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**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Tuesday 30<sup>th</sup> May 2006 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)  
M L Daniel J L Woods E C Murphy (from Min. no. PL3)  
D J Wixley (as substitute for R E Pearce)

**Also in attendance:**

**Councillor:** M R M A Chalk

**Officer:**

M A Burgess (Planning Committee Clerk)  
E K Walsh (Deputy Town Clerk)

**PL1 Apologies for Absence**

Apologies were received from Cllrs Pearce and B W Moore. Cllr D J Wixley had been nominated as Cllr Pearce's substitute for this meeting.

**PL2 Confirmation of Minutes**

The Minutes were CONFIRMED as a correct record and signed by the Chairman. Cllr Murphy joined the meeting.

**PL3 Declarations of Interest**

Cllrs P Sheen and Wixley both declared a personal and non-prejudicial interest in item EPF/0988/06, as they were acquainted with the applicants. Cllr P Sheen declared a personal and prejudicial interest in item EPF/0765/06 as he is a close neighbour to the applicant. Cllr Murphy declared a personal and non-prejudicial interest in item EPF/0912/06.

**PL4 Matters for Report**

**4.1 Amended plans – EPF/0798/06 – 67 Traps Hill – Two storey side and rear extension and loft conversion with front and rear dormer windows. (Revised application) – Min. no. P337**

The Committee had NO OBJECTION to this application.

**4.2 EPF/0078/06 – Staples Road Infant & Junior Schools – Demolition of existing kitchen and dining block. The construction of a two storey building for the provision of a new kitchen, dining area and ancillary storage facilities, with an entrance lobby and corridor connections to the existing school buildings – Min. no. P315**

The Committee had NO OBJECTION to this application.

**PL5 Reference from Annual Town Meeting/Council Meeting on 3<sup>rd</sup> May 2006**

The Committee discussed concerns raised by members of the public about the increase of non-retail units, particularly fast-food outlets, in local shopping centres. It was noted that, in response to the consultation on the Local Plan Alterations, the Committee had previously objected to the proposals made by Epping Forest District Council to increase the limit of non-retail units from the current 20% to 30%. It confirmed that it was not in favour of any development that proposed to extend the limit.

Cllr Woods agreed to prepare a statement for approval by the Committee to be used in response to applications involving a change of use to Class A3 in a similar style to the statement previously agreed and used for applications to prune and/or fell trees with TPOs.

#### **PL6 Epping Forest District Council Statement of Community Involvement**

The Committee considered the draft document and agreed to make the following comments:

- i. In response to the introduction of the concept of “front loading” in the Local Development Framework (Section 17), the Committee felt strongly that the statutory 6 week period for both specific and general consultation was too short. Given the complexities of the documents and the difficulties of scheduling meetings to meet response deadlines, it considered that a 12 week period would be more appropriate and allow for measured responses to be made by the various organisations.
- ii. The Committee noted the list of consultation bodies in Appendix 2 but would like to ensure that consultation takes place as widely as possible throughout the local community.
- iii. Section 64 refers to Parish Plans and of local councils needing to “understand the requirement for wider consultation”. The wording of this paragraph makes the meaning unclear.
- iv. The Committee expressed concern that much of this Statement of Community Involvement appeared to depend on the outcome of two other documents still under preparation, the East of England Plan and the District Council’s own Public Consultation and Engagement Policy and Strategy.

#### **PL7 Planning Applications**

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

<b>EPF/2235/05</b>	<b>121 Roding Road</b> Mr P Digwa	Change of use from A1 to class A3 (Restaurant)
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The Committee OBJECTED to this application as there were concerns about the lack of parking and the late hour of closing which could cause a nuisance to local residents.

<b>EPF/0684/06</b>	<b>18 Tewkesbury Close</b> Mr & Mrs Law	Certificate of Lawfulness for proposed use of garage as habitable accommodation
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The Committee NOTED the application.

<b>EPF/0765/06</b>	<b>5 Cherston Gardens</b> Modestas Satunas	Two storey side extension
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Cllr P Sheen withdrew from the meeting.

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) & (ii) and DBE 10 (i) (ii) & (a) of Epping Forest District Council’s adopted Local Plan. The proposals did not enhance the original building and there were concerns about the overlooking of the neighbouring property.

Cllr P Sheen rejoined the meeting

<b>EPF/0766/06</b>	<b>159A High Road</b> Mr S A Muhith	New shop front
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The Committee had NO OBJECTION to this application.

- EPF/0767/06**      **159A High Road**      Internally illuminated shop fascia sign  
Mr S A Muhith  
The Committee had NO OBJECTION to this application.
- EPF/0809/06**      **31 The Greens Close**      Loft conversion with rear dormer  
Mrs C Bloomfield      window and alterations to roof slope  
The Committee had NO OBJECTION to this application but raised concerns over an opening window on the side of the property which would cause overlooking.
- EPF/0816/06**      **19 Leycroft Close**      First floor side extension and single  
Mr & Mrs Warwick      storey rear conservatory  
The Committee had NO OBJECTION to this application.
- EPF/0821/06**      **11 Crossfields**      Erection of a part single and part 2  
Ms J Okonkwo      storey side and rear extension  
The Committee had NO OBJECTION to this application.
- EPF/0822/06**      **7 Connaught Hill**      First floor side extension (Revised  
**Mr & Mrs P E Moody**      application)  
Cllr M Daniel declared a personal but non-prejudicial interest because of his acquaintance with a neighbour of the applicants.  
  
The Committee had NO OBJECTION to this application.
- EPF/0838/06**      **Oak Tree Cottage**      Single storey front extension  
**Goldings Hill**  
Mr M Rapworth  
The Committee had NO OBJECTION to this application.
- EPF/0839/06**      **Land adj 89 High**      Erection of 4 bedroom semi-detached  
**Road**      house  
Loughton Construction  
Ltd  
The Committee had NO OBJECTION to this application.
- EPF/0844/06**      **7 Shelley Grove**      TPO 4/03; 2 Hornbeam and 1 Elder:  
Mrs Rains      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 objects to this application.  
  
If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee is willing to waive its objection.
- EPF/0860/06**      **25 Alderton Hill**      Retention of front wall and railings and  
Mr D Simcox      gates  
The Committee had NO OBJECTION to this application.
- EPF/0862/06**      **Land adj to 28**      Erection of 3 no. one bedroom  
**Hillyfields**      residential bungalows (Resubmitted  
Estuary Housing      application)  
Assoc/Epping Forest  
District Council  
Cllrs Chalk and Murphy declared a personal but non-prejudicial interest.

The Committee NOTED the contents of a letter of objection.  
The Committee noted the amendments to the parking details but re-iterated its previous OBJECTION.

**EPF/0863/06      The Dragons  
Nursery Road**      Grade II listed building application for  
Miss Jaycock      re-roofing, external repair and  
redcoration to Dragons

The Committee had NO OBJECTION to this application.

**EPF/0866/06      1 Forest Way**      Two storey side extension with  
Mr & Mrs P Waugh      basement store

The Committee had NO OBJECTION to this application.

**EPF/0869/06      Chestnuts  
Nursery Road**      Replacement house (Amended  
Mr G Bramley      proposal to EPF/1359/05 : inclusion of  
balcony and deeper windows)

The Committee had NO OBJECTION to this application.

**EPF/0889/06      2 The Chase**      TPO/4/98 – Poplar, crown reduce to  
Mrs Huzzey      previous pruning points

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

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

**EPF/0897/06      3 Campions**      First floor rear extension  
Mr D Jones

The Committee had NO OBJECTION to this application.

**EPF/0898/06      74 Willingale Road**      Single storey front and rear extensions  
Mr & Ms C Gold

The Committee had NO OBJECTION to this application.

**EPF/0899/06      12 Plumtree Mead**      Two storey side extension  
Mr N Mead

The Committee had NO OBJECTION to this application.

**EPF/0900/06      Land adj to 1-9  
Oakfields  
Lower Alderton Hall  
Lane**      Erection of 9 no. residential units (flats)  
Estuary Housing      with associated parking  
Association/ Epping  
Forest District Council

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) (ii) & (iii), DBE 2, DBE 7 (i) & DBE 9 (i) of Epping Forest District Council's adopted Local Plan. It considered the application to be an over development of the site and had concerns about the lack of amenity space. It also considered that the design would be detrimental to the street scene.

The Committee AGREED to suspend Standing Order number 1.4. and AGREED to conclude the meeting by 9.45pm.

