDED – Min no PL867.1

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the basis that whilst the changes made are an improvement the plans are still overbearing on the street scene and cramped on the site.

3 Decisions

Decisions by Epping Forest District Council

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

4 Licensing Applications

No applications had come to the attention of officers.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
18 May 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 1 JUNE 2020 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 1 June 2020**

Committee Members

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies:

Cllr Cochrane sent her apologies for being unable to submit comments on these applications.

Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/0933/20, 4 The Avenue, as she lives nearby and can view this property from her rear window.

The Committee declared a non-pecuniary interest in the following planning applications: EPF/0533/20, 34 & 35 Lower Road and EPF/0935/20, Unit 20 Oakwood Hill Industrial Estate, owing to comments received from the LRA Plans Group.

Planning Applications

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

1.1 Application No: EPF/0533/20

Officer: Muhammad Rahman

Applicant Name: Mr Ivor Crandon

Planning File No: 020636, 009323

Location: 34 and 35 Lower Road, Loughton, IG10 2RT

Proposal: Linking of existing pitched roof dormers to numbers 35 and 34 Lower Road with small flat roof section of new dormer between each pair and creation of balcony to no 34.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the balcony proposed at first floor level would cause overlooking on No 35 and the houses in The Seymours.

Application No: EPF/0899/20

Officer: Muhammad Rahman

Applicant Name: Mr Tim Bridgman

Planning File No: 002070

Location: 92 Forest Road, Loughton, IG10 1EQ

Proposal: Proposed roof terrace and addition of a further section of roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/0902/20

Officer: Brendan Meade

Applicant Name: Mr Simon Moroney

Planning File No: 018057

Location: 70 Church Hill, Loughton, IG10 1LB

Proposal: Proposed demolition of an existing conservatory & garage & erection of a single storey rear extension.

The Committee had NO OBJECTION to this application, however members requested that the extension remain ancillary to the main dwelling.

Application No: EPF/0910/20

Officer: Natalie Price

Applicant Name: Mr I Umarji

Planning File No: 002975

Location: 1 Ollards Grove, Loughton, IG10 4DJ

Proposal: Application for Variation of Condition 2 for EPF/3425/17. (Rear extension and addition of roof storey to the property to obtain four additional self-contained flats. No proposed change of existing use.)

The Committee had NO OBJECTION to this application.

Application No: EPF/0933/20

Officer: Honey Kojouri

Applicant Name: Mr. & Mrs. Baljit Judge

Planning File No: 003493

Location: 4 The Avenue, Loughton, IG10 4PT

Proposal: Proposed erection of a single storey side extension.

The Committee had NO OBJECTION to this application. However, members expressed concern that the proposed extension goes right to the boundary of the neighbouring property and that there should be no overhanging guttering.

Application No: EPF/0935/20

Officer: Marie-Claire Tovey

Applicant Name: Mr Aaran Hall

Planning File No: 012775

Location: Unit 20, Oakwood Hill Industrial Estate, Loughton, IG10 3TZ

Proposal: Proposed new 4 storey office building and associated parking.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that although the new application is one storey lower than the previous proposal, the building is still monolithic and imposing on the houses in Lushes Road. All of the existing buildings on this estate are single or double storey, this proposal is completely out of keeping and would set a precedent.

If the local planning authority is minded to approve this application members suggested the following modifications:

A 'green' wall to the rear to mitigate against the imposing aspect it would have in relation to the small houses in Lushes Road.

A change to the layout of the WC'S and to make them all gender neutral cubicles with floor to ceiling doors and walls with individual wash hand basins and driers to each.

1.2 Deemed Permission – provided for information only:

There were no applications listed under Deemed Permission.

1.3 Others – provided for information only: EPF/0931/20

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

2 Matters for Report

There were no items listed under Matters for Report.

3 Decisions

Decisions by Epping Forest District Council

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

4 Licensing Applications

No applications had come to the attention of officers.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
1 June 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 15 JUNE 2020 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY

Monday 15 June 2020

Committee Members

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

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

Declarations of Interest

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

The Committee declared a non-pecuniary interest in the following planning applications: EPF/0669/20, 5 Hampton Mead; EPF/0979/20, 47 The Crescent; EPF/0986/20, 12 Carroll Hill and EPF/1073/20, 82 Goldingham Avenue, owing to comments received from the LRA Plans Group.

Planning Applications

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

1.1 Application No: EPF/0669/20

Officer: Natalie Price

Applicant Name: Mr Victor Khatri

Planning File No: 029914

Location: 5 Hampton Mead, Loughton, IG10 1TX

Proposal: Additional two bedroom dwelling.

The Committee NOTED the contents of a letter of Objection.

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

Members believe that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

Application No: EPF/0834/20

Officer: Muhammad Rahman

Applicant Name: Mr Timothy Bridgman

Planning File No: 002070

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

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

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

The Committee had NO OBJECTION to this application.

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

Application No: EPF/0934/20

Officer: Muhammad Rahman

Applicant Name: Mr Nathan Shetty

Planning File No: 010377

Location: 14 Broadstrood, Loughton, IG10 2SB

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

The Committee NOTED the contents of a letter of Objection.

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

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

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

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

Application No: EPF/0963/20

Officer: Brendan Meade

Applicant Name: Mr Thomas Carter

Planning File No: 030615

Location: 55 Spring Grove, Loughton, IG10 4QD

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

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

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

Application No: EPF/0979/20

Officer: Muhammad Rahman

Applicant Name: Mr George Wilson

Planning File No: 030618

Location: 47 The Crescent, Loughton, IG10 4PU

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

The Committee NOTED the contents of a letter of Objection.

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

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

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

Application No: EPF/0986/20

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Huntley

Planning File No: 005256

Location: 12 Carroll Hill, Loughton, IG10 1NJ

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

The Committee NOTED the contents of two letters of objection.

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

Application No: EPF/1013/20

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Mark Jefford

Planning File No: 030623

Location: 14 Leycroft Close, Loughton, IG10 3EZ

Proposal: Proposed side and rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/1016/20

Officer: Zara Seelig

Applicant Name: Mr Satvinder Singh

Planning File No: 001713

Location: 76 Alderton Hill, Loughton, IG10 3JB

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

The Committee had NO OBJECTION to this application.

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

Application No: EPF/1017/20

Officer: Alastair Prince

Applicant Name: Mr Ketan Patel

Planning File No: 030626

Location: 17 Regents Place, Loughton, IG10 4PP

Proposal: Proposed rear dormer.

Members deplored the retrospective nature of this proposal.

The Committee had NO OBJECTION to this application.

Application No: EPF/1034/20

Officer: Honey Kojouri

Applicant Name: Ms Natalie Eastmond

Planning File No: 030627

Location: 26 Roundmead Close, Loughton, IG10 1QD

Proposal: Proposed conversion of garage into habitable space, first floor front extension and two storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1043/20

Officer: Natalie Price

Applicant Name: Sharon Jenner

Planning File No: 000173

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

Proposal: Replacement of the top section of the pedestrian footbridge that spans above Alderton Hill; this bridge provides access around the Roding Valley High School site. The height of the new railings and fencing will be higher than existing and there will also be a new section of fencing provided to the existing stairs for enhanced security. The existing stair structure and support columns will not be altered.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/1073/20

Officer: Brendan Meade

Applicant Name: Mr Volodymyr Borysiak

Planning File No: 024566

Location: 82 Goldingham Avenue, Loughton, IG10 2JE

Proposal: Proposed loft conversion into habitable space incorporating, flank window, chimney demolition, front rooflights and rear dormer with Juliet balcony. (Revised application to EPF/0637/20.)

The Committee NOTED the contents of a letter of Objection.

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

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

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

Application No: EPF/1040/20

Officer: Julie Cottrell

Applicant Name: Mr Ian Crosby

Planning File No: 026194

Location: 56 Baldwins Hill, Loughton, IG10 1SF

Proposal: Baldwins Hill Conservation Area

T1: Silver Birch - Fell.

Application No: EPF/1061/20

Officer: Julie Cottrell

Applicant Name: Mr Agates

Planning File No: 018559

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

Proposal: York Hill Conservation Area

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

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

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

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

The Committee NOTED the following applications:

Application No: EPF/0964/20

Officer: Brendan Meade

Applicant Name: Mr George Demianciuc

Planning File No: 029518

Location: 4 Treetops View, Loughton, IG10 4PR

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

Application No: EPF/0987/20

Officer: Brendan Meade

Applicant Name: Mr B Savjani

Planning File No: 029814

Location: 14 Shelley Grove, Loughton, IG10 1BY

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

Application No: EPF/1014/20

Officer: Brendan Meade

Applicant Name: Mr Vasyl Kostiv

Planning File No: 024203

Location: 76 Willingale Road, Loughton, IG10 2DB

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

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

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

2 Matters for Report

2.1 Withdrawn Application

Town and Country Planning Act 1990: Notification of Planning

Address: 41 Sandford Avenue, Loughton, IG10 2AJ

Proposal: Proposed double storey side and rear extension.

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

3 Decisions

Decisions by Epping Forest District Council

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

4 Licensing Applications

No applications had come to the attention of officers.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
15 June 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 29 JUNE 2020 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY

Monday 29 June 2020

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Declarations of Interest

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

Planning Applications

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

1.1 Application No: EPF/0425/20

Officer: Honey Kojouri

Applicant Name: Hidden Hearing

Planning File No: 010397

Location: 299 High Road, Loughton, IG10 1AH

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

The Committee had NO OBJECTION to this application.

Application No: EPF/0867/20

Officer: Muhammad Rahman

Applicant Name: Millie Properties Ltd

Planning File No: 030596

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

Proposal: Proposed detached 2 storey three-bedroom dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

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

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

Members believe that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

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

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

The Committee had NO OBJECTION to this application.

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

The Committee had NO OBJECTION to this application.

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

The Committee had NO OBJECTION to this application.

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

The Committee had NO OBJECTION to this application.

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

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

The Committee had NO OBJECTION to this application.

Application No: EPF/1153/20

Officer: Brendan Meade

Applicant Name: Mr and Mrs McHugh

Planning File No: 003567

Location: 2 Elmhurst Way, Loughton, IG10 3DG

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

The Committee had NO OBJECTION to this application.

Application No: EPF/1155/20

Officer: Zara Seelig

Applicant Name: Mr Agron Rami Rami

Planning File No: 030678

Location: 19 Chequers Road, Loughton, IG10 3QE

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

The Committee had NO OBJECTION to this application.

Application No: EPF/1157/20

Officer: Brendan Meade

Applicant Name: Mr Daryl Newland

Planning File No: 026383

Location: 9 Spring Grove, Loughton, IG10 4QA

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

The Committee had NO OBJECTION to this application.

Application No: EPF/1158/20

Officer: Robin Hellier

Applicant Name: King

Planning File No: 004201

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

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

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

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

T5: Lime - Reduce height and laterals, as specified.

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

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

Application No: EPF/1164/20

Officer: Marie-Claire Tovey

Applicant Name: Mr Baljit Virk

Planning File No: 001860

Location: 38 Chigwell Lane, Loughton, IG10 3NY

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

The Committee had NO OBJECTION to this application.

Application No: EPF/1167/20

Officer: Natalie Price

Applicant Name: Mr James Rampton

Planning File No: 026829

Location: 48 Harwater Drive, Loughton, IG10 1LW

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

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

Min no PL742.1

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

Application No: EPF/1175/20

Officer: Honey Kojouri

Applicant Name: Ms Ayshe Kadir

Planning File No: 021673

Location: 24 Deepdene Path, Loughton, IG10 3PS

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

The Committee NOTED the contents of a letter of objection.

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

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

Application No: EPF/1178/20

Officer: Honey Kojouri

Applicant Name: Sean Morgan

Planning File No: 001605

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

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

The Committee had NO OBJECTION to this application.

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

Application No: EPF/1252/20

Officer: Julie Cottrell

Applicant Name: Mr Malcolm Jones

Planning File No: 013002

Location: 46 York Hill, Loughton, IG10 1HU

Proposal: York Hill Conservation Area

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

Application No: EPF/1152/20

Officer: Julie Cottrell

Applicant Name: Parker

Planning File No: 005132

Location: 11 Forest Way, Loughton, IG10 1JG

Proposal: York Hill Conservation Area

T1: Maple - Fell & replace.

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

The Committee NOTED the following application:

Application No: EPF/1185/20

Officer: David Maguire

Applicant Name: Mr David Burack

Planning File No: 000756

Location: 8 Pump Hill, Loughton, IG10 1RT

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

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

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

2 Matters for Report

2.1 Withdrawn Applications

2.1.1 Town and Country Planning Act 1990: Notification of Planning

Address: 165 High Road, Loughton, IG10 4LF

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

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

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

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

3 Decisions

Decisions by Epping Forest District Council

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

4 Licensing Applications

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

The Committee NOTED the contents of a letter of objection.

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

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

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

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

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
29 June 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 13 JULY 2020 – CANCELLED

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

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Declarations of Interest

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

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

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

Planning Applications

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

1.1 Application No: EPF/0477/20

Officer: Marie-Claire Tovey

Applicant Name: Mr Omar Sayeed

Planning File No: 006876

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

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

The Committee had NO OBJECTION to this application.

Application No: EPF/0657/20

Officer: Natalie Price

Applicant Name: Krystalized Hair Ltd

Planning File No: 000513

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

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

The Committee had NO OBJECTION to this application.

Application No: EPF/0815/20

Officer: Honey Kojouri

Applicant Name: Mr Glucka Wijesuriya

Planning File No: 016163

Location: 4 Brooklyn Avenue, Loughton, IG10 1BL

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

The Committee NOTED the contents of 11 letters of objection.

The Committee OBJECTED to this application on the following grounds:

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

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

Members believe that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

Application No: EPF/1022/20

Officer: Honey Kojouri

Applicant Name: Mrs Christine Brown

Planning File No: 016659

Location: 48 Ollards Grove, Loughton, IG10 4DW

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

The Committee had NO OBJECTION to this application.

Members however, objected to the proposed works to the trees in this application: the Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/1205/20

Officer: Honey Kojouri

Applicant Name: Mr Mark Anthony

Planning File No: 021018

Location: 163 Roding Road, Loughton, IG10 3BS

Proposal: Proposed extension to a garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/1234/20

Officer: Marie-Claire Tovey

Applicant Name: Mr Ellis Armstrong

Planning File No: 026800

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

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

The Committee had NO OBJECTION to this application.

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

Application No: EPF/1239/20

Officer: David Maguire

Applicant Name: Ms Maria Siddique

Planning File No: 016147

Location: 1 Colebrook Path, Loughton, IG10 2HW

Proposal: Proposed single storey front extension/porch.

The Committee had NO OBJECTION to this application.

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

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

Application No: EPF/1250/20

Officer: Honey Kojouri

Applicant Name: Mr Kingsley

Planning File No: 030695

Location: 18 Langley Meadows, Loughton, IG10 2DL

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

The Committee had NO OBJECTION to this application.

Application No: EPF/1256/20

Officer: David Maguire

Applicant Name: Mr Richard Shaw

Planning File No: 023111

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

Proposal: Proposed single storey rear extension.

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

The Committee had NO OBJECTION to this application.

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

Application No: EPF/1261/20

Officer: Robin Hellier

Applicant Name: Bokhari

Planning File No: 019392

Location: 4 Fairmeadside, Loughton, IG10 4RH

Proposal: TPO/EPF/09/77

T1-T4: Cypress - Crown reduce height by up to 3m & laterals by up to 1.5m, as specified.

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

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

Application No: EPF/1280/20

Officer: Robin Hellier

Applicant Name: Dr Patel

Planning File No: 019715

Location: 26 Pyrles Lane, Loughton, IG10 2NH

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

T1: Oak - Reduce height to 15m & radial spread to 6m, as specified.

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

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

Application No: EPF/1285/20

Officer: Muhammad Rahman

Applicant Name: George Lee

Planning File No: 030700

Location: 65 Valley Hill, Loughton, IG10 3AL

Proposal: New 1 bed dwelling.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the following grounds:

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

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

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

Members believe that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe

and unsound to grant this application, by virtue of the greater number of occupants living there.

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

The Committee had NO OBJECTION to this application.

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

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

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

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

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

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

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

Application No: EPF/1330/20
Officer: Robin Hellier
Applicant Name: Marin
Planning File No: 017351
Location: Foxwood, Nursery Road, Loughton, IG10 4DZ
Proposal: TPO/CHI/04/70 (Ref: A1)
T2a: Deodar Cedar, T11 & T15: 2 x Yew, T13: Spruce & T14: Juniper - Fell.

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

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

The Committee had NO OBJECTION to this application.

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

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

1.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

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

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

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

Location: 42 Deepdene Path, Loughton, IG10 3PS

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

Application No: EPF/1259/20

Officer: Honey Kojouri

Applicant Name: Debra, Phil Broider

Planning File No: 002954

Location: 1 Rowans Way, Loughton, IG10 1TZ

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

Application No: EPF/1313/20

Officer: David Maguire

Applicant Name: Issy Begum

Planning File No: 003254

Location: 41 Sandford Avenue, Loughton, IG10 2AJ

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

Application No: EPF/1339/20

Officer: David Maguire

Applicant Name: De Abreu

Planning File No: 006202

Location: 17 Englands Lane, Loughton, IG10 2QX

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

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

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

2 Matters for Report

2.1 Notice of Appeal

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

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

The Committee OBJECTED to this application on the grounds that it believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

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

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

3 Decisions

Decisions by Epping Forest District Council

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

4 Licensing Applications

No licensing applications had come to the attention of officers.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
13 July 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 27 JULY 2020 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 27 July 2020**

Committee Members

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

Officer: Debra Paris (Planning Committee Clerk)

Declarations of Interest

Cllr Murphy declared a non-pecuniary interest in planning application EPF/1379/20, 105 Lower Park Road, as the applicant was known to her. She would therefore not comment on this application.

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/1379/20, 105 Lower Park Road, as she lives in this road.

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

- i. EPF/1347/20, 111 Swanshope; EPF/1379/20, 105 Lower Park Road; EPF/1396/20, 13-17 High Beech Road; and EPF/1469/20, 165 High Road, owing to comments received from the LRA Plans Group; and
- ii. EPF/1388/20, 9 Foxley Close, as the architect was known to the Council.

Planning Applications

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

1.1 Application No: EPF/1220/20

Officer: Brendan Meade

Applicant Name: Mr Tom Hills

Planning File No: 012200

Location: 99 Queens Road, Loughton, IG10 1RR

Proposal: Proposed construction of a rear extension at basement & ground floor level, a new entrance porch, new timber cladding to the front gable, replacement windows to the front and rear & removal of a chimney stack.

The Committee had NO OBJECTION to this application, but expressed concern that the front gable timber cladding would be out of keeping with the street scene.

Application No: EPF/1347/20

Officer: Muhammad Rahman

Applicant Name: Miss Leisha Wegg

Planning File No: 030717

Location: 111 Swanshope, Loughton, IG10 2NB

Proposal: Demolition of a conservatory and erect a two storey rear extension. The Committee NOTED the contents of a letter of objection.

Members noted the inadequate drawings submitted in respect of this proposal.

The Committee OBJECTED to this application on the basis that its height and bulk was an overdevelopment of the site. The proposal was out of keeping with the street scene, causing visual harm by dominating the main building rather than being subservient to it. Further, it would have a detrimental effect on the amenity of the neighbours, causing loss of light.

Application No: EPF/1376/20
Officer: Brendan Meade
Applicant Name: KMDS Designs
Planning File No: 019463
Location: 37 Forest View Road, Loughton, IG10 4DX
Proposal: Part single storey part two storey rear extension and loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/1379/20
Officer: Ian Ansell
Applicant Name: Mr Alan Davey
Planning File No: 021337/006222
Location: 105 Lower Park Road, Loughton, IG10 4NE
Proposal: Proposed 4 bedroom semi-detached dwelling. (Revised application to EPF/2774/19.)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application reiterating its previous comments, in respect of EPF/2774/19, which were still relevant, including concern for the trees:

Min no PL851.1

The Committee OBJECTED to this application on the grounds that it was too cramped and an over-development of the site. The proposed accommodation was built right up to the boundary resulting in the guttering overhanging the neighbouring tennis club's land. Members also referred to the Tree Officer's report objecting to this application based on the concern for the Sycamore, T7, located on the site of the neighbouring tennis courts.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

If the Local Planning Authority is minded to approve this application, the Committee requests that the following condition be imposed:

The materials of the dwelling should match the adjacent building; in order to preserve the character of this part of Lower Park Road.

Application No: EPF/1388/20
Officer: Brendan Meade
Applicant Name: Mr & Mrs Lamont
Planning File No: 021588

Location: 9 Foxley Close, Loughton, IG10 2HU
Proposal: Proposed first floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1396/20
Officer: Caroline Brown
Applicant Name: Securelands Developments Plc.
Planning File No: 001877
Location: 13 - 17 High Beech Road, Loughton, IG10 4BN
Proposal: Application for Prior Approval for a Proposed Change of Use from B1 (offices) to C3 (dwellinghouse). Proposed conversion of 1st floor office space to x4 no.self-contained 1 bedroom flats & x1 no. studio flat.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The application proposed 5 additional dwellings with inadequate parking, which would result in congestion and pressure for parking spaces on High Beech Road.

Under Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, the local planning authority can refuse consent if the proposal had a transport and highways impact.

Members believe that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

If the Local Planning Authority is minded to approve this application, members requested that the second floor should not be considered under a separate new application should it be redeveloped at a later stage.

Application No: EPF/1436/20
Officer: Honey Kojouri
Applicant Name: Mr & Mrs Davies
Planning File No: 011996
Location: 10 Eleven Acre Rise, Loughton, IG10 1AN
Proposal: Single storey rear and front extensions, alterations to existing side dormer and additional front roof windows. (Amended application to EPF/2961/19.)

The Committee had NO OBJECTION to this application.

Application No: EPF/1469/20
Officer: Marie-Claire Tovey
Applicant Name: Mr James Lawlor
Planning File No: 007759
Location: 165 High Road, Loughton, IG10 4LF
Proposal: Re-design the layout of L 2 & L3 to accommodate 1No studio and 2No 1 bedroom flats (previously approved design Allowed for 2No studio flats and 1No 1 bed flat on L2 and 2No 1bed flats on L3). Erection of a one storey roof extension L4 to provide 2No 1 bed flats (design is a similar design to the

previously approved L3 layout). Insertion of a lift and wraparound staircase on existing L1 terrace.

The Committee NOTED the contents of a letter of objection.

Members commented that as the previous planning consent had not been substantially completed and ready for occupation, the applicants cannot apply under Section 73 of the Planning Act for the additional flats because they are changing the description of the development. Therefore the Local Planning Authority should invalidate the application.

The Committee OBJECTED to this application on the following grounds:

The proposed change was NOT a 'minor material amendment' as it takes the number of dwellings from 5 to 8 flats. The proposal included the poor design feature of a bedroom above a kitchen. Unless properly soundproofed it would cause noise and disturbance to the proposed and adjacent occupiers.

Regardless of the appeal rulings, regarding the rear, it would be out of keeping with the street scene which is quite open at present but this would dominate with the top floor at the front being so much higher than the surrounding buildings.

It would also have an impact on the SAC both in terms of vehicles (one cannot stop people wanting and having cars) and in terms of extra recreational use with Standard Green, part of the forest just opposite.

Members believe that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

1.2 **Deemed Permission – provided for information only:**

The Committee NOTED the following applications:

Application No: EPF/1367/20

Officer: David Maguire

Applicant Name: Ms Jenny Lellow

Planning File No: 030707

Location: 96 Newmans Lane, Loughton, IG10 1TN

Proposal: Application for a Certificate of Lawful development for a Proposed front porch & a 3 metre single storey rear extension.

Application No: EPF/1391/20

Officer: David Maguire

Applicant Name: Mr Nicholas James

Planning File No: 030712

Location: 21 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion with a hip to gable roof, rear dormer & x1 no. roof light to the front elevation.

Application No: EPF/1427/20

Officer: David Maguire

Applicant Name: Ms G Diebelius

Planning File No: 030718

Location: 17 Ibbetson Path, Loughton, IG10 2AS

Proposal: Application for a Certificate of Lawful Development for a Proposed hip to gable roof alteration with rear dormer.

Application No: EPF/1442/20

Officer: David Maguire

Applicant Name: Ms Iris Fraser

Planning File No: 017440

Location: 35 Hazelwood, Loughton, IG10 4ET

Proposal: Certificate of lawful development for a proposed conversion of garage to habitable room.

1.3 Others – provided for information only EPF/1357/20, EPF/1359/20, EPF/1395/20, EPF/1417/20, EPF/1429/20, EPF/1438/20, EPF/1445/20 and EPF/1470/20

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

Members NOTED the contents of a letter of objection received in respect of one of these applications, EPF/1429/20, 197 The Broadway.