- EPF/0905/06**      **50 Hanson Drive**      Certificate of lawfulness for a single  
Mr S & Mrs J      storey rear extension  
Demetriou
- The Committee NOTED the application.
- EPF/0912/06**      **13 Eleven Acre Rise**      Erection of replacement dwelling  
Kavanagh  
International Group
- The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) & (ii) & DBE 9 of Epping Forest District Council's adopted Local Plan. The proposals were considered bulky and detrimental to the street scene.
- EPF/0914/06**      **35 Forest View Road**      Erection of front porch  
Mr & Mrs C Woodward
- The Committee OBJECTED to this application which is contrary to Policy DBE 9 (i) of the Epping Forest District Council's adopted Local Plan, as there were concerns that the roofline would adversely affect the street scene.
- EPF/0934/06**      **4 Harwater Drive**      Single storey side and front extension  
Mr K Cummings      and first floor front extension
- The Committee had NO OBJECTION to this application.
- EPF/0935/06**      **30 Algiers Road**      Two storey side extension  
Mr & Mrs S Green
- The Committee had NO OBJECTION to this application but had some concerns about the height of the garage roof.
- The Committee AGREED to suspend Standing Order number 1.4. and AGREED to conclude the meeting by 10.00 p.m.
- EPF/0945/06**      **39 The Lindens**      Two storey rear extension and loft  
Mr & Mrs P      conversion (Revised application)  
Marianayagam
- The Committee had NO OBJECTION to this application.
- EPF/0948/06**      **202 The Broadway**      TPO 16/84; Ash: Fell  
Mr & Mrs Geogiou
- 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 objects to this application.
- EPF/0971/06**      **26 Roding Gardens**      Two storey side extension  
Ms Blois
- The Committee had NO OBJECTION to this application.
- EPF/0972/06**      **14 Kingsley Road**      Erection of single attached dwelling  
Mr & Mrs B Docherty      house with car parking space
- The Committee had NO OBJECTION to this application but expressed concerns about the parking provision for the application, which was unclear from the plans.
- EPF/0980/06**      **6 Harwater Drive**      Conversion of garage to habitable room  
Mr K Crowe
- The Committee had NO OBJECTION to this application.

**EPF/0988/06**      **47 Alderton Hill**      Demolition of existing garage and single  
Mr & Mrs G Cohen      storey side structure, erection of two  
storey side, single storey front and rear  
extensions with front entrance porch.  
Formation of rooms within roof space  
with construction of new dormer  
windows to rear elevation. (Revised  
application)

The Committee had NO OBJECTION to this application.

**EPF/0989/06**      **17 Stonards Hill**      First floor rear extension  
Mr & Mrs Fuller

The Committee had NO OBJECTION to this application.

**EPF/0990/06**      **52 Alderton Hill**      Retention of garden shed  
Mr & Mrs Canale

The Committee had NO OBJECTION to this application but expressed concerns  
over the application's effect on the neighbouring property.

**PL8 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**PL9 Appeal Decisions by the Planning Inspectorate**

The planning appeal decisions from the Planning Inspectorate on applications  
TRE/EPF/118/05, EPF/0181/05 and EPF/1781/05 were NOTED.

**PL10 For information – Notice of appeal against refusal of planning permission for  
applications where the committee had no objection:**

The notice of appeal for application EPF/1180/05 was NOTED.

Signed .....  
Date: 19<sup>th</sup> June 2006

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**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 19<sup>th</sup> June 2006 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)  
 B W Moore (Vice Chairman) M L Daniel J L Woods E C Murphy  
 R E Pearce

**Officer:**

M A Burgess (Planning Committee Clerk)

4 members of the public

**PL11 Apologies for Absence**

No apologies for absence had been received.

**PL12 Confirmation of Minutes**

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

**PL13 Declarations of Interest**

Councillor Woods declared a personal and prejudicial interest in Agenda item 5, 34 Upper Park, due to being a friend of the neighbour. Councillor Pearce declared a personal and prejudicial interest in agenda item 5, 34 Upper Park, due to the applicant being a friend. Councillor Murphy declared a non-prejudicial interest in agenda item 5, development of land to the rear of 30-36 Poundfield Road, due to the fact that she lives in the area.

**PL14 Matters for Report**

**Amended plans – EPF/0934/06 – 4 Harwater Drive – Single storey side and front extension and first floor front extension – Min. no. PL7**

The Committee had NO OBJECTION to this application.

**EPF/0798/06 - 67 Traps Hill – Two storey side and rear extension and loft conversion with front and rear dormer windows (Revised application)**

The Committee had NO OBJECTION to this application.

**PL15 Planning Applications**

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

<b>EPF/1013/06</b>	<b>Land Rear of 30-36 Poundfield Road</b> Estuary Housing Association/Epping Forest District Council	Erection of 3 x one bedroom units with parking
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A member of the public with an interest in this application addressed the meeting and a petition was brought to the attention of the Committee.



**EPF/1008/06**      **9 Hillcroft**      Loft conversion with flat roof dormer to  
Mr & Mrs A Braconcini      rear elevation  
The Committee had NO OBJECTION to this application.

**EPF/1014/06**      **Debden Mount**      TPO 12/02; Oak: Crown lift over tennis  
**Debden Road**      courts  
Mr J Ward  
The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

**EPF/1019/06**      **27 School House**      Conversion of garage into habitable  
**Gardens**      room  
Mr & Mrs Cheung  
The Committee had NO OBJECTION to this application.

**EPF/1028/06**      **51 Valley Hill**      Two storey side extension and single  
Mr & Mrs Larr      storey rear extension  
The Committee had NO OBJECTION to this application, but raised concerns that the flat roof of the rear single extension should not become a balcony.

**EPF/1045/06**      **41 Upper Park**      TPO CHI 4/70; Cedar: Crown lift,  
Mr S Doyle      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.

**EPF/1051/06**      **97 Tycehurst Hill**      Single storey rear extension including  
Warren Shaw      rear conservatory  
The Committee had NO OBJECTION to this application, but raised concerns that the flat roofs could be turned into balconies.

**EPF/1089/06**      **9 Hillyfields**      Loft conversion with side and rear  
Mr & Mrs Widwinter      dormer windows  
The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) & (ii) and DBE 10 (i) & (ii) of Epping Forest District Council's adopted Local Plan.

**EPF/1091/06**      **99 Willingale Road**      Single storey front extension  
Daniel & Alison  
Hughes  
The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan.

**EPF/1094/06**      **34 Barncroft Close**      Detached garage  
Martin E Cox  
The Committee had NO OBJECTION to this application.

**EPF/1096/06**      **7 Stanmore Way**      Demolition of existing bungalow and  
Mr J Beasant      erection of two storey detached house  
(Revised application)

The Committee had NO OBJECTION to this application.

**EPF/1115/06**      **97 Englands Lane**      Two storey rear extension  
Mrs T Moore

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) & (iii) of Epping Forest District Council's adopted Local Plan.

**EPF/1116/06**      **99 Englands Lane**      Two storey rear extension  
Mr G Grimley

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) & (iii) of Epping Forest District Council's adopted Local Plan.

**EPF/1117/06**      **22 Avondale Drive**      Two storey side extension and first floor  
Mr R Barratt      rear extensions

The Committee had NO OBJECTION to this application.

## PL16

### Decisions

#### 16.1 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

#### 16.2 Decisions by Essex County Council:

The Planning decision from Essex County Council was NOTED.

Signed .....

Date: 3<sup>rd</sup> July 2006

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 3<sup>rd</sup> July 2006 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)  
                   B W Moore (Vice Chairman) M L Daniel                   J L Woods  
                   E C Murphy                               R E Pearce

**Officer:**

M A Burgess (Planning Committee Clerk)

A minute's silence was held in memory of Cllr Mike Wardle.

**PL17 Apologies for Absence**

No apologies for absence had been received.

**PL18 Confirmation of Minutes**

The Minutes of the meeting held on 19<sup>th</sup> June 2006 were amended to read in minute no. PL13 "Cllr R E Pearce declared a personal and prejudicial interest in item 5, 34 Upper Park, due to being a friend of the neighbour". The Minutes were CONFIRMED as a correct record and signed by the Chairman.

**PL19 Declarations of Interest**

Cllr Moore declared a personal and prejudicial interest in Agenda item 6, EPF/1212/06 as he is a governor of the school. Cllr Pearce declared a personal and prejudicial interest in EPF/1217/06 as he is a friend of the applicant and a personal but non-prejudicial interest in EPF/1223/06 as the applicant lives next door to a friend in Station Road.

**PL20 Matters for Report**

**4.1 EPF/1006/06 – 26 Fallow Fields - TPO 4/98; 4 Poplars: Crown Reduction  
 Min. no. PL15**

The Committee NOTED the information provided by Epping Forest District Council.

**4.2 East of England Plan – Min. no. P176.1**

The Committee NOTED the availability of the Draft East of England Plan on the Go-East website.

**4.3 Amended Plans - EPF/0912/06 – 13 Eleven Acre Rise – Erection of  
 replacement dwelling**

**Min. no. PL7**

The Committee REITERATED its previous comments.

**PL21 Report from Epping Forest District Council Local Councils Liaison Committee**

The Committee NOTED items a-d of the report and agreed to prepare its comments regarding the Review of Area Planning Sub Committees Structure at the next meeting on 17<sup>th</sup> July 2006.

**PL22 Planning Applications**

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

**EPF/0519/06**      **10 Regents Place**      TPO/EPF/04/98 (T126) White Poplar:  
Mr & Mrs C Weekes      Crown reduction as specified

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

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

**EPF/1063/06**      **6 The Fountains**      TPO 4/98; 3 poplar: Reduce by 35%  
Nicholas Wall      and crown thin

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

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

**EPF/1066/06**      **Homecherry House**      TPO 9/82; several lime and sycamore  
**86 High Road**      trees: crown reduce as specified; 1  
Homecherry House      Redwood: Side reduction

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

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

**EPF/1140/06**      **Adjacent To 1 – 9**      Erection of 9 no. residential units (flats)  
**Oakfields, Lower**      with associated parking. (Resubmitted  
**Alderton Lane**      application)  
Estuary Housing  
Assoc/Epping Forest  
District Council

The Committee NOTED the contents of a letter of objection.