The Committee OBJECTED to application EPF/1429/20, 197 The Broadway, on the grounds that members were concerned that this proposal related to a House in Multiple Occupancy. Neighbours had already experienced a detrimental effect to their amenity with regard to anti-social behaviour. The proposed extension would lend itself to being used as two more rooms for occupancy. Neighbours have contacted a number of councillors to object.

2 Matters for Report

2.1 Notice of Appeal

2.1.1 EPF/0490/20 – 8 Stanmore Way, Loughton, IG10 2SA – Proposed replacement of an existing house. (Appeal ref no: APP/J1535/W/20/3252852) – Min no PL NOTES1.1 (30/03/2020)

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

The Committee OBJECTED to this application as with the previous application it will have a bearing on the SAC as it proposes an increase from 2 bedrooms to 5.

Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of the building and the possible greater number of occupants living there.

If the local planning authority is minded to approve this application, members expressed concern about the trees to the side of the property as they will then be very close to the house and their roots may affect the property in the future. The Committee suggested that the owner considers moving the house a little further away from the boundary with No 6.

The design is an improvement on the previous application in terms of the street scene blending in better with its neighbours.

3 Decisions

Decisions by Epping Forest District Council

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

4 Licensing Applications

No licensing applications had come to the attention of officers.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
27 July 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 24 AUGUST 2020 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 24 August 2020**

Committee Members

Councillors:

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

Officer:

Debra Paris (Planning Committee Clerk)

Apologies:

Cllr Latchford sent his apologies for not being able to submit his comments in respect of these applications.

Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/1654/20, 2 The Avenue, as she lives in the same road as the dwellings to which this proposal refers. She would therefore not be commenting on this application.

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

- iii. planning applications: EPF/0593/20, 64 The Broadway; EPF/1325/20, Land Adjacent to 15 Connaught Avenue; EPF/1494/20, Roding Valley High School; and EPF/1572/20, Junction of High Road and Warren Hill; along with item 5.1, Notice of application for a new premises licence for M11 Local, 16 The Broadway, owing to comments received from the LRA Plans Group; and
- iv. planning application: EPF/1619/20, Forest Villa, 7 Staples Road, as the homeowners are known to members.

Planning Applications

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

1.1 Application No: EPF/0593/20

Officer: Caroline Brown

Applicant Name: Russell

Planning File No: 017489

Location: 64 The Broadway, Loughton, IG10 3ST

Proposal: Change of use from cab office (sui generis) to a D2 use with internal alterations.

The Committee NOTED the contents of a letter in respect of this application.

The Committee had NO OBJECTION to this application.

However, members requested that the following condition be imposed, should the local planning authority be minded to approve this application:

A noise statement should be submitted. If they are proposing to use recorded music then hours should finish at 9pm and there would need to be adequate sound insulation, to protect the amenity of the residents occupying the accommodation above.

Application No: EPF/0947/20
Officer: Brendan Meade
Applicant Name: Mr Glen Littlechild
Planning File No: 009713
Location: 4 Coteford Close, Loughton, IG10 2NT
Proposal: Proposed erection of a rear shed/outbuilding.

The Committee had NO OBJECTION to this application.

Application No: EPF/1325/20
Officer: Marie-Claire Tovey
Applicant Name: Mr Andy Galli
Planning File No: 011305
Location: Land Adjacent To 15 Connaught Avenue, Loughton, IG10 4DP
Proposal: Proposed 2 storey house on plot of land to the left of number 15.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Although this is a renewal of permission that expires this year, circumstances in the meantime have changed. The SAC is very close to this house and the proposal to build a large house should be resisted.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

There is also a concern about some of the trees on the site.

Application No: EPF/1435/20
Officer: Brendan Meade
Applicant Name: Ms Sarah Vandeppeer
Planning File No: 016603
Location: 12 Baldwins Hill, Loughton, IG10 1SD
Proposal: Proposed loft conversion with a rear dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/1444/20
Officer: Natalie Price
Applicant Name: Mr Fergus Quinn-Smith
Planning File No: 015314
Location: 3 The Beacons, Loughton, IG10 2SQ
Proposal: First floor rear, side extensions, two storey front extension and side and rear dormer windows. (Resubmitted application to EPF/0906/17.)

The Committee OBJECTED to this application on the grounds that although this is a renewal of permission that expires this year, circumstances in the meantime have changed. The proposal includes the addition of three extra bedrooms, which would have a considerable bearing on the SAC.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic

capacity of this building and the possible greater number of occupants living there.

Members also noted that these plans were those submitted under the previous application EPF/2694/16, which were refused by the local planning authority, containing a side dormer window, and not those submitted under EPF/0906/17, the approved plans that included velux windows to the side elevation.

Application No: EPF/1482/20
Officer: Muhammad Rahman
Applicant Name: Ms Emma Webster
Planning File No: 015683
Location: Five Bells, 26 Sparelease Hill, Loughton, IG10 1BT
Proposal: Proposed ground floor rear extension & terrace extended.

The Committee had NO OBJECTION to this application.

Application No: EPF/1483/20
Officer: Muhammad Rahman
Applicant Name: Mr Suhail Khawaja
Planning File No: 022636
Location: 27 Algers Road, Loughton, IG10 4NG
Proposal: Replacement of an existing outbuilding with two buildings.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the plans are inadequate. The proposal appears to include almost tripling the width of the building to 6 metres; increasing the length by one third, from 12 metres to 18 metres; and doubling the height from approximately 2 metres to 4 metres.

This would result in an out of keeping overdevelopment of the garden. It would be overbearing and cause a negative effect on the amenity of neighbours in all directions. It is unclear from the plans whether the building is to be used for storage or living accommodation.

If the local planning authority is minded to approve this application, members requested a condition be imposed that the building remains ancillary to the main dwelling.

Application No: EPF/1488/20
Officer: Brendan Meade
Applicant Name: Mr & Mrs Craig Elliott
Planning File No: 005992
Location: 33 Priory Road, Loughton, IG10 1AF
Proposal: Single storey rear/side extension forming a playroom & store.

The Committee had NO OBJECTION to this application.

Application No: EPF/1494/20
Officer: Natalie Price
Applicant Name: Sharon Jenner
Planning File No: 000173
Location: Roding Valley High School, Alderton Hill, Loughton, IG10 3JA
Proposal: Proposed installation of a free-standing, open-sided, steel-framed canopy with polycarbonate roof, 35m x 6m.
The Committee NOTED the contents of four letters of objection.

The Committee had NO OBJECTION to this application.

Should the Local Planning Authority be minded to approve this application, members requested that the following condition be imposed:

The hedge in Brook Road to be maintained at a height of 3.5 metres to soften the impact of the structure on the street scene; and to help screen this out of keeping building from the neighbouring properties in Brook Road.

Application No: EPF/1495/20

Officer: Robin Hellier

Applicant Name: Mr Doal

Planning File No: 009709

Location: White Cottage, 5 Baldwins Hill, Loughton, IG10 1SE

Proposal: TPO/EPF/04/79 (Ref: T26, T27 & T32)

T1 & T2: Oak - Crown thin by 30%, as specified.

T3: Ash - Reduce overhanging branches back to boundary, 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/1499/20

Officer: Robin Hellier

Applicant Name: Mr Levi

Planning File No: 011034

Location: 24 Stanmore Way, Loughton, IG10 2SA

Proposal: TPO/EPF/04/79

T1: Horse Chestnut - Reduce height & lateral branches, 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/1517/20

Officer: Robin Hellier

Applicant Name: Mr Krish Radhakrishnan

Planning File No: 018562

Location: 1 Little Dragons, Loughton, IG10 4DG

Proposal: TPO/CHI/04/70 (Ref: A1)

T1: Hornbeam & T4: Cedar - 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/1546/20
Officer: Robin Hellier
Applicant Name: Mr Krish Radhakrishnan
Planning File No: 018562
Location: 1 Little Dragons, Loughton, IG10 4DG
Proposal: TPO/CHI/04/70 (Ref: A1)
T2: Hornbeam - Reduce, as specified, to give up to 2m clearance from building.

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/1566/20
Officer: Honey Kojouri
Applicant Name: Issy Begum
Planning File No: 003254
Location: 41 Sandford Avenue, Loughton, IG10 2AJ
Proposal: Proposed single storey side & rear extension & part first floor rear extensions. (Revised application to EPF/0710/20.)

The Committee OBJECTED to this application, stating that although this was an improvement on the previous application the first floor will still be cramped on the site and overbearing on the neighbours.

Application No: EPF/1568/20
Officer: Robin Hellier
Applicant Name: Essex County Council
Planning File No: 015764
Location: Land adjacent to 19 Goldings Rise, Loughton, IG10 2QP
Proposal: TPO/EPF/42/91 (Ref: T2)
T1: Leyland 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/1572/20
Officer: Marie-Claire Tovey
Applicant Name: Cornerstone Vodafone & Telefonica Cornerstone, Vodafone and Telefonica
Planning File No: 009759
Location: Junction of High Road and Warren Hill, Loughton, IG10 4JH
Proposal: Application to determine if Prior Approval is required for a Proposed installation of x1 no. 22.5 monopole supporting x6 no. antennas & x2 no. 300mm dishes, the installation of equipment cabinets within a timber fenced compound & ancillary development thereto.
(Revision to EPF/2753/19.)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, commenting that this site was very close to forest land and the proposed monopole would be taller than the surrounding trees. The cabinet compound would be an intrusion on the natural open aspect of the green corner.

If the local planning authority was minded to approve this application, members requested that the monopole be painted green to blend in with the surroundings and the proposed planting scheme be implemented to soften the street scene.

Application No: EPF/1577/20

Officer: Robin Hellier

Applicant Name: Strevens

Planning File No: 003171

Location: Collins Court, Lower Park Road, Loughton, IG10 4NL

Proposal: TPO/EPF/17/03

T1: Yew - Crown reduce by up to 1m, as specified.

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/1605/20

Officer: David Maguire

Applicant Name: Mr Christian Allen

Planning File No: 026183

Location: 1 The Avenue, Loughton, IG10 4PT

Proposal: Proposed ground floor single storey rear & side extension, floor plan redesign & all associated works.

The Committee had NO OBJECTION to this application.

Application No: EPF/1613/20

Officer: Muhammad Rahman

Applicant Name: Mr Keith Alder-Barber

Planning File No: 000451

Location: Sterling House, Langston Road, Loughton, IG10 3TS

Proposal: External alterations to existing Class B8 unit to provide new covered staircase, disabled lift and customer entrance, reinstatement of vehicular entrance and reconfiguration of existing car parking spaces.

The Committee had NO OBJECTION to this application.

Application No: EPF/1616/20

Officer: Robin Hellier

Applicant Name: Mr Cyril Barker

Planning File No: 003312

Location: 4 Upper Park, Loughton, IG10 4EW

Proposal: TPO/EPF/26/11

T1: Lime - Crown reduce by up to 4m, as specified.

Crown lift to 6m from ground level, as specified.

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

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

Application No: EPF/1619/20

Officer: Robin Hellier

Applicant Name: Mrs Graham

Planning File No: 30742

Location: Forest Villa, 7 Staples Road, Loughton, IG10 1HP

Proposal: TPO/EPF/16/19 (Ref: T1)

T2: Cedar - Remove selected lateral branches (A & C), 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/1633/20

Officer: Brendan Meade

Applicant Name: Mr and Mrs R Potter

Planning File No: 026901

Location: 24 Park Hill, Loughton, IG10 4ES

Proposal: Single storey rear extension with two roof lanterns. Changes to window design and sizes on rear facing and side facing elevations including creation of Juliet balconies to rear.

The Committee OBJECTED to this application on the following grounds:

1. The proposed lanterns would cause light pollution affecting the amenity of both neighbours and the residents of Homecherry House, as the house stands above others close by.
2. The proposal would also cause overlooking to the occupants of Homecherry House.
3. The number of extra bedrooms proposed would impact on the SAC. The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

Application No: EPF/1652/20

Officer: Brendan Meade

Applicant Name: Mr Gino Biagioni

Planning File No: 030744

Location: 7 Avondale Close, Loughton, IG10 3DH

Proposal: Loft conversion with a rear dormer and velux windows to the front.

The Committee had NO OBJECTION to this application.

Application No: EPF/1654/20

Officer: Brendan Meade

Applicant Name: Mr Geoffrey Shaw

Planning File No: 024838

Location: 2 The Avenue, Loughton, IG10 4PT

Proposal: Application for Variation of Condition 2 'plan numbers' to EPF/1895/17. (Two semi-detached dwellings to the rear of 2 The Avenue.)

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the following grounds:

As stated in its original comments in respect of application EPF/1895/17, the Committee believes this application is an over-development of the site (*Min no PL289.1*)

The applicant states that Permitted Development rights had not been removed when the original application was approved, however they have clearly breached condition 2, to which this planning application refers, EPF/1895/17, i.e. "*The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 2TALPRL/16/P/001*".

The conversion of the approved garage to a further habitable room allows for a further bedroom on the second floor (although this is shown as a study on these revised plans). This would result in an increase in the number of inhabitants in these properties.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

The removal of the garage would also exacerbate the existing parking problems in the area and are contrary to the claims of the applicant in achieving approval for the original proposal in its design statement:

"The new dwellings will offer a good standard of accommodation and therefore the main issues to consider when assessing this application is the potential impact on the living conditions of the neighbours, the existing parking situation and the character and appearance of the area."

Members considered the applicant to have shown complete disregard in these two instances for the Local Planning Authority.

If the Local Planning Authority was minded to approve this application, the Committee requested the following conditions be imposed:

- I. The windows on the side flank to be fitted with obscured glass and have fixed frames.
- II. Any further Permitted Development rights should be removed.

Application No: EPF/1664/20

Officer: Muhammad Rahman

Applicant Name: Bradley Persell

Planning File No: 004103

Location: 34 Tycehurst Hill, Loughton, IG10 1BX
Proposal: Enclosure of carport to habitable space.

The Committee had NO OBJECTION to this application.

Application No: EPF/1700/20
Officer: Robin Hellier
Applicant Name: Mrs Suhma Rowe
Planning File No: 010499
Location: 4 Wallers Hoppet, Loughton, IG10 1SP
Proposal: TPO/EPF/08/91 (Ref:T5)
T1: Oak - Crown reduce by up to 1m, as specified.
Crown thin by 10%, 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.

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

Application No: EPF/1541/20
Officer: Robin Hellier
Applicant Name: Mr Doal
Planning File No: 009709
Location: White Cottage, 5 Baldwins Hill, Loughton, IG10 1SE
Proposal: Baldwins Hill Conservation Area
T4: Pear - Crown reduce by up to 1.5m.

1.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1486/20
Officer: David Maguire
Applicant Name: Mr Stephen Robinson
Planning File No: 030730
Location: 5 Elmhurst Way, Loughton, IG10 3DG
Proposal: Application for a Certificate of Lawful Development for a Proposed loft conversion with a rear dormer & x2 no.rooflights to the front elevation.

Application No: EPF/1606/20
Officer: David Maguire
Applicant Name: Mr Christian Allen
Planning File No: 026183
Location: 1 The Avenue, Loughton, IG10 4PT
Proposal: Application for a Certificate of Lawful Development for a Proposed loft conversion, with rear dormer and two Juliet balconies.

Application No: EPF/1623/20
Officer: David Maguire
Applicant Name: Mr Selahattin Cicek
Planning File No: 030405

Location: 46 Ibbetson Path, Loughton, IG10 2AS

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

1.4 Others – provided for information only EPF/2854/19, EPF/1561/20, EPF/1578/20, EPF/1618/20 and EPF/1670/20

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

Members also NOTED the contents of a letter of objection received in respect of one of these applications, EPF/1562/20, 73 Goldings Road, IG10 2QW.

2 Matters for Report

2.1 Notices of Appeal

2.1.1 EPF/0411/20 – 13 Spareleaze Hill, Loughton, IG10 1BS – Proposal: Demolition of existing dwelling. Proposed 3 storey replacement dwelling with crown roof over, insert garage to front and rear flat roof dormer. (Appeal ref no: APP/J1535/W/20/3253711) – Note no PL1.1 (20/04/2020)

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

The Committee OBJECTED to this application, on the grounds that the design was out of keeping with the street scene where most of the properties feature a gable as does the existing bungalow.

The proposal was too bulky and overbearing, going from two bedrooms to four double bedrooms with parking shown for four cars including a double garage therefore the property would be considerably enlarged and is very close to the forest.

The green aspect of the existing front garden, which it intends to remove, is of value to the street scene. It provides a natural habitat for birds and insects and is important as a vital buffer to the nearby forest. It also softens the impact of the property and adds to the green character of this part of the road. If approved at least the existing level of greenery and screening should be retained.

Members believe that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

2.1.2 EPF/0380/20 – 2 High Silver, Loughton, IG10 4EL. Proposal: Proposed change of decking shape to rear garden - Levels are as per previous approved application EPF/3242/17. (Appeal ref no: APP/J1535/D/20/3255048 – Min no PL861.1)

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

- 2.1.3 EPF/0063/20 – 8 Alderton Hall Lane, Loughton, IG10 3HJ.**
Proposal: Demolition of an existing roof, erection of a new roof with an increase in height, loft conversion involving 3no front & 1no rear dormers together with internal & external alterations including rebuilding of garage to be used as habitable accommodation. (Appeal ref no: APP/J1535/D/20/3253182 – Min no PL843.1)

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

- 3 Pre-application Consultation on Mobile Phone Masts – EE Ltd and Hutchison 3G Ltd – Proposed Upgrade of Existing Mobile Telecommunications Apparatus at Land Adj Unit E1, The Seedbed Centre, Langston Road, Loughton, Essex, IG10 3TQ (ref: 13512)**

The Committee had NO OBJECTION to this proposal.

- 4 Decisions**
Decisions by Epping Forest District Council

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

- 5 Licensing Applications**

- 5.1 Notice of application for a new Premises Licence under the Licensing Act 2003 in respect of M11 Local, 16 The Broadway, Loughton, IG10 3ST.**

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of the prevention of crime and disorder, prevention of public nuisance and protection of children from harm. These premises are located underneath residential properties.

If the local licensing authority was minded to grant this application, members requested that the licensing hours match those permitted for the recently granted licence on 4 August 2020 for the Multitap Gaming Hub in The Broadway:

The Sale of Alcohol on the premises from Monday - Friday until 22:00, Saturday until 23:00 and Sunday until 20:00.

- 6 Enforcement and Compliance**

No cases were reported.

Mark Squire
TOWN CLERK
24 August 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 7 SEPTEMBER 2020 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 7 September 2020**

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/1756/20, 7 Waller's Hoppet, as she is a friend of the applicant. She would therefore not be commenting on this matter.

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

- v. planning applications: EPF/1485/20, 4 Little Goldings; EPF/1723/20, 51 Goldings Road; EPF/1750/20, 25 Greenfields; and EPF/1753/20, 47 The Crescent, owing to comments received from the LRA Plans Group; and
- vi. planning application: EPF/1485/20, 4 Little Goldings, as the architects are known to the council.

Planning Applications

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

1.1 Application No: EPF/1485/20

Officer: Muhammad Rahman

Applicant Name: Mr Ian Harris

Planning File No: 015013

Location: 4 Little Goldings, The Barn, Clays Lane, Loughton, IG10 2RZ

Proposal: Proposed alterations & extensions to a detached house, including first floor extension over garage & utility, first floor back extension over back of kitchen & detached garage with guest bedroom & ensuite.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The extensions by reason of their bulk and form would overpower the original historical farmhouse, which would be changed radically by the proposed additions. The two-storey extension would have a detrimental effect on the neighbour as it would dominate the view from the back garden.

The property is a heritage asset, previously known as Goldings Farm, where Stanley Baldwin and Rudyard Kipling stayed in 1877 and is the setting of the book called the Loughton Idyll.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic

capacity of this building and the possible greater number of occupants living there.

Application No: EPF/1591/20

Officer: Brendan Meade

Applicant Name: Mr Arnold Cowan

Planning File No: 030751

Location: 37 Meadow Road, Loughton, IG10 4HY

Proposal: Demolish existing rear utility room & wc & erection of a new single storey utility room/wc & orangery.

The Committee had NO OBJECTION to this application.

Application No: EPF/1636/20

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Elliott Winner

Planning File No: 030424

Location: 26 Longfield, Loughton, IG10 4EE

Proposal: Single storey side and front extensions following the demolition of the existing entrance porch addition.

The Committee had NO OBJECTION to this application.

Application No: EPF/1701/20

Officer: Brendan Meade

Applicant Name: Mollie Barrett

Planning File No: 012761

Location: 213 The Broadway, Loughton, IG10 3TE

Proposal: Erection of a single storey rear and side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1706/20

Officer: Muhammad Rahman

Applicant Name: Eduard Bilalaj

Planning File No: 030527

Location: 86 Newmans Lane, Loughton, IG10 1TN

Proposal: Proposed first floor rear extension (amendment to Planning Approval EPF/0228/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/1723/20

Officer: Caroline Brown

Applicant Name: Mr Charles Martin

Planning File No: 030752

Location: 51 Goldings Road, Loughton, IG10 2QR

Proposal: Proposed two storey & single storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site more than doubling the size of the house. It would overshadow the adjoining neighbour and spoil the symmetry of the two semi-detached houses from the rear.

Application No: EPF/1741/20

Officer: Brendan Meade

Applicant Name: Mr Deepesh Mistry

Planning File No: 020286

Location: 12 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: Demolition of existing garage/out building and erection of new out building.

The Committee had NO OBJECTION to this application.

Members requested that should the Local Planning Authority be minded to approve this application a condition be imposed that the outbuilding remain ancillary to the main dwelling.

Application No: EPF/1750/20

Officer: Brendan Meade

Applicant Name: Mr and Mrs Donatas Latkauskiene

Planning File No: 021972

Location: 25 Greenfields, Loughton, IG10 3HF

Proposal: Rear extension at first floor forming a new bathroom above existing ground floor extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the proposal was too bulky and too close to no.23, closing the gap between the two terrace houses when viewed from the rear.

Application No: EPF/1753/20

Officer: Muhammad Rahman

Applicant Name: Mr George Wilson

Planning File No: 030618

Location: 47 The Crescent, Loughton, IG10 4PU

Proposal: Single storey rear extension, single storey side extension, extend roof over part of rear extension and raised rear patio. (Revised application to EPF/0979/20)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Although this is a smaller development than the previous application it will still change the bungalow into a two-storey house. There are few bungalows in the area and they are valuable for those needing a single storey dwelling.

The Committee noted the previous reason for refusal by the Local Planning Authority on the grounds that

“The proposed development would result in the loss of an existing bungalow, contrary to policy H1 (f) of the Local Plan Submission Version 2017 and the guidance contained within the National Planning Policy Framework 2019. Insufficient very special circumstances exist that clearly outweigh this harm.”

Application No: EPF/1756/20

Officer: Robin Hellier

Applicant Name: Mr Paul Wershof

Planning File No: 011405

Location: 7 Wallers Hoppet, Loughton, IG10 1SP

Proposal: TPO/EPF/08/91

T10: Beech - Crown reduce by up to 2.5m, as specified.
Crown thin, 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.

1.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/1716/20

Officer: David Maguire

Applicant Name: Mr John Rivers

Planning File No: 023107

Location: 1 A Goldings Road, Loughton, IG10 2QR

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

1.3 Others – provided for information only EPF/1681/20, EPF/1719/20, EPF/1783/20 and EPF/1790/20

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

2 Matters for Report

2.1 Notice of Appeal

2.1.1 EPF/0843/20 – 8 Alderton Hall Lane, Loughton, IG10 3HJ – Proposal: Erection of a metal fence (retrospective) with proposed landscaping. (Appeal ref no: APP/J1535/D/20/3256651) – Note no 1.1 (18/05/2020)

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

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this proposal on the grounds that the railings destroy the open aspect of the street scene. Members also questioned whether the railings had been positioned on the applicants' property or on council land.

3 Planning Consultation: Ministry of Housing Communities & Local Government – Planning for the Future, White Paper August 2020

The Committee deferred this item to the next meeting as comments are not required until 29 October 2020, to allow further time for members to digest.

4 Decisions

Decisions by Epping Forest District Council

Decisions for June 2020, July 2020 and August 2020 were NOTED by the Committee.

5 Licensing Applications

No applications had come to the attention of officers.

6 Enforcement and Compliance

No cases were reported.

It was requested that the following matter be brought to the attention of the Enforcement and Compliance Officers of the Local Planning Authority, re: The Royal Oak, Quercus Site:

The road through the site between Smarts Lane and Forest Road had been signposted “Private Road No Parking” with no reference to the fact that this is a “Public Footpath”.

Mark Squire
TOWN CLERK
7 September 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 21 SEPTEMBER 2020 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 21 September 2020**

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications: EPF/1782/20, 7 Goldings Rise; EPF/1801/20, 66 Southern Drive; EPF/1805/20, 99 Englands Lane; and EPF/1840/20, 36 Station Road, owing to comments received from the LRA Plans Group.