The Committee REITERATED its previous comments.

**EPF/1142/06**      **93 Willingale Road**      Single storey ground and first floor rear  
Mr L James      extensions and front porch

The Committee had NO OBJECTION to this application.

**EPF/1144/06**      **Homecherry House**      TPO 9/82; 2 lime: fell  
**86 High Road**  
Homecherry House

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.

**EPF/1150/06**      **46 – 48 The**      New shopfront, shopfit, full disabled  
**Broadway**      facilities and air conditioning units to  
Mr John Godding      rear flat roof.

The Committee had NO OBJECTION to this application but raised concerns about the noise of the air conditioning units, affecting neighbours.

**EPF/1151/06**      **46 – 48 The Broadway**      Internally illuminated fascia and projecting sign  
Ladbroke's Plc – John Gedding

The Committee had NO OBJECTION to this application.

**EPF/1153/06**      **23 Forest Way**      Erection of new entrance porch  
Mr A Sheen

The Committee had NO OBJECTION to this application.

**EPF/1154/06**      **23 Forest Way**      Erection of outbuilding/store  
Mr A Sheen

The Committee had NO OBJECTION to this application.

**EPF/1155/06**      **15 Staples Road**      Loft conversion with rear dormer window and rear conservatory  
Mr S Sheen

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application but raised concerns that materials used should match existing materials on the outside of the property.

**EPF/1156/06**      **3A Goldings Road**      Single storey front extension  
Duncan and Kim Knight

The Committee had NO OBJECTION to this application.

**EPF/1162/06**      **30 Alderton Hill**      Rear conservatory  
Mr & Mrs Sargeant

The Committee had NO OBJECTION to this application.

**EPF/1176/06**      **2A Albion Hill**      Rear conservatory  
V Jarvis

The Committee had NO OBJECTION to this application.

**EPF/1191/06**      **The Last Post**      Use as public house with food and wine bar and manager's flat – with variation of condition 5 of EPF/274/93 in relation to opening hours – To change to 7.00 a.m. to 12.30 a.m. Monday to Sundays and 7.00 a.m. to 2.00 a.m. Christmas Eve, New Year's Eve and Boxing Day  
**227 High Road**  
J D Wetherspoon

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as it felt the opening time of 7.00 a.m. was too early and closing time of 2.00 a.m. was too late as it would cause disturbance to local residents.

**EPF/1198/06**      **9 Warren Hill**      Enlarge front gable and additional rear/side dormer window  
Mr D Shelton

The Committee had NO OBJECTION to this application.

- EPF/1200/06**      **85 Spring Grove**      Single storey front extension and single  
Mr J Lumb      storey rear extension  
The Committee had NO OBJECTION to this application.
- EPF/1202/06**      **62 Sedley Rise**      Certificate of lawfulness for a loft  
Mr & Mrs Dhillon      conversion with a rear dormer window  
The Committee NOTED the application.
- EPF/1208/06**      **7 Broadstrood**      First floor rear extension and erection of  
Mr & Mrs Shah      pool enclosure including link to house  
The Committee OBJECTED to this application which is contrary to Policies DBE 9  
(i), (ii) and (iv) and DBE 10 (ii), (a) and (b) of Epping Forest District Council's  
adopted Local Plan as it would be detrimental to the adjoining property.
- EPF/1212/06**      **Debden Park High**      Single storey extension to north west  
**School, Willingale**      corner of existing main school building  
**Road**      to provide new drama and business  
Essex County Council      studies accommodation  
Cllr Moore withdrew from the meeting.  
  
The Committee had NO OBJECTION to this application.  
  
Cllr Moore rejoined the meeting.
- EPF/1217/06**      **12 Station Road**      Single storey rear extension and new  
Mr & Mrs Fairweather      roof over existing extension  
Cllr Pearce withdrew from the meeting.  
  
The Committee had NO OBJECTION to this application.  
  
Cllr Pearce rejoined the meeting.
- EPF/1223/06**      **14 Station Road**      Single storey front side and rear, plus  
K Singh      first floor side extensions, and loft  
conversion with front and rear dormer  
windows  
The Committee OBJECTED to this application which is contrary to Policy DBE 9 (i)  
of Epping Forest District Council's adopted Local Plan due to the visual impact of  
the front dormer window.
- EPF/1226/06**      **54 Church Lane**      Two storey side extension and single  
Mr & Mrs A Dhallu      storey leisure room (Revised  
application)  
The Committee had NO OBJECTION to this application.
- EPF/1232/06**      **25 The Avenue**      Certificate of lawfulness for proposed  
Mr & Mrs R Boyle      loft conversion with side dormer  
windows  
The Committee NOTED this application.  
  
The Committee AGREED to suspend Standing Order number 1.4 and AGREED to  
conclude the meeting by 9.45 p.m.

**EPF/1236/06**      **28 Alderton Hill**      Renewal of planning consent  
R E Laderman      EPF/1149/01 for the conversion of  
existing garage into a sitting room, and  
erection of attached double garage

Following a vote, the Committee had NO OBJECTION to this application.

**PL23**

**Decisions**

**23.1 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**Signed .....**

**Date: 17<sup>th</sup> July 2006**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 17<sup>th</sup> July 2006 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)  
                   B W Moore (Vice Chairman) M L Daniel                   J L Woods  
                   E C Murphy                               R E Pearce

**Officer:**

M A Burgess (Planning Committee Clerk)

**PL24 Apologies for Absence**

No apologies for absence had been received.

**PL25 Confirmation of Minutes**

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

**PL26 Declarations of Interest**

Cllr Sheen declared a personal and prejudicial interest in EPF/1258/06 as he is acquainted with the applicant. Cllr Daniel declared a personal but non-prejudicial interest in EPF/1177/06 as he is acquainted with a neighbour of the applicant.

**PL27 Matters for Report**

Cllr Murphy joined the meeting.

**27.1 EPF/1223/06 – 14 Station Road – Single storey front side and rear, plus first floor side extensions, and loft conversion with front and rear dormer windows – Min. no. PL22.** Further information on the application was provided. The Committee made NO FURTHER comment.

**27.2 Epping Forest District Council Local Development Framework Draft Statement of Community Involvement – Min. no. PL6**

The Committee NOTED the consultation responses from Epping Forest District Council and requested the Planning Clerk to obtain copies of the list of consultees.

**27.3 Review of Structure of Area Plans Sub-Committees – Min. no. PL21**

The Committee agreed its comments on Epping Forest District Council's consultation on possible changes to the structure of Area Plans Sub-Committees. There was a strong feeling that applications for Loughton should be heard in Loughton by councillors local to Loughton.

**PL28 Planning Applications**

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

<b>EPF/1267/06</b>	<b>Granary Lodge Beech Farm, High Road</b>	Proposed granny annexe over existing garage
	Mr & Mrs Ward	

The applicant addressed the committee.

The Committee repeated the comments it had made on a similar application in October 2005, i.e. it OBJECTED to this application which is contrary to Policies DBE 10 (i) (ii) (a) (b), DBE 9 (i) and DBE 11 (i) of Epping Forest District Council's adopted Local Plan.

**EPF/1047/06**      **Elm Cottage**      Grade II listed building application for  
**Debden Road**      the demolition of existing fireplace  
Miss H Goodyear

The Committee had NO OBJECTION to this application.

**EPF/1169/06**      **Staples Road Infants**      Installation of pergolas and playhuts  
**School**      along rear wall of playground  
Mrs Anne Davidson

The Committee had NO OBJECTION to this application.

**EPF/1177/06**      **9 Connaught Hill**      Two storey rear conservatory extension  
Mr & Mrs Bell

The Committee OBJECTED to this application which is contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan.

**EPF/1235/06**      **50 Brooklyn Avenue**      Certificate of lawfulness for a proposed  
Mr Edwards      side dormer window

The Committee NOTED the application.

**EPF/1245/06**      **Minx Bar & Sheesha**      Single storey first floor rear extension  
126 High Road

The Committee had NO OBJECTION to this application but would like to see the windows matching the originals.

**EPF/1249/06**      **61 Hillcroft**      Conversion of former residential  
Levy Brothers      extension to form 2 no. 1 bed  
apartments with associated parking

The Committee OBJECTED to this application which is contrary to Policy DBE 11 (i) and (iv) of Epping Forest District Council's Local Plan and raised concerns about the lack of amenity space.

**EPF/1258/06**      **1 River Way**      Roof alterations and loft conversion with  
Mr Gale & Ms Waterer      rear dormers

Cllr Sheen withdrew from the meeting.

The Committee had NO OBJECTION to this application.

Cllr Sheen rejoined the meeting.