Planning Applications

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

1.1 Application No: EPF/1782/20

Officer: Muhammad Rahman

Applicant Name: Mr. and Mrs. Blanchard

Planning File No: 017400

Location: 7 Goldings Rise, Loughton, IG10 2QP

Proposal: Alterations to existing rear extensions and veranda including extension of existing western addition; alterations to fenestration in front dormer; addition of new rear dormer; installation of photo-voltaic panels at roof level.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the “substantial” rear dormer extension was too bulky and would be overbearing on neighbours including No 4. With the solar panels added to the roof this would further raise the height as they need to be at an angle to catch the sun. The proposal would need to be scaled down to make it subservient to the main part of the house.

Application No: EPF/1801/20

Officer: Caroline Brown

Applicant Name: Towler

Planning File No: 006780

Location: 66 Southern Drive, Loughton, IG10 3BX

Proposal: Demolition of existing conservatory and replacement rear extension with parapet roof and flat roof front infill/porch extension.

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

The Committee had NO OBJECTION to this application.

Application No: EPF/1805/20
Officer: Brendan Meade
Applicant Name: Ms Sami Lane
Planning File No: 021170
Location: 99 Englands Lane, Loughton, IG10 2QL
Proposal: Single storey rear extension.
The Committee NOTED the contents of a letter regarding this application.

The Committee had NO OBJECTION to this application.

Application No: EPF/1840/20
Officer: David Maguire
Applicant Name: Mr Georgie Abrahams
Planning File No: 003146
Location: 36 Station Road, Loughton, IG10 4NX
Proposal: Single storey rear extension.
The Committee NOTED the contents of a letter regarding this application.

The Committee had NO OBJECTION to this application.

Application No: EPF/1847/20
Officer: Muhammad Rahman
Applicant Name: MBNL (EE(UK) Ltd & H3G (UK) Ltd
Planning File No: 001228
Location: Land adjacent to Unit E1, The Seedbed Centre, Loughton Langston Road, IG10 3TQ
Proposal: Prior approval of the removal of the existing 15 metre high monopole and its replacement with a 20 metre high monopole supporting 12 no. antennas and 2 no, 300mm dish antennas, the removal of 2 no. cabinets and the installation of 8 no. equipment cabinets and development works ancillary thereto.

The Committee had NO OBJECTION to this application. Members commented, however, that the installation of these cabinets would result in the loss of mature trees and bushes. This would have a profoundly negative impact on the street scene, as well as causing a loss of habitat for many birds and insects. For that reason, a condition was requested that all the trees and bushes should be replaced elsewhere on the site.

Application No: EPF/1862/20
Officer: Brendan Meade
Applicant Name: Transnat Ltd
Planning File No: 001124
Location: 37 Lower Park Road, Loughton, IG10 4NB
Proposal: Demolition and re-building of existing front extension

The Committee had NO OBJECTION to this application.

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

Application No: EPF/1868/20
Officer: Julie Cottrell
Applicant Name: Mr Harry
Planning File No: 002767
Location: 48 Baldwins Hill, Loughton, IG10 1SF

Proposal: Baldwins Hill Conservation Area

T1: Pine - Fell.

T2: Cedar - Reduce by 2m.

1.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1799/20

Officer: David Maguire

Applicant Name: Mr and Mrs McHugh

Planning File No: 003567

Location: 2 Elmhurst Way, Loughton, IG10 3DG

Proposal: Application for a Lawful Development Certificate for a proposed hip to gable loft conversion.

Application No: EPF/1804/20

Officer: Brendan Meade

Applicant Name: Mr & Mrs Nadeem & Sanam Siddique

Planning File No: 017406

Location: 65 A Alderton Hill, Loughton, IG10 3JD

Proposal: Application for a Certificate of Lawful Development for a Proposed enlargement of an existing rear dormer.

Application No: EPF/1861/20

Officer: Brendan Meade

Applicant Name: Transnat Ltd

Planning File No: 001124

Location: 37 Lower Park Road, Loughton, IG10 4NB

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

1.4 Others – provided for information only EPF/1829/20, EPF/1841/20, and EPF/1926/20

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

2 Matters for Report

2.1 Withdrawn Application: EPF/1633/20

Town and Country Planning Act 1990: Notification of Planning

Address: 24 Park Hill, Loughton, IG10 4ES

Proposal: Single storey rear extension with two roof lanterns. Changes to window design and sizes on rear facing and side facing elevations including creation of Juliet balconies to rear. (Min no PL1.1 Notes – 24/8/20)

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

2.2 Planning Consultation: Ministry of Housing Communities & Local Government – Planning for the Future, White Paper August 2020

Loughton Town Council object to these proposals from a Planning and Licensing perspective. The move to larger Unitary District Councils could take the decision-making process further away from those who are familiar with the town and the effect that changes would have on the local environment.

- 3 Pre-application Consultation on Mobile Phone Masts – Telefonica Ltd and Vodafone Ltd - PROPOSED BASE STATION UPGRADE AT CTIL_228976 22, TEF_68469, VF_3132, LOUGHTON MAIN FIRE STATION, OLD STATION ROAD, LOUGHTON, ESSEX, IG10 4NZ (NGR: 542174, 195940)**

The Committee had NO OBJECTION to this proposal.

4 Decisions

Decisions by Epping Forest District Council

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

5 Licensing Applications

No applications had come to the attention of officers.

6 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
21 September 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 5 OCTOBER 2020 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 5 October 2020**

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications: EPF/1474/20, 1 Nevill Way; EPF/1707/20, 227 High Road; EPF/1928/20, 16 Eleven Acre Rise; and item 2.1.1 and 2.1.2, Notices of Appeal - EPF/2486/19, 5 Staples Road and EPF/2561/19, Highgrove Close, formerly land r/o 33-37 Hillyfields, owing to comments received from the LRA Plans Group.

Planning Applications

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

1.1 Application No: EPF/1474/20

Officer: Francis Saayeng

Applicant Name: Mrs Chauhan

Planning File No: 006614

Location: 1 Nevill Way, Loughton, IG10 3BG

Proposal: Proposed construction of a two-storey side extension, single storey rear extension and subdivision into two dwellings.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would be an overdevelopment of the site and would be detrimental to the street scene due to its cramped appearance.

Furthermore, the Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

Application No: EPF/1707/20

Officer: Marie-Claire Tovey

Applicant Name: Miss Emma Fallon

Planning File No: 008961

Location: 227 High Road, Loughton, IG10 1BB

Proposal: Application for Variation of Condition 3 for change of use from shop to a Public House with food and wine bar and managers flat.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that the variation of condition 3 of the original planning permission, *'that this area should be reserved for staff parking and deliveries'* would result in disturbance to the occupiers of nearby residential properties to the detriment of the amenities of those occupiers and to the enjoyment of their property.

The loss of the existing parking and delivery area would result in increased on-street parking and congestion within the vicinity of the site, to the detriment of the free-flowing traffic and safe operation of the surrounding highway.

Members noted that on two previous occasions applications had been made by the owners for tables and chairs in this location. On both occasions the application was refused based on the above grounds.

Overall, there has been no change in circumstances to justify a different decision.

Application No: EPF/1928/20
Officer: Muhammad Rahman
Applicant Name: Mr Declan O'Driscoll
Planning File No: 016397
Location: 16 Eleven Acre Rise, Loughton, IG10 1AN
Proposal: Erection of detached dwelling.
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/1933/20
Officer: Brendan Meade
Applicant Name: J Lindop
Planning File No: 030575
Location: 94 Avondale Drive, Loughton, IG10 3DQ
Proposal: First floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1936/20
Officer: Zara Seelig
Applicant Name: Mr Dean Wilkinson
Planning File No: 015764
Location: 19 Goldings Rise, Loughton, IG10 2QP
Proposal: Upper ground floor extension over the existing roof terrace area, solar panels to be installed to the main roof and new doors with appropriate guarding installed to the lower ground floor level

The Committee had NO OBJECTION to this application.

Application No: EPF/1945/20
Officer: Robin Hellier
Applicant Name: Mr Harwood
Planning File No: 002775
Location: Saint Michael and All Angels Church, Roding Road, Loughton
Proposal: TPO/EPF/07/79
T77L Oak - 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/1951/20
Officer: Brendan Meade
Applicant Name: J Lindop
Planning File No: 030575
Location: 94 Avondale Drive, Loughton, IG10 3DQ
Proposal: Proposed first floor rear extension.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/1938/20
Officer: Julie Cottrell
Applicant Name: Miss Stephanie Valente
Planning File No: 030524
Location: 9 Firs Drive, Loughton, IG10 2SL
Proposal: Baldwins Hill Conservation Area
1 x Hawthorn - Fell.

1.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1754/20
Officer: Muhammad Rahman
Applicant Name: Mr George Wilson
Planning File No: 030618
Location: 47 The Crescent, Loughton, IG10 4PU
Proposal: Certificate of lawful development for a proposed 4 metre deep single storey rear extension and dormer windows in connection with conversion of existing roof space.

Application No: EPF/1876/20
Officer: Brendan Meade
Applicant Name: Ms Jenny Lellow
Planning File No: 030707
Location: 96 Newmans Lane, Loughton, IG10 1TN
Proposal: Certificate of lawful development for a proposed front porch and single storey rear extension. (Revised application to EPF/1367/20)

Application No: EPF/1960/20
Officer: David Maguire
Applicant Name: Faye Hirons
Planning File No: 030778
Location: 53 Stonards Hill, Loughton, IG10 3EH
Proposal: Application for a Certificate of Lawful Development for a Proposed rear single storey extension.

1.4 Others – provided for information only EPF/2010/20

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

2 Matters for Report

2.1 Notices of Appeal

2.1.1 EPF/2486/19 - 5 Staples Road, Loughton, IG10 1HP. Proposal: Ground and lower ground floor rear renovation and extension. (Appeal Ref No: APP/J1535/W/20/3254872) – Min No PL804.1

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to this application on the grounds that this proposal was out of keeping with the style of the property, which is in the Staples Road Conservation Area. Members also commented that the proposal had the potential to cause a flood risk to neighbouring properties in Shaftesbury.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

2.1.2 EPF/2561/19 - Highgrove Close 1-7, Loughton, Formerly land r/o 33 - 37 Hillyfields, Loughton, Loughton, IG10 2PT. Proposal: Proposed 4-bedroom two storey dwelling (in addition to those approved under EPF/2913/16). (Appeal Ref No: APP/J1535/W/20/3256223) – Min No PL821.1

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to this application on the grounds that this was an overdevelopment of the site, as cited by the Local Planning Authority in its refusal of previous application, EPF/0513/16, for a similar proposal.

Members also considered the access road to this development was too narrow for refuse collection vehicles and emergency fire vehicles to negotiate, there being only sufficient width for one standard vehicle to use. An increase in the number of houses and subsequent extra vehicles on this site would further exacerbate access problems.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

3 Pre-application Consultation on Mobile Phone Masts – by EE Ltd and Hutchison 3G Ltd proposed shared mobile telecommunications radio equipment at Epping Forest College, Block B, Borders Lane, Loughton, Essex,

IG10 3SA [NGR E: 543696 N: 196440] – replacing site 55523 “Epping Forest College mid. building”

The Committee had NO OBJECTION to this proposal.

4 Licensing Act 2003 Consultation Policy (draft)

The Committee had NO OBJECTION to this proposal.

5 Decisions

Decisions by Epping Forest District Council

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

6 Licensing Applications

No applications had come to the attention of officers.

7 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
5 October 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 19 OCTOBER 2020 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 19 October 2020**

Committee Members

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

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

Declarations of Interest

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

- i) EPF/1744/20, The Avenue Lawn Tennis Club, 18 The Avenue; EPF/1792/20, 65 The Broadway; EPF/1970/20, 25 Felstead Road; EPF/1979/20, 63 Whitehills Road; EPF/2013/20, 9 Shelley Grove; and EPF/2020/20, Garage Site, Ladyfields, owing to comments received from the LRA Plans Group; and
- ii) EPF/1989/20, 65 Harwater Drive, as the applicant was a member of the family of a town councillor.

Planning Applications

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

1.1 Application No: EPF/1671/20

Officer: Brendan Meade

Applicant Name: Mr Trevor Prior

Planning File No: 002406

Location: 28 Connaught Avenue, Loughton, IG10 4DS

Proposal: Proposed single storey side extension, demolish existing conservatory & construct a single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1744/20

Officer: Muhammad Rahman

Applicant Name: EOS Lighting Solutions Ltd Brian Glynn

Planning File No: 003658

Location: The Avenue Lawn Tennis Club, 18 The Avenue, Loughton, IG10 4PT

Proposal: Proposed replacement of lighting on court 1 and installation of new lighting to courts 2 and 3, including ground & duct works. (Revised application to EPF/2327/19).

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/1781/20
Officer: Brendan Meade
Applicant Name: Sabina Lo
Planning File No: 030785
Location: 7 Roundmead Close, Loughton, IG10 1QD
Proposal: Side and rear ground floor extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1792/20
Officer: Marie-Claire Tovey
Applicant Name: Mrs Carmen Quinn-Fryatt
Planning File No: 007111
Location: 65 The Broadway, Loughton, IG10 3SP
Proposal: Application for Prior Approval for a Proposed Change of use from D2 to Sui Generis (an addition to the existing class).
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that there is already a gaming unit opposite. Members could see no reason for a second one in such close proximity.

These uses are harmful to the young children and teenagers who frequent The Broadway at all times of day. This change of use would also mean that children's play usage is removed.

Application No: EPF/1969/20
Officer: Marie-Claire Tovey
Applicant Name: Harley Harley
Planning File No: 009843
Location: 178 High Road, Loughton, IG10 1DN
Proposal: Proposed external condenser for cold room at Co-op Funeral Home.

The Committee had NO OBJECTION to this application.

Application No: EPF/1970/20
Officer: Ian Ansell
Applicant Name: Mr Nathan Eriemo
Planning File No: 014378
Location: 25 Felstead Road, Loughton, IG10 3BB
Proposal: Proposed first floor rear extension.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that it would be out of keeping with the street scene and overbearing on the neighbour at no 27. There are no additions like this in Felstead Road and the proposal would set an undesired precedent.

Application No: EPF/1979/20
Officer: Muhammad Rahman
Applicant Name: E Maule
Planning File No: 012136
Location: 63 Whitehills Road, Loughton, IG10 1TU
Proposal: Single storey side and rear extension.
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/1989/20
Officer: Muhammad Rahman
Applicant Name: Sutherland
Planning File No: 003219
Location: 65 Harwater Drive, Loughton, IG10 1LP
Proposal: Proposed conversion of house to suit wheelchair disabled use with new accommodation at lower ground to front & first floor at rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/1990/20
Officer: Caroline Brown
Applicant Name: Mr Darryl Reed
Planning File No: 003095
Location: 12 Eleven Acre Rise, Loughton, IG10 1AN
Proposal: Demolition of existing side extension and construction of a ground floor rear and side extension and a first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2013/20
Officer: Caroline Brown
Applicant Name: Mr Brett Racher
Planning File No: 010646
Location: 9 Shelley Grove, Loughton, IG10 1BY
Proposal: Two storey front extension. First floor side extension. Replacement and extension of roof.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2020/20
Officer: Marie-Claire Tovey
Applicant Name: Epping Forest District Council - Mr John Hayes
Planning File No: 010456
Location: Garage site Ladyfields, Loughton, IG10 3RP
Proposal: Redevelopment to provide two residential buildings, proposed flats and houses with associated parking spaces and landscaping, 16 units in total. The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

- Only 4 parking spaces have been allocated for 16 dwellings on this already very congested street. This is unacceptable unless it is proposed to write into the purchase/lease agreement that no cars would be allowed!
- This is an area of two-storey houses and the design of the three storey flats would be overbearing on the houses already built.
- The design is also unsympathetic to the existing street scene.

Furthermore, the Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

Application No: EPF/2024/20
Officer: Brendan Meade
Applicant Name: Mr and Mrs Bassi
Planning File No: 006907
Location: Goldings Manor Cottage, 3 Stanmore Way, Loughton, IG10 2SA
Proposal: Raising the roof of existing garage/gym and infill extension.
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, members requested that if the Local Planning Authority is minded to grant this application a condition be imposed that the building remain ancillary to the main dwelling.

Application No: EPF/2025/20
Officer: David Maguire
Applicant Name: Mr Paul Caruana
Planning File No: 023830
Location: 1 Priory Road, Loughton, IG10 1AF
Proposal: Single storey side and rear extension.

The Committee OBJECTED to this application on the grounds that the proposal would build right up to the boundary resulting in the guttering overhanging the neighbouring property.

Application No: EPF/2034/20
Officer: David Maguire
Applicant Name: Faye Hirons
Planning File No: 030778
Location: 53 Stonards Hill, Loughton, IG10 3EH
Proposal: Front porch extension.

The Committee had NO OBJECTION to this application.

1.2 **Deemed Permission – provided for information only:**

The Committee NOTED the following applications:

Application No: EPF/1968/20
Officer: David Maguire
Applicant Name: Eric & Nicola Emanuel Garcia
Planning File No: 014200
Location: 41 Harwater Drive, Loughton, IG10 1LP
Proposal: Application for a Certificate of Lawful Development for a Proposed raising of hip roof to gable & dormer extensions.

Application No: EPF/2004/20
Officer: David Maguire
Applicant Name: Mr and Mrs R Potter
Planning File No: 026901
Location: 24 Park Hill, Loughton, IG10 4ES
Proposal: Application for a Certificate of Lawful Development for a Proposed single storey rear extension with x2 no. roof lanterns.

1.3 **Others – provided for information only EPF/1963/20, EPF/1966/20, EPF/2175/20 and EPF/2211/20**

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

2 **Matters for Report**

There were no matters for report.

3 Decisions

Decisions by Epping Forest District Council

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

4 Licensing Applications

4.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of New Breed Bottle Shop, 287 High Road, Loughton, IG10 1AH.

The Committee had NO OBJECTION to this application.

4.2 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Café Caribbean (Loughton) Ltd., 262 High Road, Loughton, IG10 1RB.

The Committee OBJECTED to this application on the following grounds:

- i) The prevention of crime and disorder
- ii) The prevention of public nuisance.

The position of the premises below and in front of residential properties has the potential to disturb the living conditions of these properties.

Members suggested that hours for all activities are only in line with the rest of licensed premises in the High Road and that music is only played after 9pm inside with the folding doors closed so as not to cause a public nuisance. For the same reasons there should be no provision of late-night refreshment.

5 Enforcement and Compliance

No cases were reported.

Mark Squire

TOWN CLERK

19 October 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 2 NOVEMBER 2020 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 2 November 2020**

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Declarations of Interest

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

- i) EPF/1849/20, 92 Lawton Road; EPF/2121/20, 7 Kenilworth Gardens; and EPF/2265/20, 83 Baldwins Hill, owing to comments received from the LRA Plans Group; and
- ii) EPF/1798/20, 65A Alderton Hill; EPF/2190/20, 36 Sparelease Hill; and EPF/2263/20, 10 Marjorams Avenue, as the architect was known to the Council.

Planning Applications

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

1.1 Application No: EPF/0690/20

Officer: Muhammad Rahman

Applicant Name: Mr Peter Poppat

Planning File No: 006112

Location: 56 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Demolition of existing house and replacement with new two and a half storey house with basements.

The Committee OBJECTED to this application on the grounds that the Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

Furthermore, 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.

Members also drew the attention of the Planning Officer to the objections outlined in the Tree and Landscaping Officer's report in regards to this application.

Application No: EPF/1558/20

Officer: Brendan Meade

Applicant Name: Ms Shabnam Sinha

Planning File No: 030798

Location: 1 The Square, Loughton, IG10 3FE

Proposal: Proposed side conservatory to adjoin the rear (back) side of the garden. (L shape).

The Committee OBJECTED to this application on the grounds that the proposal is too large and the mainly UPVC construction is out of keeping with the surrounding buildings.

Application No: EPF/1587/20

Officer: David Maguire

Applicant Name: Richard Brown

Planning File No: 030796

Location: 70 Englands Lane, Loughton, IG10 2QQ

Proposal: Proposed conservatory.

The Committee requested new plans for this application, as those submitted were insufficient to consider the application fully.

Application No: EPF/1666/20

Officer: Zara Seelig

Applicant Name: Mrs Valerie Pomfrett

Planning File No: 006574

Location: 23 The Summit, Loughton, IG10 1SW

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application, provided the tree protection was carried out as requested by the EFDC Tree and Landscaping Officer.

Application No: EPF/1737/20

Officer: David Maguire

Applicant Name: Mr. Jinliang Pan

Planning File No: 019710

Location: 77 The Lindens, Loughton, IG10 3HT

Proposal: Proposed erection of a front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1788/20

Officer: Brendan Meade

Applicant Name: Mrs Akbulut

Planning File No: 005803

Location: 75 Alderton Hill, Loughton, IG10 3JE

Proposal: Proposed single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1798/20

Officer: Brendan Meade

Applicant Name: Mr & Mrs Nadeem & Sanam Siddique

Planning File No: 017406

Location: 65A Alderton Hill, Loughton, IG10 3JD

Proposal: Two storey front extension, front dormer enlargement, garage extension. New flat roof with a lantern over the existing conservatory. Change of roof material to slate. Upgrading the existing windows Internal alterations

The Committee had NO OBJECTION to this application, provided the tree protection was carried out as requested by the EFDC Tree and Landscaping Officer.

Application No: EPF/1849/20

Officer: Marie-Claire Tovey

Applicant Name: Mr Brendan McParland

Planning File No: 015782

Location: 92 Lawton Road, Loughton, IG10 2AA

Proposal: Front extension to first floor, rear dormer and loft conversion to form 6 bed HMO.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that this proposal was an overdevelopment of the site. This is a small residential house, on a very small plot that it fills completely. Although there may be purpose-built houses of multiple occupancy in the vicinity, this should not be one of them. The resultant overcrowding this application would cause, would detract from the amenity of the neighbouring single family properties.

The large first floor extension would cast a shadow over nearby properties. There is no dedicated outdoor amenity space and insufficient internal space for 6 residents living independently of one another.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

Application No: EPF/2070/20

Officer: Robin Hellier

Applicant Name: Simon Walker

Planning File No: 003547

Location: 8 Fairmeadside, Loughton, IG10 4RH

Proposal: TPO/EPF/07/79 (Ref: T61)

T1: Horse Chestnut - Crown reduce height by up to 2.5m and laterals by up to 2m, 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/2085/20

Officer: Brendan Meade

Applicant Name: Mr Tom Hills

Planning File No: 012200

Location: 99 Queens Road, Loughton, IG10 1RR

Proposal: Construction of a ground floor rear extension replacing existing terrace, new entrance porch, new timber cladding to the front gable,

replacement windows to the front and rear, and removal of the chimney stack.(Revised application to EPF/1220/20).

The Committee OBJECTED to this application on the grounds that it would cause excessive shadowing to the neighbouring property. This revised proposal did not sufficiently overcome the issues outlined in the local planning authority's original reasons for refusal for EPF/1220/20.

Application No: EPF/2121/20

Officer: Muhammad Rahman

Applicant Name: Mr M Morgan

Planning File No: 030806

Location: 7 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: Proposed single storey rear extension & first floor chalet extension. The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site with potential for overlooking neighbours.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

Application No: EPF/2124/20

Officer: Brendan Meade

Applicant Name: Mr and Mrs Rose

Planning File No: 030818

Location: 65 Queens Road, Loughton, IG10 1RR

Proposal: Two and single storey rear extension and single storey to side.

Front canopy to front elevation. General elevation changes.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2127/20

Officer: Robin Hellier

Applicant Name: Pauline Coggle

Planning File No: 021226

Location: 7 Fairmeadside, Loughton, IG10 4RH

Proposal: TPO/EPF/07/79 (Ref: T62 & T63)

T2: Oak - Selective reduction, as specified.

T3: Maple - Crown reduce height & laterals, as specified.

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

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

Application No: EPF/2133/20

Officer: Zara Seelig

Applicant Name: Mr & Mrs Philips
Planning File No: 030802
Location: 31 Kenilworth Gardens, Loughton, IG10 3AF
Proposal: Single storey rear extension.
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2143/20
Officer: Zara Seelig
Applicant Name: Mr Jack Sandford
Planning File No: 030809
Location: 44 High Beech Road, Loughton, IG10 4BL
Proposal: Demolition of existing conservatory to side and erection of a single side storey extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2144/20
Officer: Alastair Prince
Applicant Name: Mr Richard Webster
Planning File No: 017382
Location: 43 Colebrook Lane, Loughton, IG10 2HJ
Proposal: Demolition and replacement of garage and erection of boundary walls.

The Committee had NO OBJECTION to this application.

Application No: EPF/2154/20
Officer: Robin Hellier
Applicant Name: Mrs H D Carnera
Planning File No: 005116
Location: 8 Hazelwood, Loughton, IG10 4ET
Proposal: TPO/EPF/26/11 (Ref: T18)
T1: Holm Oak - Crown lift up to 6.5m from ground level, as specified.