**EPF/1263/06**      **8 Danbury Road**      Conversion of existing dwelling to form  
Mr F Grobler      1 x two bedroom flat, 1 x four bedroom  
flat including loft conversion and two  
storey side and rear extensions (revised  
application)

The Committee had NO OBJECTION to this application.

**EPF/1268/06**      **184 – 186 High Road**      Conversion of first/second floor offices  
C K Investments Ltd      into three, one bedroom flats and six,  
two bedroom flats, including an  
additional floor

The Committee had NO OBJECTION to this application.

**EPF/1271/06**      **16 Kirby Close**      Proposed 3 no. bedroom two storey  
Smart Build      detached house  
Developments Ltd

The Committee had NO OBJECTION to this application.

**EPF/1275/06**      **Foxwood**      TPO 4/70; 2 Oak and 1 Yew: remove  
**Nursery Road**      epicormic shoots from Oaks; trim crown  
Mr & Mrs Jacobs      of Yew all round by 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.

**EPF/1276/06**      **18 Tewkesbury**      Conversion of garage into a habitable  
**Close**      room. Garage door removed. Opening  
Mr Mark Law      bricked up with new window to match  
existing

The Committee had NO OBJECTION to this application.

**EPF/1281/06**      **3 Southern Hay**      Porch and single storey rear extension  
Mr J Patel

The Committee had NO OBJECTION to this application.

Cllr Daniel left the meeting.

**EPF/1282/06**      **15 Brook Road**      Single storey rear kitchen extension  
Mr & Mrs C Brewer      and canopy

The Committee had NO OBJECTION to this application.

**EPF/1290/06**      **222 High Road**      Cosmetic retail store with new A/C and  
Benefit      rear wall mounted condenser

The Committee had NO OBJECTION to this application.

**EPF/1291/06**      **222 High Road**      Fascia sign and projecting sign  
Benefit

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1.4 and AGREED to conclude the meeting by 9.40 p.m.

**EPF/1304/06**      **35 Alderton Way**      Single storey rear extension  
P Messum

The Committee had NO OBJECTION to this application but raised concerns about the height of the extension in relation to the neighbours.

**EPF/1323/06**      **24 Albion Park**      Extension and re-modelling including  
Mr & Mrs Mor      new garage and swimming pool  
enclosure

The Committee had NO OBJECTION to this application.

**EPF/1325/06**      **9 Swan Lane**      Roof extension above garage to create  
Mr S Sangha      habitable room

The Committee had NO OBJECTION to this application.

**PL29**

**Decisions**

**29.1 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**Signed .....**  
**Date: 7<sup>th</sup> August 2006**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 7<sup>th</sup> August 2006 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** B W Moore (in the Chair)      J L Woods      R E Pearce  
M L Daniel

**Officer:**

M A Burgess (Planning Committee Clerk)

**PL30 Apologies for Absence**

No apologies for absence had been received.

**PL31 Confirmation of Minutes**

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

**PL32 Declarations of Interest**

Cllr Pearce declared a personal and prejudicial interest in EPF/1358/06 due to being a friend of the applicant.

**PL33 Matters for Report**

**33.1 Notice of Appeal – EPF/0013/06 - Land adj. 26 Stony Path - Erection of 2 no. semi detached residential dwellings (Revised application) – Min. no. P239.**

The Committee reiterated its previous comments.

**33.2 TRE/EPF/1558/05 – 7 Ashfields – TPO/CHI/2/68 – Oak 30%-40% reduction, Oak – fell – Min. no. P233.**

The Committee NOTED the information provided by Epping Forest District Council.

**33.3 EPF/1223/06 – 14 Station Road – Raising of mono pitch roof over single storey rear extension joining no. 12 Station Road’s new rear mono pitch roof – Min. no. PL27**

The Committee had NO OBJECTION to this application.

**33.4 Local Plan Alterations – Min. no. P263**

The Committee NOTED the information provided by Epping Forest District Council.

**PL34 Planning Applications**

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

<b>EPF/1227/06</b>	<b>6 Church Hill</b> Mrs J Roberts	Grade II listed building application for the installation of new bi-lateral rails at front access
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The Committee had NO OBJECTION to this application.

<b>EPF/1333/06</b>	<b>44 Station Road</b> Mr & Mrs Brown	Front porch extension
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The Committee had NO OBJECTION to this application.

- EPF/1335/06**      **Beechlands**      Outline application for the erection of  
**42 Alderton Hill**      a private dwelling house for the  
Southend Care Ltd      proprietor of 'Beechlands'
- The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i), DBE 2 and DBE 3 (v) of Epping Forest District Council's adopted Local Plan.
- EPF/1345/06**      **Loughton Lawn**      Extension to existing club house and  
**Tennis & Bowling**      erection of new dwelling  
**Club, Eleven Acre Rise**  
Loughton Bowls Club
- The Committee OBJECTED to this application which is contrary to Policy DBE 2 of Epping Forest District Council's adopted Local Plan. A previous application for this site was dismissed on appeal by the Planning Inspectorate (ref. no. APP/J1535/A/01/0168168). The Committee considered that the comments made by the inspector on that occasion also applied to this application.
- EPF/1346/06**      **Adj, 6 Whitehills**      Erection of two storey end of terrace  
Mr & Mrs Driver      house
- The Committee had NO OBJECTION to this application but raised concerns regarding a potential loss of visual amenity to no. 24 St. Nicholas Place.
- EPF/1351/06**      **9 – 11 High Beech**      Retention of externally illuminated  
**Road**      fascia sign and non illuminated  
Littlecroft Properties Ltd      projecting sign
- The Committee had NO OBJECTION to this application but requested that the same size fluorescent tube be used as at present.
- EPF/1358/06**      **33 Lower Road**      Two storey side extension  
Mr & Mrs G Pietroni
- Cllr Pearce withdrew from the meeting.
- The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan as there was a concern that the building of the first floor up to the boundary line could create a terracing effect to the street scene.
- Cllr Pearce rejoined the meeting.
- EPF/1371/06**      **11 The Crescent**      Certificate of lawful development for a  
Mr M Costantino      loft conversion with hip to gable roof  
extension and rear dormer
- The Committee NOTED the application.
- EPF/1378/06**      **14 Brook Road**      Two storey side and front extensions  
Mr E Coakley      and erection of two detached garages
- The Committee had NO OBJECTION to this application.
- EPF/1391/06**      **48 Pyrles Lane**      Single storey rear extension to  
Mr G Crawford      pharmacy
- The Committee had NO OBJECTION to this application but would recommend a designing out crime audit.

- EPF/1397/06**      **15 Parkmead**      Two storey side and rear extension  
Mrs B Angel  
The Committee had NO OBJECTION to this application but raised concerns regarding a potential loss of visual amenity to no.13.
- EPF/1415/06**      **91 High Road**      First floor rear/side extension  
Ms N Asad  
The Committee had NO OBJECTION to this application.
- EPF/1426/06**      **BMW/Mini Dealership**      Erection of BMW/Mini free standing  
**Langston Road**      entrance module signs  
Sytner Group  
The Committee had NO OBJECTION to this application.
- EPF/1450/06**      **T11 Site, Langston**      Outline application to develop the land  
**Road**      for mixed B1, B2 or B8 uses  
Epping Forest District  
Council  
The Committee had NO OBJECTION to this application.
- EPF/1471/06**      **14 Forest View Road**      Single storey rear extension, first floor  
Mr & Mrs Ager      side extension and front garage  
extension  
The Committee had NO OBJECTION to this application but requested that the side first floor obscured window should be a fixed casement.

**PL35 Decisions****35.1 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**35.2 Decisions by Essex County Council:**

The Planning decision from Essex County Council was NOTED.

**PL36 Appeal Decision by the Planning Inspectorate:**

The Appeal decision by the Planning Inspectorate was NOTED.

**PL37 Accounts for payment:**

The following accounts were APPROVED for payment:

Cheque no.	Payee	Purpose	VAT	Gross Amount
3070	Mr Leslie Hall	Grave digging		980.00
3071	EDF Energy 1 Ltd	Cemetery	6.13	129.01
3072	Arwin Services	Cleaning at Buck Crt, K Hall & Broadway toilet	131.95	883.95
3073	LWC Engineering	Playground repairs at various sites	962.68	6,463.68
DD	NatWest	Autopay bank charges		7.00
3074	Essex Playing Fields Association	Subscription		25.00
3075	Select Business Equipment Ltd	Photocopying	12.81	86.00

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3076	British Gas Business	Community Centre	2.83	59.56
3077	EDF Energy 1 Ltd	WRPF changing rooms	3.22	67.52
3078	Greenside Landscapes Ltd	Fencing repairs at Kings Green and RVRec	225.75	1,515.75

Signed .....

Date: 29<sup>th</sup> August 2006



**PL45 Planning Applications**

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

**EPF/1599/06**      **Land Rear of 30-36 Poundfield Road**      Erection of two one bedroom units with parking (Revised application)  
Estuary Housing  
Assoc/Epping Forest  
District Council

A member of the public with an interest in this application addressed the meeting and a petition and letters of objection were brought to the attention of the Committee.

The Committee OBJECTED to this application which is contrary to Policies DBE 1, DBE 2, DBE 5 (ii) and DBE 9 (i) & (iv) of Epping Forest District Council's adopted Local Plan.

**EPF/1354/06**      **4 Centric Parade**      Illuminated fascia and projecting sign  
Mr D Jones

The Committee had NO OBJECTION to this application.

**EPF/1382/06**      **Saint Michael And All Angels Church**      TPO 11/97; Poplars in G1: Crown lift to 2m  
Blue Property  
Management UK Ltd

The Committee was unable to comment on this application as the map was not clear.

**EPF/1390/06**      **Gamma (Rose Cottage), Debden Lane**      Single storey rear extension  
Mr P Schofield

The Committee had NO OBJECTION to this application.

**EPF/1408/06**      **5 Cherston Gardens**      Two storey side extension  
Modestas Satunas

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) & (iii), and DBE 10 (i) & (a) of Epping Forest District Council's adopted Local Plan.

**EPF/1440/06**      **5 West View**      TPO 26/98; 2xBirch; fell T2 and replace; reduce height of T1 by 4m and rebalance crown  
Mr N Ali

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.

**EPF/1445/06**      **32 Lawton Road**      Two storey rear extension  
Ms V Wright

The Committee had NO OBJECTION to this application but raised concerns regarding a potential loss of visual amenity to the neighbour.

- EPF/1446/06**      **7 Fairmeadside**      TPO 9/77; selective crown lifting and  
Pauline Coggle      side reduction of Cedar (to front) and  
Horse Chestnut (to rear)
- The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.
- If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.
- EPF/1459/06**      **19 St. John's Road**      First floor extension and single storey  
Mr & Mrs Metcalfe      garage extension
- The Committee had NO OBJECTION to this application.
- EPF/1464/06**      **1 The Hawthorns**      Amendment to EPF/462/06 to include  
Mr G M Hanafi      a single storey front extension to new  
dwelling
- The Committee had NO OBJECTION to this application.
- EPF/1469/06**      **28 Roding Road**      Single storey side extension (Revised  
Mr T Kallemdjian      application)
- The Committee had NO OBJECTION to this application.
- EPF/1475/06**      **28 Roding Road**      Certificate of lawfulness for a loft  
Mr T Kallemdjian      conversion with a rear dormer window
- The Committee NOTED this application.
- EPF/1484/06**      **7 Albion Hill**      Two storey side extension to existing  
Mr & Mrs Bowman      residential home for the elderly
- The Committee OBJECTED to this application which is contrary to Policies DBE 9(i) & (ii), DBE 10 (i), (ii), (a) & (c) of Epping Forest District Council's adopted Local Plan.
- EPF/1490/06**      **1 Alderton Way**      Retention of detached garage  
Mr & Mrs Foley
- The Committee had NO OBJECTION to this application.
- EPF/1494/06**      **Land off Langston**      Construction of 6 new office units,  
**Road**      and 6 business units (B1, B2 & B8)  
Exton Estates      with car parking and service yards
- The Committee had NO OBJECTION to this application.
- EPF/1499/06**      **14 Hilltop**      Two-storey side extension  
Mr & Mrs RV Clark
- The Committee had NO OBJECTION to this application.
- EPF/1504/06**      **25 Lower Park Road**      Single storey side and rear extension  
Mr I Marcou
- The Committee had NO OBJECTION to this application but raised concerns about the effect that the extension might have on the neighbours at no.27 Lower Park Road.

- EPF/1514/06**      **6 Longfield**      Rear conservatory and tiled roof to  
Mr W Meeson      store room to side  
The Committee had NO OBJECTION to this application.
- EPF/1516/06**      **117 Greensted Road**      Single storey rear extension and  
Mr I Allgood      replacement of existing utility room  
The Committee had NO OBJECTION to this application but noted the porch  
extension that was not mentioned in the application description.
- EPF/1518/06**      **354 Willingale Road**      Change of use of a single family  
Miss S Kaur      dwelling to a house for multiple  
occupancy  
The Committee had NO OBJECTION to this application but raised concerns over  
the effects on the neighbourhood.
- EPF/1520/06**      **25 Connaught Avenue**      Erection of single and two storey side  
Mr & Mrs R Bassi      extensions and rear dormer windows  
(Revised application)  
The Committee had NO OBJECTION to this application.
- The Committee AGREED to suspend Standing Order number 1.4 and AGREED to  
conclude the meeting by 10.00 p.m.
- EPF/1524/06**      **227 High Road**      Use as public house with food and  
JD Wetherspoon      wine bar and manager's flat – with  
variation of condition 5 of EPF/274/93  
in relation to opening hours – To  
change to 7.00 am to 12.15 am (with  
alcohol sales commencing at 9.00 am  
and ceasing at midnight) Mondays to  
Saturdays, 7.00 am to 11.45 pm (with  
alcohol sales commencing at 9.00 am  
and ceasing at 11.30 pm) Sundays,  
and 7.00 am to 2.00 am Christmas  
Eve, New Years Eve and Boxing Day  
(revised application)  
The Committee REITERATED its previous comments.
- EPF/1525/06**      **230 High Road**      Change of use to a coffee shop  
Mr Brown      (mixed Class A1/A3 use)  
The Committee OBJECTED to this application due to the loss of another retail  
outlet and being close to the limit of 30% of non-retail outlets.
- EPF/1529/06**      **J Sainsbury Plc**      Variation of condition 17 of  
Sainsbury's      EPF/400/00 to revise delivery hours  
Supermarkets Ltd      to 4.00 am to 9.30 pm Monday to  
Saturday and 7.00 am to 5.00 pm on  
Sundays  
The Committee OBJECTED to this application due to unnecessary disturbance to  
local residents.

**EPF/1537/06**      **Land adj, 89 High Road**      Erection of 4 bedroom semi-detached house (Revised application)  
Loughton Construction Ltd

The Committee had NO OBJECTION to this application.

**EPF/1538/06**      **97 and 99 Englands Lane**      Two storey rear extensions to both properties (Revised application)  
Mrs T Moore

The Committee OBJECTED to this application which is contrary to Policy DBE 9 (i) & (iii) of Epping Forest District Council's adopted Local Plan.

**EPF/1557/06**      **24 Smarts Lane**      Conversion of garage to kitchen  
Ms J Jensen

The Committee had NO OBJECTION to this application.

**EPF/1560/06**      **184 – 186 High Road**      Erection of office building at rear car park fronting Clifton Road  
C K Property Investments

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) & (ii), DBE 2 and DBE 9 (i) of Epping Forest District Council's adopted Local Plan.

The meeting was adjourned at 10.00 p.m and the remainder of the agenda was deferred to the next meeting on Monday 11<sup>th</sup> September 2006.

**Signed** .....  
**Date:** 11<sup>th</sup> September 2006



- EPF/1570/06**      **1 Forest Way**      Two storey side extension with  
Mr & Mrs P Waugh      basement store (Revised application)  
The Committee had NO OBJECTION to this application but would like to  
emphasise that this is a conservation area.
- EPF/1578/06**      **30 Broadstrood**      Single storey side extension and rear  
Mr & Mrs Kay      garden room extension  
The Committee had NO OBJECTION to this application.
- EPF/1583/06**      **19 Church Lane**      TPO/EPF/20/84 – various works as  
Mrs S Claydon      specified in 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.
- EPF/1585/06**      **3 The Chase**      TPO/EPF/4/98 – Poplar and Beech -  
C Bastick      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.
- EPF/1587/06**      **38 Spring Grove**      Two storey front, side and rear  
Mr & Mrs Howson      extensions including alterations to  
roof and provision of dormer windows  
The Committee had NO OBJECTION to this application but raised concerns about  
the effect on 36 Spring Grove and the size of the roof.
- EPF/1589/06**      **6 Kings Place**      Loft conversion with dormers to front  
Ms V Higgins      and rear  
The Committee had NO OBJECTION to this application.
- EPF/1591/06**      **232 High Road**      New shop front  
Richard Curtin  
The Committee had NO OBJECTION to this application but would like to see  
perforated or lattice grille shutters used.
- EPF/1593/06**      **79 Southern Drive**      Two storey and single storey rear  
Mr S Georgio      extensions  
The Committee had NO OBJECTION to this application.
- EPF/1437/06**      **Chestnuts,**      Single storey rear extension  
**Nursery Road**  
Mr George Bramley  
The Committee had NO OBJECTION to this application.
- EPF/1615/06**      **77 Spring Grove**      Single storey side extension  
Mr Kirpan Singh  
The Committee had NO OBJECTION to this application.
- EPF/1618/06**      **55 Habgood**      Certificate of lawful development for a  
Mr & Mrs W Pritchard      proposed rear dormer window  
The Committee NOTED this application.