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

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

Application No: EPF/2167/20
Officer: Julie Cottrell
Applicant Name: Pauline Coggle
Planning File No: 021226
Location: 7 Fairmeadside, Loughton, IG10 4RH
Proposal: TPO/EPF/09/77 (Ref: G4)
T1-T3: 3 x 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/2184/20
Officer: Marie-Claire Tovey
Applicant Name: Miss Maria Taylor
Planning File No: 030814
Location: 3 Thistle Mead, Loughton, IG10 1TR
Proposal: Construction of a single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2190/20
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Shan
Planning File No: 014403
Location: 36 Sparelease Hill, Loughton, IG10 1BT
Proposal: Removal of existing roof and construction of new raised roof with front and rear dormers. Two storey rear extension and single storey rear extension. Internal and external alterations. New vehicular gates and piers.

The Committee OBJECTED to this application on the grounds that the side of the house would be brought into line with the adjoining property; and the vehicular gates would be too intrusive on the street scene.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

Members suggested that in respect of the gates, should the local planning authority be minded to approve this application, there should be openwork all the way to the ground with native planting behind the walls/railings to soften the impact on the street scene.

Application No: EPF/2207/20
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Hodkinson
Planning File No: 030146
Location: 25 Fallow Fields, Loughton, IG10 4QP
Proposal: Demolish existing rear conservatory and erect a single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2233/20
Officer: Robin Hellier
Applicant Name: Mr Adam Cooper
Planning File No: 009959
Location: Drummers Maid, 27 Woodbury Hill, Loughton, IG10 1JF
Proposal: TPO/EPF/03/20
T1: Silver Birch - Crown reduce height, 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/2256/20

Officer: Robin Hellier

Applicant Name: Mr Frank Bell

Planning File No: 003053

Location: 1 Ripley View, Loughton, IG10 2PB

Proposal: TPO/EPF/29/08 (Ref: G1)

T1: Horse Chestnut - Crown lift to 5m from ground level, as specified.
Crown thin by up to 15%, 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/2263/20

Officer: Muhammad Rahman

Applicant Name: Mr Kay Yavuz

Planning File No: 008597

Location: 10 Marjorams Avenue, Loughton, IG10 1PT

Proposal: Single storey side and single storey rear extension. (Amended application to EPF/2263/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/2265/20

Officer: Muhammad Rahman

Applicant Name: Mr J Khan

Planning File No: 030824

Location: 83 Baldwins Hill, Loughton, IG10 1SN

Proposal: Retention of front boundary railings and gates.

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this proposal.

The Committee had NO OBJECTION to this application.

Application No: EPF/2266/20

Officer: Brendan Meade

Applicant Name: Mr Iain Bass

Planning File No: 022093

Location: 103 Grosvenor Drive, Loughton, IG10 2LA

Proposal: Hip to gable loft conversion with rear dormer and Juliet balcony.

The Committee had NO OBJECTION to this application.

Application No: EPF/2267/20

Officer: Sukhvinder Dhadwar

Applicant Name: Hannah & Stephen Jones & Heih

Planning File No: 029589

Location: 44 Wellfields, Loughton, IG10 1NY
Proposal: Proposed single storey front extension.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/2155/20

Officer: Julie Cottrell

Applicant Name: Mrs L Everson

Planning File No: 024182

Location: 11 Wallers Hoppet, Loughton, IG10 1SP

Proposal: York Hill Conservation Area

T1: Leylandii - Crown reduce laterals on northern side by up to 1.5m.

G2: 3 x Sycamores, T3: Ash & T4: Sycamore - Crown reduce height to previous points & laterals by up to 2m.

Application No: EPF/2273/20

Officer: Julie Cottrell

Applicant Name: Mr Arthur Catterall

Planning File No: 004797

Location: 61 York Hill, Loughton, IG10 1HZ

Proposal: York Hill Conservation Area

T1: Yew - Crown reduce.

T2: Robinia - Crown reduce up to 50%.

1.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2138/20

Officer: David Maguire

Applicant Name: Mrs Mariyana Prokopiev

Planning File No: 029957

Location: 9 Rochford Green, Loughton, IG10 2BT

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

Application No: EPF/2166/20

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Gurney

Planning File No: 029896

Location: 19 Highland Avenue, Loughton, IG10 3AJ

Proposal: Application for a Certificate of Lawful Development for a Proposed hip to gable loft conversion with a rear dormer including Juliet balcony & rooflight to the front elevation.

Application No: EPF/2373/20

Officer: Brendan Meade

Applicant Name: Mr & Mrs Nadeem & Sanam Siddique

Planning File No: 017406

Location: 65A Alderton Hill, Loughton, IG10 3JD

Proposal: Application for a Certificate of Lawful Development for a proposed enlargement of an existing flat roofed dormer.

1.4 Others – provided for information only EPF/2217/20, EPF/2243/20, EPF/2270/20, EPF/2272/20, EPF/2289/20, EPF/2290/20, EPF/2291/20, EPF/2346/20, EPF/2357/20, and EPF/2392

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

Members NOTED the contents of a letter of objection in respect of planning application EPF/2290/20, 197 The Broadway.

The Committee OBJECTED to application EPF/2290/20, 197 The Broadway, on the grounds that members were concerned that this proposal related to a House in Multiple Occupancy. The proposed extension would lend itself to being used as more rooms for occupancy. Neighbours had already experienced a detrimental effect to their amenity with regards to anti-social behaviour.

2 Planning Application EPF/0659/20: Applicant Name: The City of London Corporation – Site: Land lying to the South of Coppice Row, Theydon Bois, CM16 7DR. Proposal: The proposed works include:- a) Construction of a "grasscrete" concrete spillway to the earth embankment dam, to safely pass design flood flows without uncontrolled overtopping of the dam b) A permanent lowering of water levels in the pond, to reduce leakage issues through the dam c) Regrading the varying dam crest to a common level, with adequate free-board above spillway/weir level d) Construction of a 600m long gravel haul road through the site, for the purposes of construction access and future maintenance access to the dam

The Committee considered the above application owing to the site laying adjacent to the Loughton boundary.

The Committee had NO OBJECTION to this application.

3 Matters for Report

3.1 Amended Plans

EPF/0477/20 - Unit E (Landmark House), 32 Barrington Green, Loughton, IG10 2BA. Proposal: Change of use from A1 to tanning salon (Sui Generis) and associated air conditioning and extraction units.

*****Revised Description and additional information received*** Min no PL1.1 – 13/7/2020**

The Committee had NO OBJECTION to this application, although members expressed concern regarding noise from the ventilation units into the flats above.

4 Decisions

Decisions by Epping Forest District Council

Decisions for September 2020 were NOTED by the Committee.

5 Licensing Applications

5.1 No applications had come to the attention of officers.

5.2 Street Trading Consent Renewal Application: Debden Traders Association

Notice of application for a renewal street trading in respect of Debden Broadway Stall Market, The Broadway, Loughton IG10

The Committee had NO OBJECTION to this application.

6 Enforcement and Compliance
No cases were reported.

Mark Squire
TOWN CLERK
2 November 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 16 NOVEMBER 2020 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 16 November 2020**

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

Cllr Davies sent her apologies for being unable to submit comments on these applications.

Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/1465/20, Davenant Foundation School, Chester Road, as a member of her family was a school governor.

Cllr Abraham declared a non-pecuniary interest in planning application EPF/2417/20, 37 Roding Gardens as he lives nearby.

The Committee declared a non-pecuniary interest in the following planning applications: EPF/1465/20, Davenant Foundation School, Chester Road; EPF/1971/20, 22 Alderton Hill; and EPF/2369/20, 69 Church Hill, owing to comments received from the LRA Plans Group.

Planning Applications

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

1.1 Application No: EPF/1465/20

Officer: Ian Ansell

Applicant Name: Davenant Foundation School

Planning File No: 002574

Location: Davenant Foundation School, Chester Road, Loughton, IG10 2LD

Proposal: Replacement of existing temporary classrooms with permanent standalone block.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that whilst members recognised the need to replace the demountables that are at the end of their useful life. The design for the proposed new build was only marginally better than the existing temporary buildings resembling a 1950s factory. The design would not be in keeping with the existing buildings close to it.

The Committee appreciated the need to keep the profile low due to its close proximity to neighbouring residential properties but felt the architects could produce something more appropriate and sustainable maybe with a green roof.

Comments by the EFDC Tree & Landscape section would also need to be followed.

Application No: EPF/1971/20

Officer: Brendan Meade

Applicant Name: Mr Pravin Mayor

Planning File No: 013396

Location: 22 Alderton Hill, Loughton, IG10 3JB

Proposal: Proposed double storey front, double storey side, double storey rear and part single storey rear extension. Change of roof profile to create 2 small front and rear dormers.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2142/20

Officer: David Maguire

Applicant Name: Mr Colin Southgate

Planning File No: 011421

Location: 31 Hazelwood, Loughton, IG10 4ET

Proposal: Application for a Certificate of Lawful development for single storey rear extension built in 2005 (conservatory).

The Committee had NO OBJECTION to this application. However, members deplored the retrospective nature of this application.

Application No: EPF/2277/20

Officer: Brendan Meade

Applicant Name: Mr Charles Ross

Planning File No: 030535

Location: 75 Audley Gardens, Loughton, IG10 2EW

Proposal: Certificate of lawful development for existing rear dormer window in a loft conversion.

The Committee had NO OBJECTION to this application. However, members deplored the retrospective nature of this application.

Application No: EPF/2281/20

Officer: Caroline Brown

Applicant Name: Mr Charvat

Planning File No: 020193

Location: 10 Monkchester Close, Loughton, IG10 2SN

Proposal: Proposed two storey side extension, floor plans redesign and all associated works.

The Committee OBJECTED to this application stating that this proposal failed to overcome the previous reason for refusal of a similar application, EPF/1272/09, by the local planning authority, which was:

“the proposed second floor addition at roof level would be an obtrusive development out of character with the appearance of the property and the adjoining uniform terrace. The proposal would therefore be detrimental to visual amenity”.

Furthermore, EFDC Tree and Landscaping Department had put a ‘Holding Objection’ on this application in relation to the felling of the oak tree and

replacement planting. This issue would need to be complied with before the application could be considered.

Application No: EPF/2294/20

Officer: Robin Hellier

Applicant Name: Mr Ian Harris

Planning File No: 015013

Location: 4 Little Goldings, The Barn, Clays Lane, Loughton, IG10 2RZ

Proposal: TPO/EPF/42/91 (Ref: G2)

T1: Sycamore - Crown reduce height by up to 3m & laterals by up to 2m, 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/2297/20

Officer: Muhammad Rahman

Applicant Name: Alison Harris

Planning File No: 011996

Location: Forest View, 11 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Demolition of existing garage. New garage providing new lower ground floor entrance canopy and storage areas. Ground floor extension over new garage with new hipped roof providing additional space to existing bedroom. New dormer window to existing bedroom in rear roof space including alterations to existing dormer on North East elevation. Single storey rear extension with new hipped roof.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an overdevelopment. It was already cramped on the site and this would make it appear more cramped. The proposal would cause overlooking affecting the privacy of the neighbour at no.10 from the side dormer window.

If the local planning authority was minded to approve this application, members requested the following condition be imposed, that the side dormer window be non-opening and fitted with obscured glass to avoid overlooking and protect the privacy of the neighbour at no.10.

Application No: EPF/2300/20

Officer: Zara Seelig

Applicant Name: Mr Mark Grace

Planning File No: 030831

Location: 145 Chester Road, Loughton, IG10 2LJ

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2310/20

Officer: Brendan Meade

Applicant Name: Mr Christian Toumazi

Planning File No: 030844

Location: 23 Deepdene Path, Loughton, IG10 3PT

Proposal: Construction of a single storey extension to create a porch and wrap around side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2312/20

Officer: Alastair Prince

Applicant Name: KEHAYOV

Planning File No: 005914

Location: 9 Hanson Close, Loughton, IG10 2EE

Proposal: Erection of a single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2313/20

Officer: Zara Seelig

Applicant Name: Mr Kelly

Planning File No: 016471

Location: 3 Sparelease Hill, Loughton, IG10 1BS

Proposal: Proposed single storey front porch & associated elevational alteration (Revised application to EPF/0249/20).

The Committee OBJECTED to this application on the grounds that it was out of character with the street scene and would produce a terracing effect.

Application No: EPF/2326/20

Officer: David Maguire

Applicant Name: Mr & Mrs Adams

Planning File No: 023161

Location: 5 Catherine Close, Loughton, IG10 3NJ

Proposal: Conversion of existing garage space into habitable room.

The Committee had NO OBJECTION to this application.

Application No: EPF/2353/20

Officer: David Maguire

Applicant Name: Mr Martin Ten Houten

Planning File No: 022505

Location: 34 Meadow Road, Loughton, IG10 4HX

Proposal: Loft extension over rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2355/20

Officer: Caroline Brown

Applicant Name: Mrs Leanne Finch

Planning File No: 030834

Location: 141 Smarts Lane, Loughton, IG10 4BP

Proposal: Single storey rear infill extension.

The Committee OBJECTED to this application on the grounds that the four Velux windows would cause light pollution to the neighbour's bedrooms.

Application No: EPF/2363/20

Officer: Zara Seelig

Applicant Name: Mr and Mrs C Mobbs

Planning File No: 016151

Location: 83 Forest Road, Loughton, IG10 1EF

Proposal: Demolition of existing rear extension. Proposed single and two storey rear extension. Proposed two storey front extension and garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/2369/20

Officer: Sukhvinder Dhadwar

Applicant Name: Reformer Ltd

Planning File No: 029822

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: Demolition of the existing dwelling and replacement with a block of 8 residential apartments alongside associated access, landscaping, amenity space, parking and other ancillary works.

The Committee NOTED the contents of four letters of objection.

The Committee OBJECTED to this application on the following grounds:

- This proposal was an overdevelopment of the site. The minor changes to the height and bulk would not overcome the inspector's refusal on this ground. The proposed building remains too large and dominant on this part of Church Hill and remains out of character on this part of the street.
- Taking the total number of apartments down by two would not alter the lack of amenity space and neither would the green roofs.
- The proposal offered an unrealistic amount of parking space for the residents (potentially 30 in the 1x one-bedroom and 7x two-bedroom flats) providing only eight spaces for the eight flats and their visitors.
- Members also objected to the impact eight flats would have on the SAC. The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

Application No: EPF/2381/20

Officer: Alastair Prince

Applicant Name: Jennie Crook

Planning File No: 030849

Location: 1 Cherston Gardens, Loughton, IG10 3PN

Proposal: Proposed single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2395/20

Officer: Robin Hellier

Applicant Name: Mr Bill Bassi

Planning File No: 017578

Location: 14 Park Hill, Loughton, IG10 4ES

Proposal: TPO/EPF/14/85 (Ref: T20 & T21)

T1 & T2: Lime - Re-pollard, 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/2400/20
Officer: David Maguire
Applicant Name: Ms Iris Fraser
Planning File No: 017440
Location: 35 Hazelwood, Loughton, IG10 4ET
Proposal: Proposed internal alterations & conversion of a garage into a habitable room.

The Committee had NO OBJECTION to this application.

Application No: EPF/2401/20
Officer: Robin Hellier
Applicant Name: Mrs B Chopping, Theydon Tree Care
Planning File No: 004218
Location: 43 Upper Park, Loughton, IG10 4EQ
Proposal: TPO/EPF/07/79 (Ref: T4)
T1: Horse Chestnut- Crown thin by up to 30%, 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/2417/20
Officer: David Maguire
Applicant Name: Ms. A. Lack
Planning File No: 030843
Location: 37 Roding Gardens, Loughton, IG10 3NH
Proposal: Conversion of an existing detached garage to ancillary use.

The Committee had NO OBJECTION to this application.

1.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2280/20
Officer: David Maguire
Applicant Name: Mr Matt Bienkowski
Planning File No: 001494
Location: 14 The Drive, Loughton, IG10 1HB
Proposal: Certificate of lawful development for a proposed garage conversion.

Application No: EPF/2334/20
Officer: David Maguire

Applicant Name: Mr & Mrs Jones
Planning File No: 019605
Location: 2 The Fountains, Loughton, IG10 4RZ
Proposal: Application for a Lawful Development Certificate for a proposed single storey rear extension.

Application No: EPF/2354/20
Officer: David Maguire
Applicant Name: Mr Martin Ten Houten
Planning File No: 022505
Location: 34 Meadow Road, Loughton, IG10 4HX
Proposal: Application for a Lawful Development Certificate for a Proposed loft extension with outrigger.

Application No: EPF/2418/20
Officer: David Maguire
Applicant Name: Ms. A. Lack
Planning File No: 030843
Location: 37 Roding Gardens, Loughton, IG10 3NH
Proposal: Application for a Lawful Development Certificate for a proposed erection of a single storey rear extension.

Application No: EPF/2419/20
Officer: Brendan Meade
Applicant Name: Mr & Mrs Golstein
Planning File No: 008882
Location: 72 Tycehurst Hill, Loughton, IG10 1DA
Proposal: Application for a Certificate of Lawful Development for a proposed construction of a single storey building.

Application No: EPF/2436/20
Officer: David Maguire
Applicant Name: Mr Greg Brandon
Planning File No: 030847
Location: 36 Mannock Drive, Loughton, IG10 2JB
Proposal: Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.

1.3 Others – provided for information only EPF/2337/20

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

2 Matters for Report

2.1 Notice of Appeal

For Information Only:

EPF/0934/20 – 14 Broadstrood, Loughton, IG10 2SB. Proposal:
Proposed part demolition of existing & erection of a new rear, front & roof extension, with internal remodelling & associated landscaping (Revised application to EPF/2689/19)
(Appeal ref no: APP/J1535/D/20/3258420 – Min no PL1.1 – 15/6/20)

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

3 Loughton Building Design Award

The Committee NOTED that nominations for this award were invited by 31 January 2021.

4 Decisions
Decisions by Epping Forest District Council

No Decision Notices had been received.

5 Licensing Applications

5.1 Notice of Application for a variation of premises licence under the Licensing Act 2003 in respect of The Hive Cafe, 38b Chigwell Lane, Loughton, Essex, IG10 3NY

The Committee OBJECTED to this application for a variation of the current premises licence on the grounds of

1. the prevention of public nuisance; and
2. the protection of children from harm.

This is a café (open during the working week) close to residential properties and there are no other retail premises close by. There are already licensed premises in The Broadway to serve this trade. The industrial estate on which it is situated is only open during the usual working day so would be closed at the times requested. Such opening hours would severely affect the quiet enjoyment of the residents of their homes adjacent to the café. Furthermore, it would be a potential cause of harm to local children.

6 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
16 November 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 30 NOVEMBER 2020 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 30 November 2020**

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

There were no apologies for absence.

Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in item 5.1, Licensing Application for God's Own Pizza, as the applicant was known to her.

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

- i. EPF/2416/20, 72 Tycehurst Hill,; EPF/2441/20, Warren Hill Lodge, Manor Road; EPF/2459/20, 36 Station Road; EPF/2502/20, Land and Garages, Chequers Road Site B; EPF/2529/20, 25 Felstead Road; and EPF/2563/20, 15 Goldingham Avenue, owing to comments received from the LRA Plans Group;
- ii. EPF/2416/20, 72 Tycehurst Hill, as the architect was known to the council; and
- iii. EPF/1989/20, 65 Harwater Drive – amended plans, as the applicant was a member of the family of a town councillor.

Planning Applications

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

1.1 Application No: EPF/2340/20

Officer: David Maguire

Applicant Name: Eric & Nicola Garcia

Planning File No: 014200

Location: 41 Harwater Drive, Loughton, IG10 1LP

Proposal: Demolition of existing garage and construction of side and rear single storey extension with retaining wall to no 43 boundary within curtilage of no 41.

The Committee had NO OBJECTION to this application.

Application No: EPF/2399/20

Officer: David Maguire

Applicant Name: Mr Jeremy Hewitt

Planning File No: 019655

Location: 55 Fallow Fields, Loughton, IG10 4QP

Proposal: Application for a part two storey, first floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2410/20
Officer: Muhammad Rahman
Applicant Name: Mr Paul Kemp
Planning File No: 026219
Location: 48 Spring Grove, Loughton, IG10 4QD
Proposal: Proposed single storey rear extension & first floor rear infill extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2416/20
Officer: Brendan Meade
Applicant Name: Mr & Mrs Golstein
Planning File No: 008882
Location: 72 Tycehurst Hill, Loughton, IG10 1DA
Proposal: Two storey rear extension. Two storey front infills. New roof over the whole dwelling including raising the ridge. Front feature gables. Raised patio to rear.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2438/20
Officer: Robin Hellier
Applicant Name: Mr Craig Thomas
Planning File No: 019876
Location: Land at the corner of Englands Lane and Clay Lane, to the rear of 8 Coles Green, Loughton, IG10 2QS
Proposal: TPO/EPF/03/74 & TPO/EPF/22/84
T1: Oak - Crown reduce by up to 70%, as specified, and repeat biennial pruning management.
TG1: 8 x Oaks - 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/2441/20
Officer: Muhammad Rahman
Applicant Name: Carine Morgan
Planning File No: 001605
Location: Warren Hill Lodge, Manor Road, Loughton, IG10 4RP
Proposal: New double garage with boiler room, bin storage and garden storage

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2451/20
Officer: Brendan Meade
Applicant Name: Mr A Mindru
Planning File No: 015079
Location: Forest Lodge, 1 Fairmeadside, Loughton, IG10 4RH

Proposal: Ground floor rear extension and two storey infill extension to western side, loft conversion including raising of ridge and rear dormers and new front gable feature and amendments to fenestration.

The Committee OBJECTED to this application as the property is located close to the forest and the proposal includes three additional bedrooms.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

Members also supported the holding objection imposed by the EFDC Tree & Landscaping Officer on this application in respect of a horse chestnut tree.

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/2459/20

Officer: David Maguire

Applicant Name: Mr Georgie Abrahams

Planning File No: 003146

Location: 36 Station Road, Loughton, IG10 4NX

Proposal: Single storey rear extension (Revised application to EPF/1840/20)

The Committee NOTED the contents of a letter commenting on this application.

The Committee had NO OBJECTION to this application. However, members expressed a concern that this proposal was still overbearing on the neighbour at no.34.

Application No: EPF/2480/20

Officer: Brendan Meade

Applicant Name: Mr Manpreet Greywal

Planning File No: 003687

Location: 101 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Two storey front and rear extensions involving remodelling of existing property and partial demolition of conservatories at rear; demolition of existing roof and construction of three gabled habitable roof replacement, with two rear facing dormers and 12 roof lights.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site, with potentially two further bedrooms.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

Members commented that no tree report had been submitted by the applicant, however they supported the holding objection imposed by the EFDC Tree & Landscaping Officer on 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/2502/20

Officer: Marie-Claire Tovey

Applicant Name: Mr John Hayes

Planning File No: 026599

Location: Land and Garages, Chequers Road Site B, Loughton, IG10 3QF

Proposal: Erection of one residential building, accommodating flats with associated parking spaces and landscaping.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

- i) By reason of its height, bulk, material and design, the proposal was out of keeping with the street scene, where there were conventional two storey houses with ridged roofs.
- ii) While appreciating that there were no residences on the ground floor, to mitigate the identified flood risk, there was concern at the potential for anti-social behaviour in the proposed stores at ground floor level.
- iii) Members were concerned for the privacy of neighbours in the adjacent properties caused by overlooking from the rear balconies.
- iv) The plans appeared to show 4 (possibly 6) parking spaces for 4 x one-bed flats and 4 x two-bed flats. This would be inadequate unless there was a plan not to allow car ownership and the spaces were only for visitors, deliveries etc. Parking in this road was already problematic and would be exacerbated by this proposal.
- v) While noting approval had previously been granted, under EPF/2609/15, for 5 x 2 bed two storey affordable homes with 10 parking spaces and associated landscaping, this new proposal would adversely affect the Special Area for Conservation. The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

Application No: EPF/2529/20

Officer: Ian Ansell

Applicant Name: Mr Nathan Eriemo

Planning File No: 014378

Location: 25 Felstead Road, Loughton, IG10 3BB

Proposal: First floor rear extension (Revised application to EPF/1970/20).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the roof was still too high and not subservient to the main roof. It would be out of keeping with the street scene creating a negative and dominating effect on the surrounding area. It would also be overbearing on the neighbour at no 27.

The proposal included two further bedrooms. The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

Application No: EPF/2563/20

Officer: Caroline Brown

Applicant Name: Mr. Mark Van Praagh

Planning File No: 030861

Location: 15 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Construction of a single storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/2536/20

Officer: Julie Cottrell

Applicant Name: Mr Anthony Scott

Planning File No: 013002

Location: 46 York Hill, Loughton, IG10 1HU

Proposal: York Hill Conservation Area

1 x Conifer - Fell.