- EPF/1619/06**      **115 Swanshope**      Garage conversion  
Mr & Mrs Kana  
The Committee had NO OBJECTION to this application.
- EPF/1620/06**      **3 Shaftesbury**      Certificate of lawfulness for proposed  
Mr G Scothern      rear dormer window  
The Committee NOTED this application.
- EPF/1631/06**      **93 Willingale Road**      First floor rear and front porch  
Mr & Mrs James      extensions (Revised application)  
The Committee had NO OBJECTION to this application.
- EPF/1160/06**      **Land to rear of 25**      Erection of 3 bedroom dwelling house  
**Staples Road**  
Dr B Chaudhry  
The Committee NOTED the contents of three letters of objection.  
The Committee OBJECTED to this application which is contrary to Policies DBE 2 and HC6 of Epping Forest District Council's adopted Local Plan. It considered that this would compromise the safety of the footpath and the safety barrier would need to be removed to gain access to the proposed house.
- EPF/1566/06**      **26 Millsmead Way**      Single storey side/rear extension  
Mr & Mrs Samuel  
The Committee had NO OBJECTION to this application.
- EPF/1575/06**      **Land adj, Saint Marys**      Erection of 4 dwellings with  
**Vicarage, Priory Road**      garaging/parking and access drive  
Hampton Homes Ltd  
The Committee had NO OBJECTION to this application in principle but OBJECTED to the removal of the 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.
- EPF/1638/06**      **2A The Uplands**      Demolition of existing bungalow and  
Michael Douglas &      erection of new building containing  
Jabhill Properties      five apartments and all associated  
works (Revised application)  
The Committee NOTED the contents of two letters of objection. The Committee OBJECTED to this application which is contrary to Policies DBE (i), (ii) & (iii), DBE 2 and DBE 9 (i) and (ii) of Epping Forest District Council's adopted Local Plan.
- EPF/1647/06**      **3 Lower Belle View**      Amendment to EPF/661/06 for a first  
**Cottage, Smarts Lane**      floor extension over existing ground  
Mr D Hurren      floor extension  
The Committee had NO OBJECTION to this application.
- EPF/1658/06**      **1 Sparelease Hill**      Single storey side extension, loft  
Mr & Mrs Freedman      conversion and alterations  
The Committee had NO OBJECTION to this application.
- EPF/1677/06**      **60 Goldingham**      Single storey side and rear extension  
**Avenue**  
Mr V Savill  
The Committee had NO OBJECTION to this application.

**EPF/1682/06**      **27 Alderton Hill**      Single storey timber framed  
Mr & Mrs Jerman      conservatory to replace existing  
The Committee had NO OBJECTION to this application.

**EPF/1683/06**      **6 Connaught Avenue**      Greenhouse in rear garden  
Mr & Mrs Winston  
The Committee had NO OBJECTION to this application.

## PL52 Decisions

### 52.1 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

### 52.2 Decisions by Essex County Council:

The Planning decision from Essex County Council was NOTED.

## PL53 Accounts for payment

**53.1** The following cheques which had been signed between meetings as a matter of urgency were NOTED.

Cheque no.	Payee	Purpose	VAT	Gross Amount
3079	Accredited Locksmith Services Ltd	RVRec supplies		45.20
3080	Huck Nets (UK) Ltd	Replacement goal posts	174.83	1173.83
3081	SLCC	Conference fees		340.00
3082	British Telecommunications Plc	Buck Crt, Murray Hall, Cemetery	84.39	566.65
3083	Witham Town Council	Fire safety course		60.00
3084	Acumen Wages Service	Payroll (August)	4.47	29.97
TFR	No 2 Account (August 06)	Reimburse imprest account		18,996.35
3085	EALC	Councillors' training fees		100.00
3086	AtoZ Supplies Ltd	Stationery; supplies for KHall & Murray Hall	12.55	84.31
3087	Westcoast Ltd t/a Orion Media Marketing	Stationery	5.92	39.73
3088	Homebase Ltd	Buck Crt & Murray Hall equipment & supplies	13.74	92.23
3089	Budget Pest Control	WRPF changing room works	5.95	39.95
3090	Pinnacle Essex	Maintenance at WRPF	123.80	831.22
3091	Lloyds TSB Commercial Finance	Murray Hall signs	6.76	45.36
3092	Glenny LLP	Buck Crt Service charge	85.86	576.47
3093	Thames Water Utilities Ltd	Buck Crt, Cemetery & RVRec changing rooms		204.09
3094	Select Business Equipment	Murray Hall equipment	21.93	147.22
3095	DBJ (Woodford) Ltd	Building maintenance at KHall, RVRec & WRPF changing rooms	223.91	1,503.41
3096	A F Woodward & Sons	Building maintenance at RVRec & WRPF changing rooms	79.62	534.62
3097	Cash	Reimburse petty cash	5.65	61.06
3098	Glasdon UK Ltd	Murray Hall equipment	38.82	260.66
3099	Index Business Supplies Ltd	Stationery	5.81	38.99
3100	Thames Water Utilities Ltd	WRPF changing rooms		27.79
3101	DBJ (Woodford) Ltd	KHall boiler service	11.38	76.38

3102	Safeplay Playground Maintenance Services Ltd	Repairs at Colebrook Lane, Felstead Rd & Oakwood Hill playgrounds	531.65	3,569.65
3103	Homebase Ltd	Murray Hall equipment	12.80	85.92

**53.2** The following accounts for payment were APPROVED.

3104	Grangewood Plastic Packaging Ltd	Black refuse sacks	45.85	307.85
3105	J McLintock & Sons Ltd	Building maintenance RVRec	37.74	253.44
3106	Arwin Services	Cleaning changing rooms WRPF/RVRec	91.00	611.00
3107	AtoZ Supplies	Supplies for Murray Hall	47.76	320.67
3108	Royal Mail Group Plc	Newsletter delivery		909.49
3109	Whizzywig Ltd	Design & production of newsletter	93.63	628.63
3110	Arwin Services	Cleaning of BuckCrt/KHall/ Brdway toilet	131.95	885.95
DD	NatWest (credit card)	Diesel	6.40	43.00
3111	Cheque cancelled			
3112	Rural Community Council of Essex	Conference fees		20.00
3113	Pinnacle Essex	Building clean at Murray Hall	13.13	88.13
3114	Paul Hoy	WRPF football works	5.31	35.62
3115	Pinnacle Essex	Maintenance at WRPF	59.03	396.33
3116	Parker Merchanting	Murray Hall caretaker equipment	12.18	81.78
3117	Regional Waste Recycling Plc	Refuse collection for K/Hall and Cemetery	116.71	783.21

**Signed .....**

**Date: 25<sup>th</sup> September 2006**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 25<sup>th</sup> September 2006 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

<b>Councillors:</b> P S Sheen (in the Chair)	B W Moore	E C Murphy
J L Woods	R E Pearce	
M L Daniel		

**Officer:**

M A Burgess (Planning Committee Clerk)

3 members of the public

**PL54 Apologies for Absence**

No apologies for absence had been received.

**PL55 Confirmation of Minutes**

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

**PL56 Declarations of Interest**

Cllr Daniel declared a personal and prejudicial interest in EPF/1617/06 as he is acquainted with a neighbour of the applicant. Cllr Murphy declared a personal but non-prejudicial interest in EPF/1751/06 as the application will affect her immediate neighbourhood. Cllr Sheen declared a personal and prejudicial interest in EPF/1751/06 as he works at the college. Cllr Pearce declared a personal but non-prejudicial interest in EPF/1751/06 as he is employed by the college and Cllrs Woods, Moore and Pearce declared a personal but non-prejudicial interest in EPF/1600/06, EPF/1617/06, EPF/1699/06, EPF/1726/06, EPF/1734/06 and EPF/1751/06 due to comments received on these applications from the Loughton Residents Association Planning Group.

**PL57 Matters for Report**

**57.1 EPF/1191/06 - The Last Post, 227 High Road - Use as public house with food and wine bar and manager's flat – with variation of condition 5 of EPF/274/93 in relation to opening hours – To change to 7.00 a.m. to 12.30 a.m. Monday to Sundays and 7.00 a.m. to 2.00 a.m. Christmas Eve, New Year's Eve and Boxing Day – Min. no. PL22.**

The Committee NOTED that the above application had been withdrawn.

**57.2 Notice of Appeal - EPF/0488/06 - J Sainsbury, Old Station Road - Variation of condition 28 (hours of opening) on EPF/400/00 to allow store to open from 7.00am to 10pm Monday to Saturdays (inclusive) – Min. no. P315.**

In light of new information the Committee OBJECTED to the early opening time of 7.00 a.m. as this would cause disruption to local residents but had NO OBJECTION to the closing time of 10 p.m.

**57.3 Notice of Appeal – EPF/0606/06 – Land adj, 89 High Road - Erection of a detached four bedroom dwelling - Min. no. P322**

The Committee reiterated its previous comments.

**57.4 Notice of Appeal – EPF/2176/06 – 230 High Road – Change of use to mixed A1/A3 (coffee shop) – Min. no. PL45**

The Committee reiterated its previous comments.

**PL58 Gambling Act 2006 – Consultation on the Draft Statement of Principles**

The Committee agreed the following comments on the Draft Statement of Principles:

- (i) In Appendix B, non-conformist churches should be added to the list of consultees.
- (ii) the sentence in Section 5, paragraph 3 “This authority will not apply a rigid rule to its decision making” should be removed.
- (iii) Section 5, paragraph 5, 4<sup>th</sup> line be amended to read “Parish or Town council”.

**PL59 Planning Applications**

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

The Committee AGREED to bring forward the following item EPF/1751/06, as members of the public were interested in this application.