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

The Committee NOTED the following applications:

Application No: EPF/2446/20

Officer: Muhammad Rahman

Applicant Name: Mr George Wilson

Planning File No: 030618

Location: 47 The Crescent, Loughton, IG10 4PU

Proposal: Certificate of lawful development for a proposed 4 metre deep single storey rear extension and dormer windows in connection with conversion of existing roof space. (Revised application to EPF/1754/20.)

Application No: EPF/2478/20

Officer: David Maguire

Applicant Name: Mr & Mrs Rachel & Richard Jamison

Planning File No: 022820

Location: 108 Pyrles Lane, Loughton, IG10 2NW

Proposal: Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.

- 1.4 Others – provided for information only EPF/2433/20**

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

2 Matters for Report

- 2.1 Notices of Appeal
For Information Only:**

- 2.1.1 EPF/0963/20 – 55 Spring Grove, Loughton, IG10 4QD. Proposal: Proposed single storey extension to the rear at ground floor level. Removal of roof & walls raised to form a new first floor, new roof to level with second floor level with x2 no. dormers to the front, & x3 no. dormers to the rear. (Appeal ref no: APP/J1535/ D/20/3259157– Min no PL1.1 – 15/6/20)**

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

- 2.1.2 EPF/1205/20 – 163 Roding Road, Loughton, IG10 3BS. Proposal: Proposed extension to a garage. (Appeal ref no: APP/J1535/ D/20/3258545) – Min no PL1.1 – 13/07/2020)**

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

2.2 Amended Plans

- 2.2.1 EPF/1989/20 - 65 Harwater Drive, Loughton, IG10 1LP. Proposal: Proposed conversion of house to suit wheelchair disabled use with new accommodation at lower ground to front & first floor at rear. **AMENDED APPLICATION** (PL Min no 1.1 – 19/10/20)**

The Committee had NO OBJECTION to this application.

3 Decisions

Decisions by Epping Forest District Council

Decisions for October 2020 were NOTED by the Committee.

4 Licensing Applications

- 4.1 Notice of Application for a new premises licence under the Licensing Act 2003 in respect of Gods Own Pizza, 155 High Road, Loughton, Essex, IG10 4LF**

The Committee OBJECTED to this application for a new premises licence on all four licensing objectives:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

Nearby residents have been plagued by late opening hours and loud music leading to public nuisance issues on this corner in the past and would not want to go back to this.

The Committee would withdraw its objection if the applicant agreed that hours be the same as the rest of the High Road licensed premises.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
30 November 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 14 DECEMBER 2020 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 14 December 2020**

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

There were no apologies for absence.

Declarations of Interest

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

- 1) EPF/1684/20, 60 Traps Hill; EPF/2147/20, 18 Fallow Fields; EPF/2614/20, Land at Chequers Road; EPF/2628/20, 12 Carroll Hill; EPF/2654/20, Drummers Maid 27 Woodberry Hill; and EPF/2721/20, 65 Staples Hill, and;
- 2) agenda items, 5.1 and 5.2, licensing applications in respect of Slots o Luck, 65 The Broadway, IG10 3SP and Chunkyz Ltd., Loughton Golf Club, Clays Lane, IG10 2RZ;

owing to comments received from the LRA Plans Group.

Planning Applications

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

1.1 Application No: EPF/1684/20

Officer: Ian Ansell

Applicant Name: Mr Carlton James

Planning File No: 000845

Location: 60 Traps Hill, Loughton, IG10 1TD

Proposal: Proposed demolition of an existing 2-3 storey 5-bed house and the development of 2no new detached 4bed family houses with basement, ground, first & attic.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that the proposed houses were too tall being next to two bungalows. They would dominate and be out of keeping with the street scene, harming the visual amenity on this part of Traps Hill. Overall, the designs represented an overdevelopment of the site.

The applicant had included the removal of trees and shrubs, that it had been brought to the Committee's attention did not belong to him, in order to be able to provide entry for each of the houses. There was no arboricultural report but trees on the site would be affected. This was particularly true with regards the root protection needed during the excavation for the drives to the garages.

Finally, the large increase in occupancy would have a detrimental effect on the SAC. The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

Application No: EPF/2147/20

Officer: Brendan Meade

Applicant Name: Mr L Smyth

Planning File No: 017910

Location: 18 Fallow Fields, Loughton, IG10 4QP

Proposal: Proposed conversion of existing garage into a hobby room / gym to include a side extension with external and internal storage and WC. Proposed gates from right hand corner of front of house to neighbouring boundary. The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to the proposed extension/garage conversion. Members requested that if the local planning authority was minded to approve this application, a condition be imposed that the garage conversion remain ancillary to the main dwelling.

However, the Committee OBJECTED to the proposed gates in this application. Fallow Fields has open frontages and these would be wholly out-of-character with the area. The proposed gates were considerably higher than the 1m allowed under permitted development and should be refused.

Application No: EPF/2551/20

Officer: Zara Seelig

Applicant Name: Mr Martin Laffey

Planning File No: 020443

Location: 29 The Uplands, Loughton, IG10 1NQ

Proposal: Front bay window and rear conservatory link to existing outbuilding.

The Committee had NO OBJECTION to this application.

Application No: EPF/2605/20

Officer: Brendan Meade

Applicant Name: Mr & Mrs Wright

Planning File No: 018306

Location: 62 Brooklyn Avenue, Loughton, IG10 1BN

Proposal: Single storey rear extension with a raised terrace.

The Committee had NO OBJECTION to this application.

Application No: EPF/2614/20

Officer: Marie-Claire Tovey

Applicant Name: Mr John Hayes

Planning File No: 026599

Location: Land at Chequers Road, Loughton, IG10 3PU

Proposal: Application for relocation of substation with associated parking spaces and landscaping in conjunction with residential development of garage site B.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the loss of the green open space would be detrimental to the character of the area setting a very dangerous precedent. There are lots of similar green spaces in this part of Loughton and replacing them with parking spaces would not only impact on the look and feel of Loughton as a whole, but it would also encourage more cars impacting on the Epping Forest Special Area of Conservation (SAC).

The proposal is contrary to the Government's Carbon neutral agenda and to the aims of the council's own draft green infrastructure strategy, which strongly recommends there should be consultation with local residents - which officers have failed to do. The strategy states "that these spaces become a significant asset within the District, particularly in terms of the opportunities they provide for net biodiversity/ environmental gain...The importance of these more incidental spaces should therefore not be underestimated in terms of their local community value".

This proposal is linked to application EPF/2502/20, across the road which proposes to lose the garages for eight flats. Members do not believe it acceptable that two green spaces should be destroyed opposite by tarmacking over them, in order to squeeze a few additional residential units onto the Chequers Road Garage site.

Application No: EPF/2615/20
Officer: Brendan Meade
Applicant Name: Mr John Collins
Planning File No: 018759
Location: 16 Station Road, Loughton, IG10 4NX
Proposal: Resubmission of previously approved remodelling and extending of an existing detached dwelling.

The Committee had NO OBJECTION to this application.

Application No: EPF/2618/20
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Naidoo Naidoo
Planning File No: 030864
Location: 4 Foxley Close, Loughton, IG10 2HU
Proposal: Two storey side extension and first floor rear extension

The Committee Objected to this application, stating it would be an overdevelopment of the plot. The first floor part of the proposal would be overbearing resulting in a negative impact on the amenity of the neighbours in this already cramped corner.

However, members did not object to the ground floor extension which would be an improvement on the current extensions.

Application No: EPF/2622/20
Officer: Marie-Claire Tovey
Applicant Name: Mr Philip McManus
Planning File No: 000906
Location: Bank of England Printing Works, Langston Road, Loughton, IG10 3TN
Proposal: Proposed 638 sq. metres loading bay extension to the existing industrial facility.

The Committee had NO OBJECTION to this application. However, members requested a planting condition. Although this is an industrial building it should be taken into account its proximity to the green belt, open countryside and the nearby nature reserve and conservation areas.

With that in mind and with rising temperatures a concern, some kind of planting over the large expanse of walls should be proposed. Perhaps ivy or some other, preferably native, climber planting. Not only would this help reduce the temperature and create shade, but it would also help reduce pollution levels and provide food and shelter for birds and insects.

Application No: EPF/2623/20

Officer: Robin Hellier

Applicant Name: Mr Mike Ruiz

Planning File No: 021509

Location: 12A Alderton Close, Loughton, IG10 3HQ

Proposal: TPO/EPF/07/89

T1: Ash & T2: Ash - Crown reduction of overhanging branches by up to 4m, 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/2628/20

Officer: Muhammad Rahman

Applicant Name: Mr Russell Huntley

Planning File No: 005256

Location: 12 Carroll Hill, Loughton, IG10 1NJ

Proposal: Proposed ground and first floor extensions and provision of a new pitched roof. (Revised application to EPF/0986/20).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that by reason of its height and bulk, it was still overbearing and would be detrimental to the visual amenity of this part of the street scene, particularly in relationship to the adjoining property at No 10 which it would dwarf. The proposal needed to come down to be level with the lower roofline of No14.

Members noted that the loss of a bungalow was against the local planning authority's planning framework.

Application No: EPF/2654/20

Officer: Alastair Prince

Applicant Name: Mr Tim Gowler

Planning File No: 009959

Location: Drummers Maid, 27 Woodbury Hill, Loughton, IG10 1JF

Proposal: Repair and side extension of an annexe.

The Committee NOTED the contents of a letter of objection.

Members had no objection to the proposed repairs and extension, however, the Committee OBJECTED to this application by reason of its shape,

extensive use of glazing, and modern materials, which would be out of keeping in this part of the York Hill Conservation area.

Application No: EPF/2657/20
Officer: Brendan Meade
Applicant Name: Mr Jake Bristow
Planning File No: 013446
Location: 9 Woodland Road, Loughton, IG10 1HQ
Proposal: Two storey side and single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2658/20
Officer: Brendan Meade
Applicant Name: Mr J Stuart
Planning File No: 017959
Location: 51 Tycehurst Hill, Loughton, IG10 1BZ
Proposal: First floor rear extension, first floor side extension and conversion of loft space to include the addition of one dormer to rear with associated internal remodelling.

Although the external design fits in better with the street scene than the previous application, the Committee OBJECTED to this proposal owing to the impact on the Special Area of Conservation, going from 4 to 6 bedrooms.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

Application No: EPF/2668/20
Officer: Zara Seelig
Applicant Name: Mr and Mrs V Christan
Planning File No: 030870
Location: 161 Grosvenor Drive, Loughton, IG10 2LB
Proposal: Single storey rear extension with roof lights.

The Committee had NO OBJECTION to this application.

Application No: EPF/2694/20
Officer: Robin Hellier
Applicant Name: Mrs Monica Maycraft
Planning File No: 016181
Location: 43 High Beech Road, Loughton, IG10 4BN
Proposal: TPO/EPF/12/86 (Ref: G2)
G2: 3 x Limes - 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/2698/20
Officer: Brendan Meade
Applicant Name: Mr Corin Albright
Planning File No: 011364
Location: 97 High Road, Loughton, IG10 4JD
Proposal: Proposed single storey rear extension.

The Committee OBJECTED to this application on the grounds that the fenestration on the side facing Algers Road would be out of keeping with the street scene.

Changing the fenestration between the side and rear of the extension would enable it to blend in and be acceptable.

Application No: EPF/2701/20
Officer: Muhammad Rahman
Applicant Name: Mr J Brown
Planning File No: 006496
Location: 5 Longfield, Loughton, IG10 4EE
Proposal: Single storey front extension and rear side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2704/20
Officer: Robin Hellier
Applicant Name: Mr Keith Parker
Planning File No: 014105
Location: 17 Albion Hill, Loughton, IG10 4RA
Proposal: TPO/EPF/23/88 (Ref: T26)
T1: Horse Chestnut - Crown thin by up to 20%, 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/2716/20
Officer: Caroline Brown
Applicant Name: Mr Cohen
Planning File No: 012588
Location: Sadlers, 1 Spring Grove, Loughton, IG10 4QA
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2721/20
Officer: Muhammad Rahman
Applicant Name: Mr Shadbolt
Planning File No: 009407
Location: 65 Staples Road, Loughton, IG10 1HR
Proposal: Installation of x 3 no. replacement windows to the front of the property (Revised application to EPF/2411/19).
The Committee NOTED the contents of a letter in respect of this application.

The Committee had NO OBJECTION to this application. However, members requested the following condition:

The windows should be fitted into the apertures with at least three inches of brick reveal between the frame and the face of the wall of the house. In order to preserve the character of the street and this part of the Staples Road Conservation Area.

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

Application No: EPF/2593/20

Officer: Julie Cottrell

Applicant Name: Mrs Rayner

Planning File No: 030863

Location: 38 Baldwins Hill, Loughton, IG10 1SF

Proposal: Baldwins Hill Conservation Area

T1: Prunus - Fell.

Application No: EPF/2695/20

Officer: Julie Cottrell

Applicant Name: Janet Leake

Planning File No: 017361

Location: Woodbury House, Woodbury Hill, Loughton, IG10 1JB

Proposal: York Hill Conservation Area

T1: Conifer - Fell.

T2: Horse Chestnut - Reduce to previous points & Crown lift to 3m from ground level.

1.3 Deemed Permission – provided for information only:

There were no applications listed under Deemed Permission.

1.4 Others – provided for information only EPF/2649/20 and EPF/2666/20

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

2 Matters for Report

2.1 Notices of Appeal

2.1.1 EPF/0979/20 – 47 The Crescent, Loughton, IG10 4PU. Proposal: Single storey rear extension, single storey side extension, first floor over main footprint and raised rear patio. (Appeal ref no: APP/J1535/D/20/3260241 – Min no PL1.1 – 15/6/20)

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

3 Estimates and Budgets 2021/22

The Estimates for 2021/22 as presented in the Agenda were AGREED.

The Committee also agreed the following Priorities for 2021/22:

PLANNING AND LICENSING COMMITTEE – Priorities 2021/22		
Priority	Main Function	Greater Detail (current position)
Current activities		
High	Local Plan	Further deliberations
High	Planning and Licensing	Responding to applications
High	All other matters within the committee's terms of reference	
Medium	Design Award Scheme	Annual award presentation

4 Decisions

Decisions by Epping Forest District Council

Decisions for November 2020 were NOTED by the Committee.

5 Licensing Applications

5.1 Application for a premises licence under Section 159 of the gambling Act 2005, in respect of Adult Gaming Centre, Slots o Luck, 65 The Broadway, Loughton Essex IG10 3SP

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application for a new premises licence on all four licensing objectives:

5. The prevention of crime and disorder
6. Public safety
7. The prevention of public nuisance
8. The protection of children from harm

There are already a number of gambling establishments in this street where young people and children pass and congregate thus approving a further such use would potentially cause them harm.

This is a residential area with young families living above and around the Broadway. There is a lot of social housing in the area and vulnerable people who will be attracted to this type of establishment.

There is no plan as to what the entry age would be or how this would be enforced. This must be enforced and the front entry point should be kept closed with the front fenestration showing no visibility of the interior.

These measures would help to prevent crime and disorder.

Should the local licensing authority be minded to approve this application, members requested that the following conditions be imposed:

1. A door supervisor during opening hours.
2. CCTV inside and outside the premises.
3. No visibility of gaming machines from the highway particularly when the entrance door is open.

5.2 Application for a Street Trading Licence to sell hot and cold food and drink in respect of Chunkyz Ltd., Loughton Golf Club, Clays Lane, Loughton, IG10 2RZ.

The Committee NOTED the contents of a letter of objection

The Committee OBJECTED to this application for a street trading licence:

As the sale of food and drink is proposed to take place from a van, then planning consent would be needed. Furthermore, there are questions as to whether the Golf Club is still in operation and who actually owns the land.

There is no mention of whether or not the proposal includes the sale of alcohol. The hours are too long and risk causing public nuisance to local residents and potential harm to children.

If this is approved there should be no takeaway, and no alcohol with the hours being Wednesday 1600-2000hrs, Thursday to Saturday 1200-2000hrs and Sunday 1200-1800hrs. All rubbish both in the club and on the verge outside needs to be cleared and removed by the applicants at closure each day.

6 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
14 December 2020

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 4 JANUARY 2021 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 4 January 2021**

Committee Members

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

There were no apologies for absence.

Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning application EPF/2784/20, 9 Foxley Close, as the architect was known to the council.

Planning Applications

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

- 1.1 Application No:** EPF/2728/20
Officer: Muhammad Rahman
Applicant Name: Mr George Wilson
Planning File No: 030618
Location: 47 The Crescent, Loughton, IG10 4PU
Proposal: Proposed detached outbuilding ancillary to the main house.

The Committee had NO OBJECTION to this application; however, members requested a condition be imposed that the building remains ancillary to the main dwelling.

- Application No:** EPF/2744/20
Officer: Zara Seelig
Applicant Name: Mr Stefan Attfield
Planning File No: 001841
Location: 119 Forest Road, Loughton, IG10 1EF
Proposal: Erection of outbuilding within the rear garden to be used as a home office.

The Committee had NO OBJECTION to this application; however, members requested a condition be imposed that the building remains ancillary to the main dwelling.

- Application No:** EPF/2748/20
Officer: David Maguire
Applicant Name: Mr Telling and Ms Wiggins
Planning File No: 014748
Location: 38 Alderton Hill, Loughton, IG10 3JB
Proposal: Demolition of the open porch and erection of enclosed porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/2762/20

Officer: Marie-Claire Tovey

Applicant Name: Trevalyn House Ltd

Planning File No: 001876

Location: 1-8 Trevelyan Gardens, Loughton, IG10 2FB

Proposal: Application for variation of condition 2 "plan numbers" on 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- ref: EPF/2379/17).

Members deplored the retrospective nature of this proposal.

The Committee had NO OBJECTION to this application.

Application No: EPF/2767/20

Officer: Brendan Meade

Applicant Name: Ms Shanaz Faqir

Planning File No: 030877

Location: 2 Hillyfields, Loughton, IG10 2JS

Proposal: Proposed two storey & part single storey side extension.

The Committee OBJECTED to this application on the grounds that the proposal was an overdevelopment of the site. The plans would close the gap between the houses at first floor level which would be detrimental to the street scene and impact on the neighbour.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there.

Application No: EPF/2784/20

Officer: Brendan Meade

Applicant Name: Mr & Mrs Lamont

Planning File No: 021588

Location: 9 Foxley Close, Loughton, IG10 2HU

Proposal: First floor side and rear extension. (Revised application to EPF/1388/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/2794/20

Officer: Muhammad Rahman

Applicant Name: Mr Nurtac Timur

Planning File No: 008800

Location: 209 D High Road, Loughton, IG10 1BB

Proposal: Erection of canopies for use of garden as additional seating to cafe and associated landscaping.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating that previous proposals to use the garden space at this establishment had been refused to protect the amenity of occupiers of neighbouring properties.

Members could see no reason why this should be varied, drawing the attention of the Planning Officer to the Local Planning Authority's refusal of EPF/1368/18, in this regard:

“Use of the outside area by customers would be detrimental to the residential amenity of occupiers of neighbouring properties, especially a number of those fronting Priory Road, by reasons of noise and other disturbances. Excessive harm is particularly likely to occur at times beyond the normal working day since any condition to define the hours of use of the outside area would be unenforceable. As such the proposal is contrary to Policy DBE9 of the Adopted Local Plan and Alterations; Policy DM 21 of the Epping Forest District Local Plan Submission Version (2017); and, the provisions of the National Planning Policy Framework.”

Application No: EPF/2798/20

Officer: Zara Seelig

Applicant Name: Mr & Mrs Edmund Benson

Planning File No: 026252

Location: 43 Woodland Road, Loughton, IG10 1HQ

Proposal: Single storey extensions to front and rear, plus a rear extension at first floor level including Juliet balcony and minor elevational modifications.

The Committee had NO OBJECTION to this application.

Application No: EPF/2799/20

Officer: Muhammad Rahman

Applicant Name: Mr Kevin Desouza

Planning File No: 006560

Location: 167 High Road, Loughton, IG10 4LF

Proposal: Replacement and relocation of flue.

The Committee had NO OBJECTION to this application.

Application No: EPF/2800/20

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Kingra

Planning File No: 029933

Location: 2 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Amendments to approved EPF/1068/18 to regularise changes made during construction (original proposed two storey side & rear extensions, including rear dormer to the new loft room).

The Committee had NO OBJECTION to this application.

Application No: EPF/2813/20

Officer: Brendan Meade

Applicant Name: Coughlin

Planning File No: 002911

Location: Forest Rise, Debden Road, Loughton, IG10 2NY

Proposal: Application for Variation of Condition 2 'Plan numbers' of EPF/3476/17 (Total refurbishment and extensions with outbuilding for guest and swimming pool/gym).

The Committee had NO OBJECTION to this application.

Application No: EPF/2841/20
Officer: Muhammad Rahman
Applicant Name: Tracy Holding
Planning File No: 030889
Location: 14 Avondale Drive, Loughton, IG10 3BZ
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2891/20
Officer: Brendan Meade
Applicant Name: Mr & Mrs Janet & Lee Hughes
Planning File No: 030988
Location: 89 Whitehills Road, Loughton, IG10 1TU
Proposal: Two storey side extension and single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2914/20
Officer: David Maguire
Applicant Name: Mr Selahattin Cicek
Planning File No: 030405
Location: 46 Ibbetson Path, Loughton, IG10 2AS
Proposal: Application for a Lawful Development Certificate for an existing rear roof dormer.

The Committee had NO OBJECTION to this application.

1.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2742/20
Officer: David Maguire
Applicant Name: Mr Dimitar Grablev
Planning File No: 019427
Location: 18 Mannock Drive, Loughton, IG10 2JA
Proposal: Application for a Lawful Development Certificate for rear outbuilding.

Application No: EPF/2782/20
Officer: David Maguire
Applicant Name: Mr. Stewart
Planning File No: 030884
Location: 5 Goldingham Avenue, Loughton, IG10 2JF
Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a rear dormer & x3 no. rooflights to the front elevation.

Application No: EPF/2809/20
Officer: Muhammad Rahman
Applicant Name: Mrs Sabina Gardiner
Planning File No: 030886
Location: 23 Priory Road, Loughton, IG10 1AF
Proposal: Application for Lawful Development Certificate for proposed demolition of an existing garage & erection of a single storey side extension & a front porch.

Application No: EPF/2818/20
Officer: David Maguire
Applicant Name: Mr Will Littlechild
Planning File No: 030887
Location: 98 Valley Hill, Loughton, IG10 3AT
Proposal: Certificate of lawful development for proposed hip to gable loft conversion with rear dorm window and front roof lights.

Application No: EPF/2887/20
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs King
Planning File No: 016240
Location: 64 Sedley Rise, Loughton, IG10 1LT
Proposal: Application for a Lawful Development Certificate for a proposed hip to gable loft conversion, with a rear dormer and 3 rooflights to the front elevation, and 1 rooflight to the rear elevation.

- 1.3 **Others – provided for information only EPF/2743/20, and EPF/2965/20**
The Committee NOTED the information received from Epping Forest District Council.

2 Matters for Report

2.1 Notices of Appeal

- 2.1.1 **EPF/0542/20 – Aubrey House 1-14 Flats + Unit 1 + Unit 2, (Formerly Rear of 165 High Road), 165H High Road, Loughton, IG10 4LF. Proposal: Revisions to Building 2 rear building (Approved under EPF/2600/14) to include penthouse as allowed under appeal APP/J1535/W/19/3226911 and internal and external alterations. (Appeal ref no: APP/J1535/W/20/3261582 – Min no PL1.1 – 30/3/20)**

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

The Committee OBJECTED to this application on the grounds that it believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

This proposal includes an additional bedroom from the plans approved by the Appeal Inspector under EPF/2600/14.

- 2.1.2 **EPF/1317/19 - Trevelyan House, Goldings Hill, Loughton, IG10 2SW. Proposal: Application for Variation of Condition 2: "completed strictly with approved drawings" for EPF/2379/17. (Demolition of three existing properties and associated buildings to be replaced with x 8 no. dwelling houses, new access road, parking and landscaping). Erection of 7 no. streetlights accompanied by a lighting report. (Appeal ref no: APP/J1535/W/20/3263513 – Min no PL701.1)**

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

The Committee had NO OBJECTION to this application but expressed concern that low voltage lighting be used due to the close proximity to the forest to protect the wildlife habitat.

3 Decisions

Decisions by Epping Forest District Council

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

4 Licensing Applications

4.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of 179-181 High Road, Loughton, IG10 4LF for a restaurant, lounge and bar.

The Committee OBJECTED to this application for a new premises licence on the following licensing objectives:

9. The prevention of crime and disorder; and
10. The prevention of public nuisance

As this is what was 'Café Rouge' the licensing hours/conditions should be the same as the rest of the High Road. Particular reference should be made to no serving of alcohol outside after 9pm both at the front and in the rear garden to protect nearby residents from noise nuisance.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
4 January 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 18 JANUARY 2021 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 18 January 2021**

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

There were no apologies for absence.

Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications EPF/2928/20 - 2 The Uplands; EPF/2937/20 - 4 Lucton Mews; EPF/2954/20 - 22 Alderton Hill; and EPF/2971/20 - 4 Goldings Hill, owing to comments received from the LRA Planning Group.

Planning Applications

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

1.1 **Application No:** EPF/2928/20

Officer: Muhammad Rahman

Applicant Name: Mr Gary Stone

Planning File No: 007030

Location: 2 The Uplands, Loughton, IG10 1NH

Proposal: Demolition of existing garage structure. Erection of two semi-detached 2 bedroom (3 person) dwellings to rear of retained host dwelling.

The Committee NOTED the contents of 12 letters of objection.

The Committee OBJECTED to this application on the grounds that this was an overdevelopment of the site, garden grabbing. It would be out of keeping with the street scene of mainly detached houses on large plots.

The development of a large part of the garden would affect the amenity of the host property with an outlook onto a 2 storey blank wall. It would also reduce the size of the amenity space of the host property that would be out of proportion to the size of the house.

The proposal would have a detrimental effect on the amenity of residents in neighbouring properties, particularly at 4 The Uplands and those in Uplands Court. It would also exacerbate the existing parking problems experienced by residents in this part of The Uplands, with the proposal resulting in the loss of existing on street parking.

All the mature trees and planting that existed at this property have been removed by the new owner. This has negatively impacted the visual amenity of neighbouring properties and ruined the street scene. Furthermore, it has

resulted in multiple habitats for insects, birds and wildlife being destroyed. Set so close to the forest, this green corner used to shelter wildlife. Now it is all barren.

The proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

Application No: EPF/2936/20

Officer: Caroline Brown

Applicant Name: Mr Darryl Reed

Planning File No: 003095

Location: 12 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Demolition of existing side extension and construction of ground floor rear and side extension and first floor rear extension. (Amended application to EPF/1990/20).

The Committee had NO OBJECTION to this application.

However, members expressed concern that the proposal would cause overlooking to the neighbour at no.11 at first floor level. Therefore, if the local authority is minded to approve this application, the Committee requested a condition that these windows should be obscure glazed.

Application No: EPF/2937/20

Officer: Brendan Meade

Applicant Name: Mr David Andrew Coxell

Planning File No: 030993

Location: 4 Lucton Mews, Loughton, IG10 3PE

Proposal: Hip to gable loft conversion, two storey rear and single store side extension.

****AMENDED DESCRIPTION:** Hip to gable loft conversion with rear dormer, two storey rear and single storey side extension.**

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application believing this to be an overdevelopment of the site. The 2 storey rear extension was of poor design, the flat roof on the first floor being out of keeping with surrounding properties.

The rear extension would also be imposing on the neighbours at both 134 Colson Road and 3 Lucton Mews.

Members however had NO OBJECTION to the proposed side extension.

The proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

Application No: EPF/2954/20

Officer: Brendan Meade

Applicant Name: Mr S Mann

Planning File No: 013396

Location: 22 Alderton Hill, Loughton, IG10 3JB

Proposal: Proposed double storey front, double storey rear and part single storey rear extension, change of roof profile to create 1 small front dormer and rear dormer (Revised application to EPF/1971/20)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Epping Forest District Council have a holding objection for trees on this site and we would endorse this.

Members requested that should the local planning authority be minded to approve this application, that Side B (as labelled in the plans) should have obscure glazing at first floor level to prevent overlooking at number 20.

Application No: EPF/2971/20

Officer: Marie-Claire Tovey

Applicant Name: Dilek

Planning File No: 009223

Location: 4 Goldings Hill, Loughton, IG10 1LL

Proposal: Installation of an aluminium conservatory to front.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

1.2 **Deemed Permission – provided for information only:**

The Committee NOTED the following applications:

Application No: EPF/2952/20

Officer: David Maguire

Applicant Name:

Planning File No: 005162

Location: 4 Prescott Green, Loughton, IG10 2AQ

Proposal: Certificate of Lawful Development for a proposed loft conversion with rear dormer window and 2 roof lights to front.

Application No: EPF/2960/20

Officer: David Maguire

Applicant Name: Mrs Donna Smith

Planning File No: 030897

Location: 24 Southern Drive, Loughton, IG10 3BU

Proposal: Application for a Lawful Development certificate for a proposed loft conversion.

Application No: EPF/2962/20

Officer: Brendan Meade

Applicant Name: Mr Fred Lee

Planning File No: 000122

Location: 5 Sparelease Hill, Loughton, IG10 1BS

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

Application No: EPF/2973/20

Officer: Marie-Claire Tovey

Applicant Name: Marie Munns

Planning File No: 024613

Location: 30 Highland Avenue, Loughton, IG10 3AH

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with a rear facing dormer including Juliet balcony & front roof windows.

- 1.3 Others – provided for information only.**
There were no applications listed under Others.

2 Matters for Report

2.1 Licensing Panel Decisions

2.1.1 Licensing Act 2003 – Gods Own Pizza 151 High Road, IG10 4LF

The Committee NOTED the information provided by Epping Forest District Council, the local licensing authority.

2.1.2 Licensing Act 2003 – The Hive, 38b Chigwell Lane, Loughton

The Committee NOTED the information provided by Epping Forest District Council, the local licensing authority.

3 Decisions

Decisions by Epping Forest District Council

Decisions for December 2020 received from Epping Forest District Council were noted by the Committee.

4 Licensing Applications

No applications had come to the attention of officers.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
18 January 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 1 FEBRUARY 2021 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 1 February 2021**

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

Apologies for absence of comments submitted on these applications was received from Cllr Davies.

Declarations of Interest

Cllr Downing declared a non-pecuniary interest in planning application EPF/2997/20, 176 Forest Road, as he lives nearby. He would therefore not comment on this application.

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

- 1) EPF/2832/20, 55 Wellfields; EPF/2989/20, 17 Stony Path; EPF/3002/20, 47 Tycehurst Hill; and EPF/0012/21, 5 Woodcote Mews, owing to comments received from the LRA Planning Group; and
- 2) planning application EPF/2989/20, 17 Stony Path, as the architect was known to the council.

Planning Applications

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

1.1 **Application No:** EPF/2449/20

Officer: Caroline Brown

Applicant Name: Littlecroft Properties Ltd

Planning File No: 001877

Location: 9-11 High Beech Road, Loughton, IG10 4BN

Proposal: Change of use, conversion and enlargement of ground floor and first floor b1 offices to create 6 one bed flats, 1 two bed flat and 1 studio flat with 6 car parking spaces at the rear to serve the new flats and two existing flats.

The Committee OBJECTED to this application. There was a lack of amenity space provided for the residents of the new flats, and there were concerns for the overlooking of no 7 High Beech Road.

The proposal would result in increased traffic on Smarts lane which is narrow and congested. Inadequate parking provision had been provided to accommodate the residents and visitors of the new flats, adding further stress on the already congested roads of High Beech Road and Smarts Lane.

Further, the proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

If however the local planning authority was minded to approve this application, members requested that the following planning conditions is applied:

that the refuse bin site be relocated, to between parking spaces 2 and 3, which would be away from the gardens of residents on Smarts Lane, to protect their amenity;

and that the following request is considered:

that the Parking Authority be asked not to grant residents' permits for zone L3 to the occupants of the consented scheme, to alleviate further parking stress on existing residents in the vicinity.

Application No: EPF/2832/20

Officer: David Maguire

Applicant Name: Mr Joey Musaphia

Planning File No: 014566

Location: 55 Wellfields, Loughton, IG10 1PA

Proposal: New walls, railings and gates to boundary.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was out of keeping with the street scene in a long row of houses, numbers 1-55, all with low walls or hedges. The railings would also serve as a visual obstacle to neighbouring properties, spoiling their outlook and the open, spacious aspect of this neighbourhood. Whilst the house to the right has high fencing and gates, as do its neighbours beyond, these houses are set well forward and are clearly different.

If the local planning authority is disposed to grant permission native planting behind the wall should be a condition to soften the impact on the street scene.

Application No: EPF/2888/20

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs King

Planning File No: 016240

Location: 64 Sedley Rise, Loughton, IG10 1LT

Proposal: A single storey side extension and a rear loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/2989/20

Officer: Brendan Meade

Applicant Name: Mr & Mrs Georgio

Planning File No: 007999

Location: 17 Stony Path, Loughton, IG10 1SJ

Proposal: Removal of existing roof and construction of a higher roof, rear dormer and new pitched roof over rear first-floor projection.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the front roof profile was out of character with the street scene. The dressing room first floor rear extension would result in shadowing of the neighbour's garden.

The proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

Application No: EPF/2990/20

Officer: Robin Hellier

Applicant Name: Beavis

Planning File No: 002705

Location: 7 Ashfields, Loughton, IG10 1SB

Proposal: TPO/CHI/02/68

T1: Oak - Crown reduce western facing crown by up to 1.5m, as specified.
Crown lift to give 2m clearance over garage roof, 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/2997/20

Officer: Brendan Meade

Applicant Name: Mr Daniel Bezani

Planning File No: 030401

Location: 176 Forest Road, Loughton, IG10 1EG

Proposal: Proposed rear first floor extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3002/20

Officer: Muhammad Rahman

Applicant Name: Tanya Pasichnyk

Planning File No: 026203

Location: 47 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Proposed ground floor rear extension, partial raising of end walls to gable extending ridge line with rear dormer and front rooflights.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the roofline along this part of Tycehurst Hill was quite consistent. This proposal, due to its height, massing and bulk was out of keeping with the street scene.

Application No: EPF/3011/20

Officer: Robin Hellier

Applicant Name: Karrelle Dixon

Planning File No: 004208

Location: 3 Warren Hill, Loughton, IG10 4RL

Proposal: TPO/EPF/09/16

T1: Oak - Crown reduce by up to 2m, 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/3020/20

Officer: Zara Seelig

Applicant Name: Mr Martin Senaris

Planning File No: 030402

Location: 30 St Johns Road, Loughton, IG10 1RZ

Proposal: Proposed single storey rear extension, associated alterations to internal layout of dwelling and proposed new detached garage

The Committee had NO OBJECTION to this application.

Application No: EPF/3052/20

Officer: Zara Seelig

Applicant Name: Mrs Karen Guenzi

Planning File No: 019869

Location: 46 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Front access steps to side access path and installation of stair riser involving partial removal of boundary wall.

The Committee had NO OBJECTION to this application.

Application No: EPF/3054/20

Officer: Alastair Prince

Applicant Name: Mr Tony Clark

Planning File No: 024016 000703 024

Location: Land at Barncroft Road, Loughton, IG10 3EY

Proposal: Removal of condition 7 'Ecological Monitoring' on application EPF/0219/19 (Erection of a 2 unit, 2 storey dwelling house with private gardens, including 2 no. off street parking spaces and bicycle parking with separate waste bin area)

The Committee had NO OBJECTION to this application.

Application No: EPF/3057/20

Officer: Brendan Meade

Applicant Name: Mr Haresh Sellaturay

Planning File No: 018039

Location: 63 The Crescent, Loughton, IG10 4PU

Proposal: Proposed single storey rear extension, conversion of part detached garage to living accommodation.

The Committee had NO OBJECTION to this application.

Members requested that if the local planning authority was minded to approve this application, a condition be imposed that the garage conversion remains ancillary to the main dwelling.

Application No: EPF/3061/20
Officer: Muhammad Rahman
Applicant Name: Mr. Alan Green
Planning File No: 003487
Location: 13 Sparelease Hill, Loughton, IG10 1BS
Proposal: Demolition of existing dwelling. Proposed 2 storey replacement dwelling with crown roof over, insert garage to front and rear flat roof dormer.

The Committee OBJECTED to this application on the grounds that the proposal was out of keeping with the surrounding houses and the street scene. The proposal would result in the loss of an existing bungalow, which is contrary to policy H1 of the Local Plan Submission Version 2017 and the guidance contained within the National Planning Policy Framework.

Furthermore, the proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

Application No: EPF/3066/20
Officer: Muhammad Rahman
Applicant Name: Mr and Mrs J Lock
Planning File No: 030497
Location: 103 Whitehills Road, Loughton, IG10 1TU
Proposal: Proposed rear terrace. Finished level 500mm above ground level

The Committee had NO OBJECTION to this application.

Application No: EPF/0008/21
Officer: Muhammad Rahman
Applicant Name: Mr Paul Kemp
Planning File No: 026219
Location: 48 Spring Grove, Loughton, IG10 4QD
Proposal: Single storey rear extension and first floor rear infill extension (Revised application to EPF/2410/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/0012/21
Officer: Robin Hellier
Applicant Name: Mrs Julie Rolls
Planning File No: 000288
Location: 5 Woodcote Mews, Loughton, IG10 4QS
Proposal: TPO/EPF/04/98 (Ref: T113-T118)
T1-T5: 5 x Poplars - Fell & replace, as specified.
The Committee NOTED the contents of a letter of objection.

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

Members commented that no arboricultural report had been submitted to substantiate the claim of damage to the patios stated in the application.

Application No: EPF/0026/21

Officer: Ian Ansell

Applicant Name: Mr T Claridge

Planning File No: 012453

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

Proposal: Retention of external lighting installed on completed development granted under EPF/0199/18 and previous applications for residential redevelopment of former public house site.

Members deplored the retrospective nature of this proposal.

The Committee had NO OBJECTION to this application.

1.2 **Deemed Permission – provided for information only:**

The Committee NOTED the following applications:

Application No: EPF/3003/20

Officer: David Maguire

Applicant Name: Carol Penniall

Planning File No: 003229

Location: 53 The Uplands, Loughton, IG10 1NQ

Proposal: Certificate of lawful development for proposed hip to gable loft conversion with rear dormer and front roof lights.

Application No: EPF/3015/20

Officer: Brendan Meade

Applicant Name: Mr & Mrs Golstein

Planning File No: 008882

Location: 72 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Application for a Certificate for Lawful Development for a proposed construction of a single storey building (Revised application to EPF/2419/20)

Application No: EPF/0002/21

Officer: David Maguire

Applicant Name: Mrs E Petrova

Planning File No: 022415

Location: 12 Paley Gardens, Loughton, IG10 2AN

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

Application No: EPF/0015/21

Officer: David Maguire

Applicant Name: P

Planning File No: 030408

Location: 67 High Beech Road, Loughton, IG10 4BN

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion.

1.3 **Others – provided for information only EPF/3044/20, and EPF/0140/21**

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

2 **Matters for Report**

2.1 Notices of Appeal

2.1.1 EPF/1483/20 – 27 Algiers Road, Loughton, IG10 4NG. Proposal: Replacement outbuilding. (Appeal ref no: APP/J1535/D/20/3263989 – Note No PL1.1. – 24/08/20)

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

2.1.2 EPF/2905/19 – Epping Forest College, Library and Middle Building, Borders Lane Loughton IG10 3SA – Proposal: Redevelopment of the site to provide x 139 no. residential units in 3 buildings ranging from 3-5 storeys, car parking spaces, communal landscaped amenity areas, secure cycling parking & other associated development. (Appeal ref no: APP/J1535/W/20/3258787 – Min no PL824.1)

The Committee NOTED the contents of a letter of objection.

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

The Committee noted the contents of 19 letters of objection.

The Committee OBJECTED to this application on the following grounds:

- The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.*
- The proposal was out of keeping with the street scene being very monolithic and out of character with the area. The five storeys were considered too high and overbearing.*
- The increase in the number of dwellings to 139 from the proposed 111 in the Local Plan (25%) was excessive.*
- Block C was situated too close to the neighbouring housing causing loss of amenity to residents in College and Leaden Close. The obscured glass proposed for the bedrooms of the new dwellings would not provide sufficient amenity or light to the residents of these new homes.*
- The development could generate approximately 334 residents. The impact this would have on the local health service has not been sufficiently mitigated and the local doctor's surgeries would not cope.*
- There are insufficient school places to accommodate the number of extra residents this proposal would attract.*
- The proposed security, in particular, bollard lighting is not recommended by the police for safety reasons. Furthermore, this type of lighting encourages vandalism, with them being at a height appropriate to be kicked and smashed. The height is also below the sightline for many elderly people, making them a hazard causing falling.*
- There is insufficient parking for the proposed number of residents and no allocation for visitor parking. Underground parking also attracts anti-social behaviour, so is best avoided.*
- The proposed access onto Borders Lane is dangerous.*

- *Traffic in Borders Lane is already too heavy during peak hours and would be further intensified.*

There is inadequate public transport in this area. The Central Line (at Debden Station) is already overcrowded during peak hours. There are no buses servicing Borders Lane after 7pm.

2.1.3 EPF/0379/20 - Epping Forest College, Former Playing Fields, Borders Lane Loughton IG10 3SA – Proposal: Redevelopment of the site to provide 285 residential dwellings (Use Class C3) in a series of blocks ranging from 2 to 5 storeys in height, a new Wellness Centre (Use Class D1), creation of a new public park, car parking, communal landscaped amenity areas, secure cycle parking and other associated development. (Appeal ref no: APP/J1535/W/20/3263876 – Min no PL869.1)

The Committee NOTED the contents of a letter of objection.

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

The Committee NOTED the contents of 14 letters of objection.

The Committee OBJECTED to this application on the following grounds:

Members refuted that the design closely related to the character, appearance and scale of the surrounding area. The proposed buildings are monolithic and wholly out of character. The blocks, at up to 5 storeys, are too high and overbearing. The nearby college buildings represent a different use which does not justify the proposed height and bulk of this application. The proposed development is domestic and should take its design lead from the height and bulk of the surrounding residential dwellings, which are predominantly red brick two storey residential homes with traditional pitched roofs.

The development would incur a significant impact on waiting lists for local health centres. Local surgeries are already oversubscribed with residents experiencing great difficulty in getting appointments. There is no evidence that these can be extended to meet the extra demand this proposal would create. No health impact assessment (HIA) had been submitted with this proposal.

Local schools are already over-subscribed and this proposal would impact further on local education provision.

Loughton has inadequate public transport, particularly along Borders Lane, with no bus service available along the road after 7pm. The Central line service has recently been reduced and this proposal would exacerbate the already overcrowded trains. The service would not be able to cope with additional commuters.

The proposed access to the site, being on a bend of a narrow busy road and too close to the college parking, would be dangerous for pedestrians and other car users during the rush hour.

The proposal for 28 Shared Ownership and 57 Affordable Rented units requires assurances that the viability report was undertaken in accordance with RICS guidance.

This site requires an Environmental Impact Assessment.

The Committee is concerned that, as the proposed Wellness Centre is part of the college, later on in the planning process the promises of public access would be rescinded. The centre would also attract additional traffic and congestion causing parking difficulties for existing nearby residents.

The development includes 198 parking spaces and would also attract visitors in cars, thus causing a significant and wholly unacceptable impact to the air quality on the SAC. The effect would be particularly severe from queuing traffic on the A121. Existing congestion in this area is already at unacceptable levels and this part of Loughton cannot sustain any increase in vehicular traffic.

Members referred to the recent appeal decision for the proposal at 13-15a Alderton Hill (Appeal Ref: APP/J1535/W/18/3203410), which cited the effect on the SAC as grounds for dismissing the appeal. It was noted that this development is far larger than that proposal. The proposal for paying a sum of money is inadequate to overcome the legitimate concerns regarding the impact on the Epping Forest SAC.

The scheme represents an overdevelopment of the site, being 30% larger than the draft plan allows and would cause significant harm to the forest, congestion on the local roads and for nearby residents. This is a cherished open space that is well used by the local community.

*Luctons Field is virgin land having never been built on and is a vital part of the urban open space (it is zoned as this in the 1998 Local Plan). It is the Green Meadow of the seminal nature work *Unto the Fields* by Donald Gillingham, published 1953. This is a valuable green asset, the nature of which helps to minimise the pollution suffered by the City of London, which can be viewed from this exact location.*



The Chairman of the Planning & Licensing Committee indicated that a representative would wish to participate in the Public Inquiry in respect of this application (and EPF/2905/19); and further comments may also be submitted to the Appeal Inspectorate by the due date of 19 February 2021.

3 Decisions

Decisions by Epping Forest District Council

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

4 Licensing Applications

No applications had come to the attention of officers.

5 Enforcement and Compliance
No cases were reported.

Mark Squire
TOWN CLERK
1 February 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 15 FEBRUARY 2021 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 15 February 2021**

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

Apologies for absence of comments submitted on these applications was received from Cllr Davies.

Declarations of Interest

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

- I. EPF/2983/20 The Chestnuts, Ollards Grove; EPF/0030/21, 1 Seymour Close; EPF/0113/21, 13 Hill Top; and EPF/0125/21, 22 The Greens Close, owing to comments received from the LRA Planning Group; and
- II. planning application EPF/0061/21, 72 Tycehurst Hill, as the architect was known to the council.

Planning Applications

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

1.1 Application No: EPF/2425/20

Officer: Muhammad Rahman

Applicant Name: Mr Prabir Saha

Planning File No: 001048

Location: 1 Alderton Way, Loughton, IG10 3EQ

Proposal: First floor side extension, first floor part rear extension and part single storey rear extension.

The Committee OBJECTED to this application, referring to the Tree Officer's Report for a holding objection.

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

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/2791/20

Officer: Caroline Brown

Applicant Name: Mr. Tian

Planning File No: 030419
Location: 5 Harvest Lane, Loughton, IG10 4PN
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2983/20
Officer: Marie-Claire Tovey
Applicant Name: Cyntra Property Holdings LLP
Planning File No: 030412
Location: The Chestnuts, Ollards Grove, Loughton, IG10 4DL
Proposal: Application for Prior Approval for a proposed new dwelling-house on terrace buildings in form of roof extension to accommodate 2 flats.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The proposal would be an overdevelopment of the site by reason of its height, and out of keeping with the street scene, particularly in relation to the block of flats adjacent that are also two storey.

The proposal included no extra parking provision, thus leaving only the existing 5 spaces for all residents and visitors.

The proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

Application No: EPF/0030/21
Officer: David Maguire
Applicant Name: Mr Nick Horton
Planning File No: 030410
Location: 1 Seymour Close, Loughton, IG10 3NW
Proposal: Proposed single storey rear extension and garage conversion.
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0031/21
Officer: Brendan Meade
Applicant Name: Mr M Greywal
Planning File No: 003687
Location: 101 Tycehurst Hill, Loughton, IG10 1BZ
Proposal: Two storey front and rear extensions, demolition of rear conservatories, loft conversion with new gables and roof lights. (Revised application to EPF/2480/20).

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site, with potentially two further bedrooms.

The proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object;

there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

Members requested that should the local planning authority be minded to approve this application, a condition be imposed for native species planting behind the wall/railings to soften the impact on the street scene.

Application No: EPF/0061/21

Officer: Brendan Meade

Applicant Name: Mr & Mrs Golstein

Planning File No: 008882

Location: 72 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Two storey rear extension. Two storey front infills. New roof over the whole dwelling. Front feature gables. Internal alterations. Raised patio to rear. (Revised application to EPF/2416/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/0073/21

Officer: David Maguire

Applicant Name: Ms Glenda Batten

Planning File No: 000009

Location: 26 Crossfields, Loughton, IG10 3PY

Proposal: Single storey front extension and new window to first floor rear elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/0075/21

Officer: Zara Seelig

Applicant Name: Mr Cochrane

Planning File No: 030416

Location: 9 Millsmead Way, Loughton, IG10 1LR

Proposal: Single storey rear extension with flat roof and roof lights.

The Committee had NO OBJECTION to this application.

Application No: EPF/0088/21

Officer: David Maguire

Applicant Name: Mr Jason Cotrina-Vasquez

Planning File No: 029819

Location: 7 Honeycroft, Loughton, IG10 3PR

Proposal: Proposed loft conversion.

The Committee OBJECTED to this application stating that the plans showed the extension to be above the normal roofline for this area, thus it would be out of keeping with the street scene. The height needs to be subservient to the main roof.

Application No: EPF/0095/21

Officer: Robin Hellier

Applicant Name: Epping Forest District Council

Planning File No: 002923

Location: Land adjacent to 1 Catherine Close, Loughton, IG10 3NJ

Proposal: TPO/EPF/30/89 (Ref: T21-T25)

T1-T5: 5 x Oaks - Crown reduce, crown thin and selective reduction of overhanging branches, 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/0097/21
Officer: Brendan Meade
Applicant Name: Mr Roy Smith
Planning File No: 030421
Location: 8 Ladyfields Close, Loughton, IG10 3RS
Proposal: Single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0104/21
Officer: Zara Seelig
Applicant Name: Mr & Mrs White
Planning File No: 023386
Location: 14 Kenilworth Gardens, Loughton, IG10 3AG
Proposal: Construction of ground floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0105/21
Officer: Alastair Prince
Applicant Name: Ayden Bloise
Planning File No: 003183
Location: 8 Forest View Road, Loughton, IG10 4DX
Proposal: Wooden outbuilding to rear of property to provide all year round safe access to hot tub for disabled person.

The Committee had NO OBJECTION to this application.

Application No: EPF/0113/21
Officer: Brendan Meade
Applicant Name: Mr and Mrs Amir Ali
Planning File No: 017139
Location: 13 Hilltop, Loughton, IG10 1PX
Proposal: Single storey rear extension, rear extension at first floor plus alteration/addition of windows to flank wall.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application. This property is already over developed at ground level and the proposed extensions would add to this. The rear ground floor extension extending around 7.5m from the original building line was too deep.

The first floor rear extension would cause a feeling of enclosure to the neighbours both at No 15 and No 11 due to the slope of the land and cause overlooking to neighbours at No 11. It is difficult to see from both photos and

plans exactly how this will affect the neighbours at No15 but as a minimum the windows on the flank wall should be obscured glass and non-opening to protect the privacy of No 15.

Application No: EPF/0125/21

Officer: Brendan Meade

Applicant Name: Ms Leily Banan

Planning File No: 013500

Location: 22 The Greens Close, Loughton, IG10 1QE

Proposal: Single storey side/rear extension, hip to gable roof extension and new rear dormer with Juliet balcony.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the basis that none of the houses in the available street scene photo have gable roofs including those with loft extensions, but the neighbour's roof is shown as having a gable in the plans. This would, therefore, be out of keeping with the street scene.

The rear ground floor extension is of a design that is out of keeping with the rest of the house and others in the street.

1.2 **Deemed Permission – provided for information only:**

The Committee NOTED the following applications:

Application No: EPF/3047/20

Officer: Brendan Meade

Applicant Name: Nguyen

Planning File No: 030418

Location: 113 Roding Road, Loughton, IG10 3EJ

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

Application No: EPF/0072/21

Officer: David Maguire

Applicant Name: Mrs Laura Rex

Planning File No: 000009

Location: 26 Crossfields, Loughton, IG10 3PY

Proposal: Application for a Lawful Development Certificate for a proposed hip to gable loft conversion with rear dormer, x2 no front facing roof lights.

Application No: EPF/0098/21

Officer: David Maguire

Applicant Name: Faye Hirons

Planning File No: 030778

Location: 53 Stonards Hill, Loughton, IG10 3EH

Proposal: Application for a Lawful Development Certificate for a proposed hip to gable loft conversion with rear facing dormer & front roof windows.

1.3 **Others – provided for information only** EPF/2833/20, and EPF/0289/21

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

2 **Matters for Report**

2.1 **Notice of Withdrawn Application**

- 2.1.1 EPF/2363/20: 83 Forest Road, Loughton, IG10 1EF. Proposal: Demolition of existing rear extension. Proposed single and two storey rear extension. Proposed two storey front extension and garage conversion. (Min no PL1.1 – 16/11/2020)**

The Committee NOTED that this application had been withdrawn by the applicant.

3 Decisions

Decisions by Epping Forest District Council

Decisions for January 2021 were NOTED by the Committee.

4 Licensing Applications

No applications had come to the attention of officers.

5 Enforcement and Compliance

5.1.1 8 Alderton Hall Lane, IG10 3HJ – erection of railings without planning permission.

and

5.1.2 1 Connaught Avenue, IG10 4DP – Day Nursery: Change of Use

The information provided by Epping Forest District Council on the above enforcement matters was NOTED by the Committee.

Mark Squire
TOWN CLERK
15 February 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 1 MARCH 2021 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 1 March 2021

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

No apologies for absence were received.

Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications EPF/0212/21, 10 Barncroft Green; EPF/0219/21, Warren Hill Lodge, Manor Road; EPF/0241/21, 3 Sparelease Hill; EPF/0265/21, 22 Roding Gardens and EPF/0271/21, 27 Upper Park; and item 4.1.1, application for a street trading licence for Chunkyz, Loughton Club Car Park, owing to comments received from the LRA Planning Group.

Planning Applications

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

1.1 Application No: EPF/0004/21

Officer: Brendan Meade

Applicant Name: Mr Littlechild

Planning File No: 009713

Location: 4 Coteford Close, Loughton, IG10 2NT

Proposal: Proposed erection of a rear shed/outbuilding. (Revised application to EPF/0947/20).

Members commented on the inadequacy of the drawings.

The Committee OBJECTED to this application on the grounds that it was too high and bulky. It was an overdevelopment of the garden, that would have a detrimental effect on the amenity of neighbouring properties.

Application No: EPF/0079/21

Officer: Robin Hellier

Applicant Name: Lee

Planning File No: 008796

Location: 20 Alderton Hill, Loughton, IG10 3JB

Proposal: TPO/EPF/19/06 (Ref: T1)

T2: Oak - 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/0149/21
Officer: Muhammad Rahman
Applicant Name: Mr Hodkinson Hodkinson
Planning File No: 030146
Location: 25 Fallow Fields, Loughton, IG10 4QP
Proposal: Demolish existing rear conservatory and replace with new rear larger conservatory Structure.

The Committee had NO OBJECTION to this application.

Application No: EPF/0170/21
Officer: Muhammad Rahman
Applicant Name: Mr Michael Lopez
Planning File No: 011996
Location: Forest View, 11 Eleven Acre Rise, Loughton, IG10 1AN
Proposal: Demolition of existing garage. New garage providing new lower ground floor entrance canopy and storage areas. Ground floor extension over new garage with new hipped roof providing additional space to existing bedroom. Alterations to existing dormer on North East elevation. Single storey rear extension with new hipped roof. (Revised application to (EPF/2297/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/0171/21
Officer: Brendan Meade
Applicant Name: Ms Shabnam Sinha
Planning File No: 030798
Location: 1 The Square, Loughton, IG10 3FE
Proposal: Proposed side conservatory. (Revised application to EPF/1558/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/0204/21
Officer: Alastair Prince
Applicant Name: Mr & Mrs R Coulson
Planning File No: 031041
Location: 6 Roundmead Close, Loughton, IG10 1QD
Proposal: First floor extension above existing front single storey part (old garage), single storey rear and side extension, and two storey side staircase extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0206/21
Officer: David Maguire
Applicant Name: Ms Izabela Honeyman
Planning File No: 031031
Location: 15 Newnham Close, Loughton, IG10 4JG
Proposal: Part single part two storey side and rear extension with raised terrace.

The Committee had NO OBJECTION to this application.

Application No: EPF/0212/21
Officer: Muhammad Rahman
Applicant Name: Mr Glen Smith
Planning File No: 020805
Location: 10 Barncroft Green, Loughton, IG10 3ET
Proposal: Proposed new dwelling and alterations to fenestration on existing house.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed building was right up to the boundary thus the roof and guttering would overhang the neighbour's property. It was an overdevelopment of the site.

The additional house would block the open aspect at the end of this row of houses and be detrimental to the street scene.

The proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

Application No: EPF/0219/21
Officer: Muhammad Rahman
Applicant Name: Carine Morgan
Planning File No: 001605
Location: Warren Hill Lodge, Manor Road, Loughton, IG10 4RP
Proposal: New double garage and boiler room
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0222/21
Officer: Zara Seelig
Applicant Name: Mr Kurt
Planning File No: 010363
Location: 11 Goldings Road, Loughton, IG10 2QR
Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0223/21
Officer: Alastair Prince
Applicant Name: Mr and Mrs Holland
Planning File No: 031040
Location: 4 Avenue Gate, Loughton, IG10 4QN
Proposal: Proposed single storey rear/side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0239/21
Officer: Alastair Prince
Applicant Name: Mr Hiten Sheth
Planning File No: 017007

Location: 67 The Lindens, Loughton, IG10 3HT
Proposal: Loft conversion with dormers.

The Committee had NO OBJECTION to this application.

Application No: EPF/0241/21
Officer: Zara Seelig
Applicant Name: Mr Kelly
Planning File No: 016471
Location: 3 Sparelease Hill, Loughton, IG10 1BS
Proposal: Proposed first floor side extension. (Amended application to EPF/2313/20).
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was right up to the boundary so would overhang the neighbour's property at No 5. It was an overdevelopment cramped on the site.

Application No: EPF/0265/21
Officer: David Maguire
Applicant Name: Mr Adrian Wallis
Planning File No: 024036
Location: 22 Roding Gardens, Loughton, IG10 3NH
Proposal: Garage conversion.
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0271/21
Officer: Brendan Meade
Applicant Name: Mr Blair
Planning File No: 021711
Location: 27 Upper Park, Loughton, IG10 4EY
Proposal: Rear & side, single storey garage extension.
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0276/21
Officer: Muhammad Rahman
Applicant Name: Mr Nick Cole
Planning File No: 011195
Location: 11 The Uplands, Loughton, IG10 1NQ
Proposal: Proposed two storey rear extension & alterations. (Revised application to EPF/2975/19).

The Committee had NO OBJECTION to this application. However, members deplored the retrospective nature of this proposal.

1.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0157/21
Officer: David Maguire
Applicant Name: MS Chloe Blinman
Planning File No: 030434
Location: 44 Lushes Road, Loughton, IG10 3QB

Proposal: Application for a Lawful Development Certificate for a proposed single storey rear & side extensions.

Application No: EPF/0186/21

Officer: David Maguire

Applicant Name: Mr Charles Ross

Planning File No: 030429

Location: 15 Shaftesbury, Loughton, IG10 1HN

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with rear dormer including Juliet balcony.

Application No: EPF/0205/21

Officer: David Maguire

Applicant Name: Ms Izabela Honeyman

Planning File No: 030431

Location: 15 Newnham Close, Loughton, IG10 4JG

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with a construction of a gable end, rear dormer & x2 no. rooflights & erection of an outbuilding to house swimming pool at the rear.

Application No: EPF/0207/21

Officer: Brendan Meade

Applicant Name: Laura Knox

Planning File No: 031035

Location: 74 Smarts Lane, Loughton, IG10 4BS

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with a rear facing dormer & a front roof window.

1.3 Others – provided for information only EPF/0208/21.

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

2 Matters for Report

2.1 Notices of Appeal

2.1.1 EPF/2628/20: 12 Carroll Hill, Loughton, IG10 1NJ. Proposal:

Proposed ground and first floor extensions and provision of a new pitched roof. (Revised application to EPF/0986/20). (Appeal Ref No: APP/J1535/D/21/3267297 - Min no PL1.1 (14/12/20).

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

2.1.2 EPF/1485/20: 4 Little Goldings, The Barn, Clays Lane, Loughton, IG10 2RZ. Proposal: Proposed alterations & extensions to a detached house, including first floor extension over garage & utility, first floor back extension over back of kitchen & detached garage with guest bedroom & ensuite. (Appeal Ref: APP/J1535/D/20/3262261 – Min no PL1.1 – 07/09/20)

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

2.2 Notice of Withdrawn Application

2.2.1 EPF/3054/20: Land at Barncroft Road, Loughton, Essex, IG10 3EY. Proposal: Removal of condition 7 'Ecological Monitoring' on application EPF/0219/19 (Erection of a 2 unit, 2 storey dwelling house with private gardens, including 2 no. off street parking spaces and bicycle parking with separate waste bin area). (Min no PL1.1 – 01/02/2021.)

The Committee NOTED that this application had been withdrawn by the applicant.

3 Decisions

Decisions by Epping Forest District Council

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

4 Licensing Applications

4.1 Notice of application for a new Street Trading Licensing Consent for the sale of hot and cold food and drinks: Chunkyz, Loughton Club Car Park, 8 Station Road, Loughton, IG10 4NZ

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

The Committee had NO OBJECTION to this application for a new street trading licence, subject to planning permission being obtained for the van to be parked on the forecourt of Loughton Club.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
1 March 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 15 MARCH 2021 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 15 March 2021**

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

No apologies for absence were received.

Declarations of Interest

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

- i. EPF/0207/20, 25 Mornington Road; and EPF/0284/21, Aubrey House, Unit 2, 165 H High Road, owing to comments received from the LRA Planning Group; and
- ii. EPF/0282/21, 65A Alderton Hill, as the architect was known to them.

Planning Applications

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

1.1 Application No: EPF/0207/20

Officer: Muhammad Rahman

Applicant Name: Mr Steven Webster

Planning File No: 001998

Location: 25 Mornington Road, Loughton, IG10 2AW

Proposal: Proposed 7 self-contained flats.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would be an overdevelopment of the site, providing no amenity space in the cramped living accommodation or adequate space for bins, bicycles etc.

The development would set an undesirable precedent. This is a residential street surrounded by two/three bedroom houses and one bedroom flats. The proposed conversion would have a detrimental effect on neighbours' amenity, particularly in the adjoining property which would have three separate dwellings including kitchens against its dividing wall.

Members expressed concern that there was no evidence to show this site had been granted permission to operate as a house of multiple occupancy, as indicated by the applicant, and requested that the application be brought to the attention of Planning Enforcement.

The Committee noted that the parking survey had been undertaken in August 2020, during the summer holidays, therefore it did not take into account

Thomas Willingale School parking and the safety of children; nor did it reflect usual commuter parking due to Covid-19 restrictions being in force, whereby most people would have been working from home.

Furthermore, the proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

Application No: EPF/0163/21
Officer: Caroline Brown
Applicant Name: Mr J Raja
Planning File No: 004943
Location: 66 Alderton Hill, Loughton, IG10 3JB
Proposal: Demolition of existing and replacement with 5 bed dwelling.

The Committee had NO OBJECTION to this application.

Application No: EPF/0282/21
Officer: Brendan Meade
Applicant Name: Mr & Mrs Nadeem & Sanam Siddique
Planning File No: 017406
Location: 65A Alderton Hill, Loughton, IG10 3JD
Proposal: Two storey front extension, front dormer enlargement and garage extension for two cars. New flat roof with a lantern over the existing conservatory, change of roof material to slate, upgrading the existing windows & internal alterations. (Amended application to EPF/1798/20).

The Committee OBJECTED to this application, referring to the Tree Officer's holding objection and the potential problem with tree removal.

Members also expressed concern that the design would cause an unacceptable amount of light pollution to flora and fauna due to the proposed large expanses of glass at the front and rear. This would also have a negative effect as it is situated next to the historic and therefore unspoilt Alderton Hall.

Application No: EPF/0284/21
Officer: Muhammad Rahman
Applicant Name: Miss C Sidoli
Planning File No: 007759
Location: Aubrey House, Unit 2, 165 H High Road, Loughton, IG10 4LF
Proposal: Application for installation of air-conditioning unit on flat roof and variation of Condition 3 'opening hours' as per EPF/1162/19.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the potential noise and disturbance of air conditioning units being switched on when residents above would be sleeping and clients arriving at 6am was not acceptable. The application stated that air conditioning would be switched on at this time therefore opening should be limited at all times to after 7.30am.

Application No: EPF/0329/21
Officer: Caroline Brown
Applicant Name: Mr L Comparini

Planning File No: 014288

Location: 20 Valley Hill, Loughton, IG10 3AE

Proposal: Rear single storey extension with flat roof and roof lantern.

The Committee had NO OBJECTION to this application.

Application No: EPF/0390/21

Officer: Muhammad Rahman

Applicant Name: Mr John Boughton

Planning File No: 015947

Location: 38 Wellfields, Loughton, IG10 1NY

Proposal: Proposed extension on front elevation to create a ground floor shower room & a new cover porch & the introduction of an electric vehicle charging point.

The Committee had NO OBJECTION to this application.

1.2 **Deemed Permission – provided for information only:**

The Committee NOTED the following applications:

Application No: EPF/0083/21

Officer: David Maguire

Applicant Name: Mr Jason Cotrina-Vasquez

Planning File No: 029819

Location: 7 Honeycroft, Loughton, IG10 3PR

Proposal: Application for Lawful Development Certificate for a proposed loft conversion (partial removal of existing roof for a new dormer).

Application No: EPF/0277/21

Officer: David Maguire

Applicant Name: Mr Dimitar Grable

Planning File No: 019427

Location: 18 Mannock Drive, Loughton, IG10 2JA

Proposal: Certificate of lawful development for proposed outbuilding (Revised application to EPF/2742/20)

Application No: EPF/0283/21

Officer: David Maguire

Applicant Name: Mr David Yearwood

Planning File No: 031023

Location: 26 Poundfield Road, Loughton, IG10 3JN

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a rear dormer, skylight & a Juliet balcony.

Application No: EPF/0338/21

Officer: David Maguire

Applicant Name: Mr Eleftherios Kokkonas

Planning File No: 031058

Location: 9 Nevill Way, Loughton, IG10 3BG

Proposal: Application for a Lawful Development certificate for a proposed loft conversion.

Application No: EPF/0351/21

Officer: Zara Seelig

Applicant Name: Charlotte Hill

Planning File No: 018394

Location: 12 Rochford Green, Loughton, IG10 2BT

Proposal: Application for a Lawful Development certificate for a proposed single storey rear extension.

Application No: EPF/0355/21

Officer: David Maguire

Applicant Name: Mr Selahattin Cicek

Planning File No: 030405

Location: 46 Ibbetson Path, Loughton, IG10 2AS

Proposal: Application for a Lawful Development certificate for proposed internal alterations to facilitate change of use from C3 dwelling to C4 HMO.

Application No: EPF/0378/21

Officer: Zara Seelig

Applicant Name: Ms Andrea Lopez de Pablo Hernando

Planning File No: 024722

Location: 6 Ashley Grove, Staples Road, Loughton, IG10 1HS

Proposal: Application for a Lawful Development certificate for a proposed roof window (cabrio type) to the front roof slope.

- 1.3 **Others – provided for information only** EPF/0469/21 and EPF/0557/21. The Committee NOTED the information received from Epping Forest District Council.

2 Matters for Report

2.1 Notices of Appeal

2.1.1 **EPF/2451/20: Forest Lodge, 1 Fairmeadside, Loughton, IG10 4RH.**

Proposal: Ground floor rear extension and two storey infill extension to western side, loft conversion including raising of ridge and rear dormers and new front gable feature and amendments to fenestration. (Appeal Ref No: APP/J1535/D/21/3267868 - Min no PL1.1 (30/11/20).

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

2.1.2 **EPF/2121/20: 7 Kenilworth Gardens, Loughton, IG10 3AG.**

Proposal: Proposed first floor side/rear extension and single storey rear extension. (Appeal Ref: APP/J1535/D/20/3268003 – Min no PL1.1 – 02/11/20)

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

2.2 Notice of Withdrawn Application

2.2.1 **EPF/0239/21: 67 The Lindens, Loughton, IG10 3HT. Proposal: Loft conversion with dormers. (Min no PL1.1 – 01/03/2021.)**

The Committee NOTED that this application had been withdrawn by the applicant.

3 Notice of Tree Preservation Orders

3.1 **Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/03/20 At: Drummers Maid, 27 Woodbury Hill, Loughton, IG10 1JF**

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

3.2 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/03/21 At: 39 Albion Hill, Loughton, IG10 4RD

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

4 Decisions

Decisions by Epping Forest District Council

Decisions for February 2021 were NOTED by the Committee.

5 Licensing Applications

No applications had come to the attention of officers.

6 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
15 March 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 29 MARCH 2021 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 29 March 2021

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

No apologies for absence were received.

Declarations of Interest

Cllr Abraham declared a non-pecuniary interest in agenda item 4.1.1, Licensing Application in respect of Glam Management Limited – 4 Day Music Event at Roding Valley High School, as he lives nearby. He would therefore not comment on this application.

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

EPF/2863/20, 61 Roundmead Avenue; EPF/0240/21, 35 & 37 Hatfields;
EPF/0296/21, 37 Forest View Road; EPF/0402/21, 200 High Road;
EPF/0418/21, 13-17 High Beech Road, EPF/0436/21, 152 High Road,
EPF/0493/21, 8 Chester Close and EPF/0550/21, 8 Stanmore Way,

owing to comments received from the LRA Planning Group

Planning Applications

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

1.1 Application No: EPF/2863/20

Officer: Muhammad Rahman

Applicant Name: Mr Shanil Shivji

Planning File No: 016966

Location: 61 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Two storey rear and loft extensions including creation of first floor terrace.

The Committee NOTED the contents of four letters of objection.

The Committee OBJECTED to this application on the following grounds:

- This proposal would be an overdevelopment of the site doubling the size of the ground floor.
- The design was out of keeping with neighbouring properties especially from the rear.
- The roof design requires adapting to provide a proper progression down the slope.

- The first floor terrace would cause overlooking onto both neighbours.
- There is a very large shed (3.22m x 7.17m) to be built which is not shown in the plans.
- Roundmead Avenue is a narrow road with existing on-street parking problems. Parking on site was for 2 cars, which would be inadequate for the number of proposed bedrooms.
- The addition of bedrooms with en-suite bathrooms from 3 to 6 would double the potential occupancy. Therefore, the proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

Application No: EPF/0240/21

Officer: Zara Seelig

Applicant Name: Mr Staucean

Planning File No: 013073 (37)

Location: 35 and 37 Hatfields, Loughton, IG10 1TJ

Proposal: Part single storey and part two storey rear and side extensions to both properties including Juliet balconies at first floor. New front entrance porch and small front extension to No 35. New small front extension to No 37. The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would be overbearing on the neighbours and would cause a terracing effect.

The existing parking congestion problems in this area would be exacerbated by these additions.

Each house would increase the current 3 bedrooms to 5. Therefore, the proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

Application No: EPF/0296/21

Officer: Brendan Meade

Applicant Name: KMDS Designs

Planning File No: 019463

Location: 37 Forest View Road, Loughton, IG10 4DX

Proposal: Part single storey part two storey rear extension and loft conversion including ridge raise. (Revised application to EPF/1376/20).

**** AMENDED DRAWINGS RECEIVED FOR CONSIDERATION FOR THIS APPLICATION****

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that although a small amendment had been made to the plans refused by the local planning authority (under application EPF/1376/20) there had been no change to the proposed height of the roof which would affect the street scene.

Due to the increase in the number of bedrooms, the proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

Application No: EPF/0320/21
Officer: Zara Seelig
Applicant Name: Mr P Guthrie
Planning File No: 031080
Location: 20 Algiers Close, Loughton, IG10 4NH
Proposal: Ground floor rear extension.

The Committee OBJECTED to this application stating that it would be unacceptable for the neighbours, both above and adjacent, as it would reduce their amenity and make their properties less secure.

The proposal would remove the symmetry and styling of the whole block; and be detrimental to the authenticity of these period apartments.

Application No: EPF/0392/21
Officer: Ian Ansell
Applicant Name: Mr Matthew Navin
Planning File No: 013161
Location: 273 High Road, Loughton, IG10 1AH
Proposal: Advertisement consent for externally illuminated fascia sign and internally illuminated hanging sign.

The Committee had NO OBJECTION to this application.

Application No: EPF/0395/21
Officer: Marie-Claire Tovey
Applicant Name: Mr M Baker
Planning File No: 031073
Location: 29 Rookwood Gardens, Loughton, IG10 2DQ
Proposal: Erection of two storey side, single storey front & rear extensions, loft conversion with a rear dormer including Juliet balcony and front rooflights.

The Committee had NO OBJECTION to this application.

Application No: EPF/0396/21
Officer: Zara Seelig
Applicant Name: C Devereux
Planning File No: 031074
Location: 5 Trevelyan Gardens, Loughton, IG10 2FB
Proposal: Erection of a ground floor, single storey rear extension & a side canopy.

The Committee had NO OBJECTION to this application.

Application No: EPF/0402/21

Officer: Muhammad Rahman

Applicant Name: Mr Imran Ahmed

Planning File No: 002443

Location: 220 High Road, Loughton, IG10 1ET

Proposal: Change of Use from a A3 bakers shop to a takeaway (Sui Generis) Indian food restaurant, new shopfront and roof mounted filtered extraction unit to rear.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed positioning of the extraction units would have a detrimental effect on the occupants of the properties above. Members drew the attention of the Planning Officer to the Air Quality Officer's report.

Furthermore, Centric Parade is a prime retail location. The Committee do not consider a takeaway use would support the shopping function, as this use would be mainly in the evening when the shops are closed. There are many empty units elsewhere in more secondary locations where this sort of use would be more appropriate.

Application No: EPF/0406/21

Officer: Alastair Prince

Applicant Name: Mr Loukil

Planning File No: 031069

Location: 21 Deepdene Path, Loughton, IG10 3PT

Proposal: Application for a Lawful Development certificate for a proposed single storey rear extension.

This application had been incorrectly listed on the local planning authority's weekly list; it should have been listed under Deemed Permission – for information only. Comments therefore were not required from the Loughton Town Council Planning Committee.

Application No: EPF/0418/21

Officer: Caroline Brown

Applicant Name: Mr Richard Rains

Planning File No: 001877

Location: 13-17 High Beech Road, Loughton, IG10 4BN

Proposal: Erection of a third floor to provide two flats.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application. Members commented that properties along this part of High Beech Road are consistent in height. The proposed extra storey would be incongruous and detrimental to the visual townscape of this part of High Beech Road, and the long views down from the higher parts of the road.