<b>EPF/1751/06</b>	<b>Epping Forest College Borders Lane</b> Epping Forest College	Levelling of sports field involving ground re-modelling and level changes, formation of vehicle access from Borders Lane
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Cllr Sheen withdrew from the meeting. Cllr Moore took the chair for this item.

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

The Committee did not object to the football pitches, the landscaping or the position of the temporary car park. However, it did OBJECT to the times of the earth movement and suggested that this be restricted to between the hours of 9.00 am and 3.00 pm. Concerns were expressed about the adverse highway effect of this work leading to a rat run through Deepdene Road, Colson Road, Ladyfields and Newmans Lane. The Committee would like a guarantee that the gate at Colson Road should only be used for emergency vehicles. There were concerns about whether there would be any pedestrian access during the site works and after the work is completed. The Committee requested that a regular neighbourhood bulletin be distributed to local streets informing residents of all the work being carried out on the current college site and a coordinated timetable be published so as to avoid excessive congestion of traffic in view of the different building work being undertaken on the site.

Cllr Sheen rejoined the meeting and resumed the chair.

<b>EPF/1483/06</b>	<b>24 Alderton Hill</b> Mr B S Bagria	Two storey side extensions to both sides, incorporating indoor swimming pool, front porch and loft conversion with front and rear dormer windows
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The Committee OBJECTED to this application which is contrary to Policies DBE 9 and DBE 10 (i), (a) & (b) of Epping Forest District Council's adopted Local Plan.

<b>EPF/1558/06</b>	<b>9 – 11 High Beech Road</b> Littlecroft Properties Ltd	Demolition of existing office and erection of three storey office
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The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) and (ii), DBE 2 and DBE 9 (i), (ii), (iii) & (iv) of Epping Forest District Council's adopted Local Plan.

**EPF/1600/06**      **12 – 30 Church Hill**      Demolition of existing buildings and  
Chappell Estates Ltd      redevelopment of site by the erection  
of three linked blocks of three storeys  
with accommodation at roof level.  
The development comprises 24  
apartments, 3 retail units and 27 car  
parking spaces (Revised application)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) and DBE 9 (i) of Epping Forest District Council's adopted Local Plan. There were concerns about the visual impact of the front bays.

**EPF/1617/06**      **6 Connaught Hill**      Demolition of existing chalet  
Mr & Mrs Thompson      bungalow and garage, erection of  
new two storey dwelling with garage  
and ancillary works

Cllr Daniel withdrew from the meeting.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Cllr Daniel rejoined the meeting.

The Committee AGREED to suspend Standing Order number 1.4. and AGREED to conclude the meeting by 10 p.m.

**EPF/1632/06**      **35 Alderton Hill**      Single storey rear extension and first  
Mr & Mrs Nandra      floor side and rear extensions

The Committee had NO OBJECTION to this application.

**EPF/1649/06**      **4 Roding Gardens**      Erection of single storey rear  
Mr & Mrs Burke      extension

The Committee had NO OBJECTION to this application.

**EPF/1656/06**      **8 Cleves Close**      TPO/EPF/02/93 T18 : Oak. 30%  
Lucia Pedretti      crown reduction, crown lift to 3.5m

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.

**EPF/1696/06**      **9 Durnell Way**      Ground and first floor extension  
Mr David Regan

The Committee had NO OBJECTION to this application.

**EPF/1698/06**      **5,7,9 St. John's Road**      Children's tree house  
John Drage

The Committee had NO OBJECTION to this application.

- EPF/1699/06**      **11 Woodbury Hill**      New entrance gates and wall  
I Agates  
The Committee NOTED the contents of a letter of objection.
- The Committee OBJECTED to this application which is contrary to Policy HC6 of Epping Forest District Council's adopted Local Plan.
- EPF/1700/06**      **99 Willingale Road**      Single storey front extension (Revised  
Daniel & Alison Hughes      application)  
The Committee NOTED the contents of a letter from the applicants.
- The Committee had NO OBJECTION to this application.
- EPF/1710/06**      **19 The Uplands**      Single storey side and rear extension  
Mr R Bush  
The Committee had NO OBJECTION to this application.
- EPF/1711/06**      **41 Whitehills Road**      Two storey side extension and front  
Mr M Jones      canopy  
The Committee had NO OBJECTION to this application.
- EPF/1713/06**      **28 Stony Path**      TPO/EPF/4/79 – Oak (T22) - Fell  
Mrs P Homer  
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.
- EPF/1723/06**      **201 High Road**      Erection of 2 room portacabin to be  
St Marys Loughton PCC      used for storage and use by young  
persons group for one and a half  
hours on Sunday mornings  
The Committee had NO OBJECTION to this application.
- EPF/1725/06**      **5 Forest Way**      Erection of rear conservatory and rear  
Mrs C Pomfrett      dormer  
The Committee had NO OBJECTION to this application but raised the fact that this is a conservation area.
- EPF/1726/06**      **2 Forest Way**      Loft conversion with a rear dormer  
Mrs G Kelly      window  
The Committee NOTED the contents of a letter of objection.
- The Committee had NO OBJECTION to this application but raised concerns about possible overlooking.
- The Committee AGREED to suspend Standing Order number 1.4. and AGREED to conclude the meeting by 10.15 p.m.
- EPF/1729/06**      **14 Roding Gardens**      Conversion of garage to habitable  
Mr L Farrant      room  
The Committee had NO OBJECTION to this application.

**EPF/1734/06**      **East 15 Acting School**      Erection of four semi-permanent  
University of Essex      teaching classrooms  
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) & (iii), DBE2 and DBE 9 (i) & (iv) of Epping Forest District Council's adopted Local Plan.

**EPF/1749/06**      **6 Hampton Mead**      Two storey side and single storey rear  
Mrs P Almond      extension  
The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i), (ii) & (iii) of Epping Forest District Council's adopted Local Plan.

**EPF/1771/06**      **68 Roundmead**      Single storey rear/side extension  
**Avenue**  
P Bickers Esq  
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which is contrary to Policy DBE 10 (a) of Epping Forest District Council's adopted Local Plan, due to the excessive depth of the rear extension.

**PL60 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**PL61 Notices of Appeal against refusal of planning permission for applications where the committee had no objection:**

The Committee NOTED this application.

**Signed .....**  
**Date: 9<sup>th</sup> October 2006**

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**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 9<sup>th</sup> October 2006 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

<b>Councillors:</b> P S Sheen (in the Chair)	B W Moore	E C Murphy
J L Woods	R E Pearce	
M L Daniel		

**Also in attendance:**

**Councillor:** D J Wixley

**Officer:**

M A Burgess (Planning Committee Clerk)

2 members of the public

**PL62 Apologies for Absence**

No apologies for absence had been received.

**PL63 Confirmation of Minutes**

The Minutes of the meeting held on 25<sup>th</sup> September 2006 were CONFIRMED as a correct record and signed by the Chairman. Cllr Pearce stated that his college employment was on a casual basis.

**PL64 Declarations of Interest**

Cllr Murphy declared a personal and prejudicial interest in EPF/1599/06 as she lives in the area. Cllr Pearce declared a personal but non-prejudicial interest in EPF/1752/06 as he works for the College on a casual basis, and a personal and prejudicial interest in EPF/1799/06 as he is acquainted with a neighbour of the applicant. Cllr Sheen declared a personal and prejudicial interest in EPF/1752/06 as he works for the College. Cllr Woods declared a personal and prejudicial interest in EPF/1799/06 as she is acquainted with a neighbour of the applicant. Cllr Moore declared a personal interest in EPF/1799/06 as he is acquainted with a neighbour of the applicant.

**PL65 Matters for Report**

**65.1 Amended plans - EPF/1599/06 - Land Rear of 30-36 Poundfield Road - Erection of two one bedroom units with parking (Revised application) – Min. no. PL45**

A member of the public with an interest in this application addressed the meeting and a petition and three letters of objection were brought to the attention of the Committee. The Committee reiterated its previous comments.

**65.2 Amended plans – EPF/1699/06 – 11 Woodbury Hill – New entrance gates and wall – Min. no. PL59**

The Committee reiterated its previous comments.

**PL66 Planning Applications**

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

**EPF/1556/06**      **37 Church Lane**      Works to rear to include new dormer  
Mr & Mrs P Baker      window, infilling between two gables  
and formation of 'Juliet' balcony

The Committee had NO OBJECTION but found the plans to be misleading in relation to the ground floor rear extension.

Cllr Murphy declared a personal and prejudicial interest in the next item as she lives in the area. Cllrs Murphy and Sheen left the meeting and Cllr Moore took the chair for this item.

**EPF/1752/06**      **Epping Forest College**      Temporary car park served by  
**Borders Lane**      proposed vehicular access from  
Epping Forest College      Borders Lane

The Committee had NO OBJECTION to the car park but would wish a temporary time to be specified to no more than two years and requested that the idea of two mini roundabouts be revisited, possibly in favour of one larger roundabout on safety grounds.

Cllrs Murphy and Sheen rejoined the meeting and Cllr Sheen resumed the chair.