It would be an overdevelopment of the site with almost no private amenity space.

The application made no provision for further parking on what was already a heavily congested road.

The proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the

application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

Application No: EPF/0421/21
Officer: Brendan Meade
Applicant Name: Ms Shanaz Faqir
Planning File No: 030877
Location: 2 Hillyfields, Loughton, IG10 2JS
Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application. However, members expressed concern regarding building right up to the boundary, as this would mean gutters overhanging the neighbour's property.

Application No: EPF/0436/21
Officer: Muhammad Rahman
Applicant Name: Mr P Holmes
Planning File No: 005701
Location: 152 High Road, Loughton, IG10 4BE
Proposal: Change of use of office to residential.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that such a development would limit the future commercial use of the shop to the front. The loss of the rear part of the premises would mean all future loading and servicing having to take place on the main road resulting in further congestion on the High Road.

The proposal provides no parking provision or amenity space. Without proper soundproofing the occupants of the residential unit would be negatively impacted by the commercial use of the property.

The proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused

Application No: EPF/0461/21
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs King
Planning File No: 016240
Location: 64 Sedley Rise, Loughton, IG10 1LT
Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0492/21
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Naidoo
Planning File No: 030864
Location: 4 Foxley Close, Loughton, IG10 2HU

Proposal: Proposed new single and double storey side extensions, a rear first floor extension and new porch. (Revised application to EPF/2618/20).

The Committee OBJECTED to this application stating that the proposal would be overbearing on the neighbours and cramped on the site.

Application No: EPF/0493/21

Officer: David Maguire

Applicant Name: Mr and Mrs R Saramaka

Planning File No: 026692

Location: 8 Chester Close, Loughton, IG10 2LP

Proposal: Proposed vehicle crossover including dropped kerb.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The proposed crossover would cause a loss of parking spaces and make access to the disabled bay very difficult.

There was no plan for the protection of the tree roots that would extend under the crossover either during or after the construction when vehicles would continually cross above.

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/0499/21

Officer: Ian Ansell

Applicant Name: Mr Matthew Navin

Planning File No: 013161

Location: 273 High Road, Loughton, IG10 1AH

Proposal: New shopfront.

The Committee had NO OBJECTION to this application.

Application No: EPF/0531/21

Officer: Ian Ansell

Applicant Name: Mrs Rene Brand

Planning File No: 008928

Location: 1 Goldings Rise, Loughton, IG10 2QP

Proposal: Proposed two storey side extension and single storey rear extension, with roofline of proposed two storey extension at 1.5 storeys and additional vehicle crossover.

The Committee OBJECTED to this application on the grounds that the proposed increase from 3 bedrooms to 5 in this development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

Application No: EPF/0550/21

Officer: Muhammad Rahman

Applicant Name: Ms T Brough

Planning File No: 015867

Location: 8 Stanmore Way, Loughton, IG10 2SA

Proposal: Demolition of an existing bungalow and replacement with two chalet bungalows.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal would replace one property with two, increasing the impact on the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

All the existing properties are detached houses/bungalows in the street so it would be unsympathetic to the street scene. The development would also cause the loss of a bungalow contrary to the district local plan.

Further, the development involves the loss of too many trees. 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.

1.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0407/21

Officer: Alastair Prince

Applicant Name: Mr Loukil

Planning File No: 031069

Location: 21 Deepdene Path, Loughton, IG10 3PT

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a rear dormer.

Application No: EPF/0445/21

Officer: David Maguire

Applicant Name: Mr McHugh

Planning File No: 003567

Location: 2 Elmhurst Way, Loughton, IG10 3DG

Proposal: Application for a Lawful Development certificate for a proposed hip to gable loft conversion with rear dormer including Juliet balcony.

Application No: EPF/0510/21

Officer: Brendan Meade

Applicant Name: Ms Jennie Write

Planning File No: 031079

Location: 97 Burney Drive, Loughton, IG10 2DY

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

Application No: EPF/0511/21

Officer: David Maguire

Applicant Name: Carol Penniall

Planning File No: 003229

Location: 53 The Uplands, Loughton, IG10 1NQ

Proposal: Certificate of lawful development for proposed hip to gable loft conversion with rear dormer and front roof lights. (Revised application to EPF/3003/20)

Application No: EPF/0533/21

Officer: David Maguire

Applicant Name: Mr and Mrs Rogers

Planning File No: 024232

Location: 97 Staples Road, Loughton, IG10 1HR

Proposal: Certificate of Lawful Development for proposed garden room for use as office.

Application No: EPF/0545/21

Officer: Marie-Claire Tovey

Applicant Name: Sandra Finlay-St. John

Planning File No: 031088

Location: 18 Oakwood Hill, Loughton, IG10 3EW

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a hip to gable & main dormer, façade alteration, floor plan re-design with all associated works.

- 1.3 Others – provided for information only** EPF/0498/21, EPF/0666/21, and EPF/0714/21.

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

2 Matters for Report

2.1 Notice of Appeal

- 2.1.1 EPF/0669/20: 5 Hampton Mead, Loughton, IG10 1TX. Proposal: Additional two bedroom dwelling. (Appeal Ref No: APP/J1535/W/21/3265840 - Min no PL1.1 (15/06/20).**

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

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

Members believe that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

2.2 Notice of Public Inquiry

- 2.2.1 Town and Country Planning Act 1990 – Appeal by: Fairview New Homes (Epping Forest) Limited No1, Fairview New Homes (Epping Forest) No.2. Limited**

Address: Address: Epping Forest College, Borders Lane Loughton IG10 and Former Playing Fields, Epping Forest College, Borders Lane Loughton IG10

The Chairman of the Planning and Licensing Committee, Cllr Angold-Stephens, CONFIRMED that she would attend the virtual inquiry

hearing on 13 April 2021, but would not participate as the Committee had no further comments to add to those already submitted.

3 Decisions

Decisions by Epping Forest District Council

There were no decisions listed.

4 Licensing Applications

4.1.1 One off Music Event -Roding Valley High School (playing fields & grounds), Alderton Hill, Loughton, IG10 3JA.

The Committee NOTED the contents of five letters of objection.

The Committee OBJECTED to this application on all four licensing objectives:

11. The prevention of crime and disorder
12. Public safety
13. The prevention of public nuisance
14. The protection of children from harm

The proposal was unrealistic in view of the fact that the site was in the middle of the town affecting both residents and visitors.

The level of noise for residents would be unacceptable at a time when they may wish to enjoy the outside of their residences. This would particularly affect the flats situated on the corner of Roding Road.

There was no mention of a litter plan, but this was likely to be considerable including into The Brook.

There would be serious traffic congestion when there were already traffic problems at weekends. All these issues would result in considerable public nuisance.

The supply of alcohol throughout the weekend would likely cause harm to children.

The proposed number of visitors to the site would almost certainly put extra strain on the police and likely result in anti-social behaviour.

Members expressed further concern that such an application had been made during the middle of a pandemic, where restrictions have yet to be lifted regarding social distancing and mass gatherings and taking into consideration the recent high levels of the virus within the Epping Forest area. This would have serious implications for public safety.

5 Enforcement and Compliance

**5.1 Reference ENF/0446/19
Date Effective 22/01/2020**

**Date Issued 19/12/2019
Complete/Withdrawn 10/03/2021**

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

**Mark Squire
TOWN CLERK
29 March 2021**

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 12 APRIL 2021 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 12 April 2021**

Committee Members

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

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

Declarations of Interest

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

EPF/2763/20, Pine Trees, Nursery Road; EPF/2831/20, 84 Goldings Road; EPF/0413/21, Connaught House, 112-120 High Road; EPF/0582/21, 44 Upper Park; EPF/0594/21, 34 Queens Road, EPF/0615/21, 83 Forest Road; and EPF/0628/21, Mulberry, Woodbury Hill, owing to comments received from the LRA Planning Group

Planning Applications

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

1.1 Application No: EPF/2763/20

Officer: Alastair Prince

Applicant Name: Mr and Ms Nicholas and Natalia Kelly and Humphreys

Planning File No: 004049

Location: Pine Trees, Nursery Road, Loughton, IG10 4EF

Proposal: Garages to accommodate 3 cars and storage.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal would be intrusive on the open aspect of the existing street scene.

Members drew the Planning Officer's attention to the holding objection of the Tree and Landscaping Officer.

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/2831/20
Officer: Brendan Meade
Applicant Name: Mr Jack Warner
Planning File No: 031094
Location: 84 Goldings Road, Loughton, IG10 2QN
Proposal: Proposed single storey rear extension with a raised terrace.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed extension would dominate the adjoining property at no.82 causing a feeling of enclosure to the occupiers of that dwelling.

Application No: EPF/0413/21
Officer: Ian Ansell
Applicant Name: Mr Parkar
Planning File No: 009595
Location: Connaught House, 112 - 120 High Road, Loughton, IG10 4HJ
Proposal: Application to determine if Prior Approval is required for a proposed change of use from offices (Class B1a) to dwelling houses (C3).
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal would consist of too many flats being crammed into this development. The studio flats were of poor layout and design, offering no private amenity space. The noise and smells from the commercial premises below would be detrimental to the amenity of the occupiers of these flats.

The proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

Application No: EPF/0582/21
Officer: Alastair Prince
Applicant Name: Mrs Sammi Bruce
Planning File No: 006498
Location: 44 Upper Park, Loughton, IG10 4EQ
Proposal: Garage conversion, replacing Juliet balcony to window, first floor rear extension.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was already a substantial building. The extension by reason of its height, bulk and massing would be an overdevelopment of the site. It would also increase the sense of enclosure to the adjoining property.

Application No: EPF/0594/21
Officer: Brendan Meade
Applicant Name: Mr Christopher Pover
Planning File No: 020177
Location: 34 Queens Road, Loughton, IG10 1RS
Proposal: Proposed second floor rear loft extension.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application by reason of its height and bulk, which would dominate the rear of the properties in this part of Queens Road.

Application No: EPF/0609/21
Officer: Robin Hellier
Applicant Name: Mr Barry Marke
Planning File No: 005839
Location: 7 Ripley View, Loughton, IG10 2PB
Proposal: TPO/EPF/29/08 (Ref: T4)
T1: Ash - Fell and replace, 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/0615/21
Officer: Zara Seelig
Applicant Name: Mr and Mrs C Mobbs
Planning File No: 016151
Location: 83 Forest Road, Loughton, IG10 1EF
Proposal: Demolition of existing rear extension. Proposed single and two storey rear extension. Proposed two storey front extension and garage conversion. (Revised application to EPF/2363/20).
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal would result in the front wall being brought forward. This would not make it possible for the occupiers to park their car in front of the garage without it projecting over the pavement to the detriment of pedestrians in what was a very heavily parked area.

Application No: EPF/0628/21
Officer: Marie-Claire Tovey
Applicant Name: Mr J Gulston
Planning File No: 006409
Location: Mulberry, Woodbury Hill, Loughton, IG10 1JB
Proposal: Side extensions

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the street view submitted by the applicant was misleading. The proposed extension would be visible from the road and significantly reduce the openness of the view across the valley and this part of the green belt and the York Hill Conservation Area.

The application would also have implications for trees on the site. 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/0633/21

Officer: Caroline Brown

Applicant Name: Mr Brett Racher

Planning File No: 010646

Location: 9 Shelley Grove, Loughton, IG10 1BY

Proposal: Proposed two storey front extension, first floor 'infill' rear extension. Replacement of roof with full hipped roof and additional dormer window to rear. Replacement windows, front porch canopy and external re-rendering to main dwelling. (Amended application to EPF/2013/20).

The Committee OBJECTED to this application citing the concerns of the Planning Officer for the previous application, EPF/2013/20, for stepping back the proposal.

Members requested that if the local planning authority was minded to approve this application, its previous conditions in relation to windows on the flank walls to protect the neighbours' amenity be reiterated.

Application No: EPF/0635/21

Officer: David Maguire

Applicant Name: Ms Clair Bodie

Planning File No: 014732

Location: 39 Forest Road, Loughton, IG10 1EE

Proposal: New conservatory with lean-to tiled roof and rooflights, grey uPVC windows and brick dwarf walls.

The Committee OBJECTED to this application stating that the new conservatory was too big and would have a deleterious effect on the neighbours at No.41. The proposal would also cause excessive light pollution which would have a detrimental impact on surrounding flora and fauna.

1.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0549/21

Officer: Sukhvinder Dhadwar

Applicant Name: Mr E Yaz

Planning File No: 031066

Location: 78 Valley Hill, Loughton, IG10 3AT

Proposal: Application for a Lawful Development certificate for a proposed hip to gable loft conversion with rear dormer and Juliet balcony.

Application No: EPF/0565/21

Officer: Muhammad Rahman

Applicant Name: Mr Simon Potter

Planning File No: 031092

Location: 33 Mowbrey Gardens, Loughton, IG10 2EU

Proposal: Application for a Lawful Development certificate for a proposed single storey rear extension.

Application No: EPF/0596/21

Officer: David Maguire

Applicant Name: [REDACTED]

Planning File No: 031097

Location: 58 High Beech Road, Loughton, IG10 4BL

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with side & rear dormers & rooflight to the front slope.

Application No: EPF/0640/21

Officer: David Maguire

Applicant Name: Mr Jamie Wright & Mrs Katie Wright

Planning File No: 023113

Location: 152 Colson Road, Loughton, IG10 3RA

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a rear dormer.

1.3 Others – provided for information only EPF/0593/21.

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

2 Matters for Report

2.1 Notice of Appeal

2.1.1 EPF/1376/20: 37 Forest View Road, Loughton, IG10 4DX.

Proposal: Part single storey part two storey rear extension and loft conversion. (Appeal Ref No: APP/J1535/D/21/3267533 - Min no PL1.1 – 27/07/20)

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

2.1.2 EPF/2416/20: 72 Tycehurst Hill, Loughton, IG10 1DA. Proposal: Two storey rear extension. Two storey front infills. New roof over the whole dwelling including raising the ridge. Front feature gables. Raised patio to rear. (Appeal Ref No: APP/J1535/D/21/3268378 - Min no PL1.1 – 30/11/20)

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

3 Decisions

Decisions by Epping Forest District Council

There were no decisions listed.

4 Licensing Applications

4.1. No Alcohol Licensing Applications had come to the attention of Officers.

4.2 Application for Street Trading Consent: Debden Trader's Association, The Broadway, Loughton, IG10 3ST.

The Committee had NO OBJECTION to this application.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
12 April 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 26 APRIL 2021 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 26 April 2021

Committee Members

Councillors:

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

No apologies for absence were received.

Declarations of Interest

Cllr Latchford declared a non-pecuniary interest in planning application, EPF/0702/21, 35 Forest Road as he was acquainted with the father of the applicant. He would therefore not comment on this application.

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

EPF/0517/21, 46 Pyrles Lane; EPF/0168/21, 27 Broadstrood; EPF/0702/21, 35 Forest Road; EPF/0818/21, 52 The Broadway; and item 4.2, Notice of Application for a new premises licence in respect of Pizza Hut, 21 The Broadway, owing to comments received from the LRA Planning Group

Planning Applications

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

1.1 Application No: EPF/0517/21

Officer: Brendan Meade

Applicant Name: Mr. Nizzam Uddin

Planning File No: 021152

Location: 46 Pyrles Lane, Loughton, IG10 2NN

Proposal: Change of use from A1 to A5 (Indian Takeaway) or Sui Generis (new user classes).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed extraction system finishes directly below the flats situated above this outlet, which would cause noise and smells for the residents of the flats.

Members drew the Planning Officer's attention to the holding objection of the Epping Forest District Council, Environmental Health Officer for this proposal.

Application No: EPF/0618/21

Officer: Brendan Meade

Applicant Name: Mr Imran Ahmed

Planning File No: 003787

Location: 27 Broadstrood, Loughton, IG10 2SB

Proposal: Proposed annexe for a disabled person.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that there are trees within falling distance of the proposed structure. No arboricultural report had been submitted and there was concern about root disturbance.

Should the local planning authority be minded to approve this application, members requested a condition be imposed that it may only be used in conjunction with the main house.

Application No: EPF/0639/21
Officer: Brendan Meade
Applicant Name: Corin Albright
Planning File No: 011364
Location: 97 High Road, Loughton, IG10 4JD
Proposal: Demolition of existing detached garage, replacement proposed single bay detached garage.

The Committee OBJECTED to this application on the grounds that tree protection would be needed.

Members drew the Planning Officer's attention to the holding objection of the Tree and Landscaping Officer of Epping Forest District Council.

Application No: EPF/0645/21
Officer: Muhammad Rahman
Applicant Name: David Warner
Planning File No: 022196
Location: 45 Staples Road, Loughton, IG10 1HR
Proposal: Replacement and additional rooflight to front roof slope and enlargement of rooflight to rear roof slope.

The Committee had NO OBJECTION to this application.

Application No: EPF/0659/21
Officer: Brendan Meade
Applicant Name: Mr Sandeep Mann
Planning File No: 013396
Location: 22 Alderton Hill, Loughton, IG10 3JB
Proposal: Demolish existing dwelling and erect a new 5 bedroom dwelling

The Committee OBJECTED to this application on the grounds that the house had already been demolished, making section 5 of the application false. Members deplored the retrospective nature of this proposal.

The Committee requested that should the local planning authority be minded to approve this request, a condition that all the windows on the flank wall attract the previous planning conditions imposed under planning application EPF/2954/20.

Application No: EPF/0663/21
Officer: David Maguire
Applicant Name: Mr Colin Southgate
Planning File No: 011421
Location: 31 Hazelwood, Loughton, IG10 4ET
Proposal: Application for a Lawful Development certificate for existing loft conversion with a rear dormer.

The Committee had NO OBJECTION to this application. However, members deplored the retrospective nature of this proposal.

Application No: EPF/0671/21

Officer: Sukhvinder Dhadwar

Applicant Name: Dr and Mrs Goriparthi

Planning File No: 004374

Location: 39 Traps Hill, Loughton, IG10 1SZ

Proposal: Addition of first floor side and rear extension, loft conversion, facade remodelling, and addition of an outbuilding to house swimming pool.

The Committee OBJECTED to this application on the grounds that the drawings gave no indication of the measurement of the proposed height, in comparison to the existing property.

The increase in the number of bedrooms is contrary to the SAC. Therefore, the proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

The design of the back of the building would cause a vast amount of light pollution, owing to the large number of glass doors stretching across the rear of the property having a detrimental effect on local wildlife.

The front re-style of the building is effectively 2 buildings. If the local planning authority was disposed to approve this application members requested a condition be imposed that it remains one property.

Application No: EPF/0702/21

Officer: Brendan Meade

Applicant Name: Mr Mitchell Webb

Planning File No: 018736

Location: 35 Forest Road, Loughton, IG10 1EE

Proposal: Two storey side extension, single storey rear extension and alterations to existing elevations.

The Committee NOTED the contents of four letters of objection.

The Committee OBJECTED to this application on the grounds that the proposed extensions would completely alter the street scene and the symmetry of the three cottages. The proposed brick arches above the windows would also be out of keeping with the remaining cottages.

The application would have a detrimental effect on the neighbour's amenity due to loss of outlook at 33 Forest Road caused by the proposal's excessive overbearing nature and overshadowing and overlooking at nos 1 and 2 Chapel Terrace.

Application No: EPF/0722/21

Officer: Muhammad Rahman

Applicant Name: Mr. Blanchard

Planning File No: 017400

Location: 7 Goldings Rise, Loughton, IG10 2QP

Proposal: Alterations to existing rear extensions and veranda including extension of existing western addition; alterations to fenestration in front dormer. (Revised application to EPF/1782/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/0726/21

Officer: Brendan Meade

Applicant Name: Ms Christine Brown

Planning File No: 016659

Location: 48 Ollards Grove, Loughton, IG10 4DW

Proposal: Creation of first floor over existing garage, widening of crossover. (Amended application to EPF/1022/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/0786/21

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Freedman

Planning File No: 011134

Location: 1 Sparelease Hill, Loughton, IG10 1BS

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0787/21

Officer: David Maguire

Applicant Name: Samantha Lock

Planning File No: 031124

Location: 83 Lushes Road, Loughton, IG10 3QD

Proposal: Single storey front and rear extensions.

The Committee had NO OBJECTION to this application.

Application No: EPF/0806/21

Officer: Robin Hellier

Applicant Name: Mr Houston

Planning File No: 001347

Location: 1 Salcombe Park, High Road, Loughton, IG10 4QT

Proposal: TPO/EPF/09/90 (Ref: T4)

T1: Horse Chestnut - Crown reduce lateral branches by up to 4m, 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/0818/21

Officer: Muhammad Rahman

Applicant Name: Mr Christopher Lovelock

Planning File No: 006103

Location: 52 The Broadway, Loughton, IG10 3ST

Proposal: Request to add hot takeaway (A5) to the existing Esports gaming cafe (Sui generis).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed kitchen vents would affect the flats above this premises with noise and smells.

The proposed hours would be too late for hot food and should be until 10pm for the avoidance of nuisance of residents.

1.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0670/21

Officer: Brendan Meade

Applicant Name: Mr Asen Bramchev

Planning File No: 031115

Location: 21 Goldings Road, Loughton, IG10 2QR

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a hip to gable & full rear dormer / front roof lights.

Application No: EPF/0694/21

Officer: Muhammad Rahman

Applicant Name: Mr. and Mrs. Blanchard

Planning File No: 017400

Location: 7 Goldings Rise, Loughton, IG10 2QP

Proposal: Application for a Lawful Development certificate for a proposed construction of two new dormers to the rear roof slopes & installation of x1 no. rooflight within the front roof slopes.

Application No: EPF/0713/21

Officer: David Maguire

Applicant Name: Mr & Mrs Rob Hones

Planning File No: 022620

Location: 3 Aragon Close, Loughton, IG10 3NP

Proposal: Application for a Lawful Development certificate for a proposed single storey rear & side extension.

Application No: EPF/0783/21

Officer: David Maguire

Applicant Name: P

Planning File No: 030408

Location: 67 High Beech Road, Loughton, IG10 4BN

Proposal: Application for a Lawful Development certificate for a proposed L-shape loft conversion.

1.3 Others – provided for information only EPF/0725/21, EPF/0856/21 and EPF/0927/21.

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

2 Matters for Report

2.1 Notice of Withdrawn Planning Application

2.1.1 EPF/0493/21 – 8 Chester Close, Loughton, IG10 2LP. Proposal: Proposed vehicle crossover including dropped kerb. (Min no PL1.1 (29/03/21))

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

2.2 Notice of Licensing Applications

2.2.1 Notice of Pavement Licence Application – Address of Premises: Love Brownies, 252A High Road, Loughton, IG10 IRB. Brief details of the application: New application for a pavement licence for two (2) tables, and four (4) for the consumption of food and/or drink by other people. Monday to Sunday 08:00 - 18:00

The Committee NOTED the comments submitted to the local licensing authority at Epping Forest District Council, in respect of this application.

2.2.2 Notice of Pavement Licence Application – Address of Premises: Wood Stock Organic Food Store, 229 High Road, Loughton, Essex, IG10 1AD. Brief details of the application: New application for a pavement licence for seven (7) tables, and fourteen (14) chairs for the consumption of food and/or drink by other people Monday to Sunday 07:00 - 20:00

The Committee NOTED the comments submitted to the local licensing authority at Epping Forest District Council, in respect of this application.

2.2.3 Licensing Application: - One off Music Event – Roding Valley High School (playing fields & grounds), Alderton Hill, Loughton, IG10 3JA.

The Committee NOTED the information received from Epping Forest District Council in respect of this application.

3 Decisions

Decisions by Epping Forest District Council

The Committee NOTED the decisions for March 2021.

4 Licensing Applications

4.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Butterfly Icing, 15 Mowbray Gardens, Loughton, IG10 2EU.

The Committee had NO OBJECTION to this application.

4.2 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Pizza Hut, 21 The Broadway, Loughton, IG10 3SP.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of prevention of public nuisance.

The premises are situated in a residential setting with flats above. Therefore the proposal for the provision of late night refreshment should be limited to 11.30pm to avoid public nuisance to the residents of these dwellings caused by noise outside.

**4.3 Notice of Pavement Licence Application – Address of Premises:
Greens Steakhouse & Grill, 3 Centric Parade, High Road, Loughton.
Brief details of the application: New application for a pavement
licence for five (5) tables, and twenty (20) chairs for the
consumption of food and/or drink by other people
Monday to Sunday 11:45 - 23:00**

The Committee OBJECTED to this application on the grounds that the proposed outside seating was already in use and this should not be allowed unless or until planning consent was granted. The retrospective application is unacceptable as there was plenty of time to submit.

The barriers are erected beyond the restaurant curtilage on both sides and beyond the studs in the pavement thus beyond what is available to the owner. The stands for the umbrellas also protrude beyond the barriers causing a Health & Safety issue of a trip hazard.

Outside eating should only be allowed until 10pm to prevent noise nuisance to neighbours in the surrounding flats.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
26 April 2021