**EPF/1754/06**      **Land to rear of 8**      Erection of two storey detached  
**Connaught Avenue**      house with partial basement (Revised  
Mr H Musaphia      application)

The Committee had NO OBJECTION to this application.

**EPF/1776/06**      **Woodbury House**      Replacement sheds with 2 no. new  
**Woodbury Hill**      sheds  
Mr R Leake

The Committee had NO OBJECTION to this application.

**EPF/1788/06**      **119 High Road**      Change of use of two ground floor  
Churchill Lettings      rooms from offices (B1) to Letting  
Agent (A2)

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) & (iv), STC 4 and STC 7 of Epping Forest District Council's adopted Local Plan. It considered the change of use to A2 would lose the protection of a residential area afforded by B1 use which does apply to A2 use. This is a residential area and the proposed change of use would encourage increased traffic and pedestrians.

Cllrs Wixley, Pearce, Moore and Woods declared a personal but non-prejudicial interest in the next item due to comments received on this application by the Loughton Residents Association Planning Group.

**EPF/1791/06**      **121 Roding Road**      Change of use from A1 to A2  
V S Digwa

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application due to the loss of a retail outlet in the area.

Cllr Wixley declared a personal but non-prejudicial interest in the next item due to comments received by the Loughton Residents Association Planning Group.  
Cllrs Woods and Pearce left the meeting.

**EPF/1799/06**      **34 Upper Park**      Two storey front extension,  
Mr & Mrs J Chance      installation of front dormer windows  
and loft conversion with rear dormer  
windows (Revised application)

The Committee NOTED the contents of two letters of objection.  
The Committee had NO OBJECTION to this application.  
Cllrs Woods and Pearce rejoined the meeting.

**EPF/1800/06**      **66 Tycehurst Hill**      Demolition of existing dwelling and  
Mr & Mrs Harvey      erection of a new dwelling

The Committee had NO OBJECTION to this application.

**EPF/1802/06**      **49 Sedley Rise**      Single storey side and rear and two  
R Hitch      storey rear extensions

The Committee had NO OBJECTION to this application.

**EPF/1811/06**      **160 Forest Road**      Extension to vehicle crossover  
Mr & Mrs A Howell

The Committee would not object to some widening of the existing vehicle crossover but not to the full width of the property as this would set a precedent for similar applications in this road.

**EPF/1832/06**      **45 Church Lane**      Minor amendment to EPF/1107/05 in  
Mr & Mrs Groman-      relation to enlarged roofscape  
Marks

The Committee had NO OBJECTION to this application.

**EPF/1833/06**      **98 Smarts Lane**      Certificate of lawfulness for erection  
J L McMullen      of rear dormer window and single  
storey rear extension

The Committee NOTED this application.

**EPF/1849/06**      **Boots the Chemist**      New illuminated fascia sign with logos  
**18 The Broadway**  
Boots the Chemist

The Committee had NO OBJECTION to this application.

**EPF/1851/06**      **Oak Tree Cottage**      Vehicle crossover  
**31 Goldings Hill**  
Mr M Papworth

The Committee had NO OBJECTION to this application.

**EPF/1853/06**      **The Hereward County**      Extension to existing staff room  
**School, Colebrook**  
**Lane**  
The Hereward County  
Primary School

The Committee had NO OBJECTION to this application.





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

**EPF/1977/06**      **38 & 40 Station Road**      Erection of lower ground and ground floor  
The Mellows Residential      rear extensions and demolition of existing  
Care Home      house at No. 40 and replacement with  
new side extension to provide enlarged  
accommodation to existing elderly  
persons residential care home at No. 38  
(Revised application)

The Committee had NO OBJECTION to this application.

**EPF/1384/06**      **20 Alderton Hill**      Replacement house  
Sajad Sain

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) & (iii) and DBE 2 of Epping Forest District Council's adopted Local Plan. There were concerns about the suitability of the style in the street scene, the bulk of the proposed house and that the side elevation would have an adverse effect on the neighbouring property.

**EPF/1839/06**      **High Holly**      Retention of single storey rear extension  
**King's Hill**  
Mr Naeem Mushtaq

The Committee had NO OBJECTION to this application.

**EPF/1893/06**      **Dryads Hall**      Alterations and extensions to existing  
**Woodbury Hill**      buildings and proposed garage court  
Mr & Mrs M Docker

The Committee NOTED the contents of three letters regarding this and the following application.

The Committee had NO OBJECTION to this application.

**EPF/1894/06**      **Dryads Hall**      Conservation area consent for the  
**Woodbury Hill**      demolition of existing outbuildings and  
Mr & Mrs M Docker      previous additions to house

The Committee had NO OBJECTION to this application.

**EPF/1918/06**      **60 The Crescent**      First floor extension over existing  
Mr & Mrs Sheikh      bungalow to create house

The Committee had NO OBJECTION to this application.

Cllr Pewsey left the meeting.

**EPF/1919/06**      **Glentarras**      Front and rear extensions and complete  
**Nursery Road**      new roof construction  
Richard Dickson

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**EPF/1942/06**      **35 Rectory Lane**      Single storey side and rear extensions  
Mr & Mrs Griffiths

The Committee had NO OBJECTION to this application.

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- EPF/1950/06**      **7 Broadstrood**      First floor rear extension (Revised application)  
Mr & Mrs Shah  
The Committee had NO OBJECTION to this application.
- EPF/1960/06**      **15 Parkmead**      Two storey side and rear extension (Revised application)  
Mrs B Angel  
The Committee had NO OBJECTION to this application.
- EPF/1963/06**      **10 Pump Hill**      Demolition of existing dwelling house and garage and construction of two houses  
Mr J Borrett  
The Committee had NO OBJECTION to this application.
- EPF/1982/06**      **32 Brook Road**      Loft conversion with front side and rear dormer windows and garage with new pitched roof  
Dr S Aravindhan  
The Committee had NO OBJECTION to this application but expressed concerns about overlooking from the side dormers.

**PL75 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**Signed .....**  
**Date: 6<sup>th</sup> November 2006**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 6<sup>th</sup> November 2006 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)      R Barrett      M L Daniel  
                          B W Moore                              J L Woods      E C Murphy  
                          R E Pearce (until Min. no. PL81)

**Also in attendance:**

**Councillor:** M R M A Chalk (until Min. no. PL81)  
                          D J Wixley (until Min. no. PL81)

**Officer:** M A Burgess (Planning Committee Clerk)

2 members of the public

**PL76 Apologies for Absence**

No apologies for absence had been received.

**PL77 Confirmation of Minutes**

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

**PL78 Declarations of Interest**

Cllr Pearce declared a personal and prejudicial interest in EPF/1349/06 as he is acquainted with a neighbour of the applicant.

**PL79 Matters for Report**

**79.1 Notice of Appeal – EPF/0593/06 – 91 Willingale Road – First floor rear extension – Min. no. P322.**

The Committee reiterated its previous comments.

**79.2 Notice of Appeal – EPF/0388/06 – 25 Pump Hill – Loft conversion with front and rear dormer windows – Min. no. P308.**

The Committee reiterated its previous comments.

**PL80 The Urban Place Supplement Supplementary Planning Document (SPD)**

The Committee AGREED its comments on the draft Urban Place Supplement Supplementary Planning Document (SPD) using the questionnaire provided and made some additional comments which will be sent to Essex County Council.

**PL81 Planning Applications**

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

Cllr Pearce withdrew from the meeting.

<b>EPF/1349/06</b>	<b>182 Roding Road</b> Mr P A Edelston	Demolition of existing house and erection of a detached house and a pair of semi-detached houses
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The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) & (ii), DBE 2 and DBE 9 (i), (ii) & (iii) of Epping Forest District Council's adopted Local

Plan.

Cllr Pearce rejoined the meeting.  
Cllrs Wixley and Chalk left the meeting.

**EPF/1778/06**      **1 Salcombe Park**      TPO/9/90 – Fell Oak. (additional  
Mr C Brooks      application – damage to second garage)  
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.

**EPF/1783/06**      **Sparelease Hill**      Demolition of existing detached house and  
London and City      construction of new dwelling  
Properties PLC  
The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) and DBE 9 (i) & (ii) of Epping Forest District Council's adopted Local Plan.

**EPF/1821/06**      **15 Park Hill**      TPO 14/85; 3 Lime: Crown lift to 5M:  
Dr & Mrs Retsas      remove ivy; remove suckers; 1 Hornbeam:  
Crown reduce by 25%  
The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

**EPF/1823/06**      **52 Ollard's Grove**      TPO/CHI/4/70/A1. T1 x 2. Oak: crown lift  
Hilary Rippon      and 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.

**EPF/1824/06**      **38 York Hill**      Demolition and rebuilding of wall  
Ms J Raine  
The Committee had NO OBJECTION to this application but was unsure as to whether it was in the conservation area.

**EPF/1855/06**      **30 Hazelwood**      TPO/CHI/3/70 (A1) T1. Ash-Fell  
Mrs T Parker  
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.

**EPF/1874/06**      **47 Alderton Hill**      Erection of front entrance gates, piers and  
Countrywide      railings  
Developments Ltd  
The Committee had NO OBJECTION to this application.

- EPF/1876/06**      **2 Paley Gardens**      Two storey side extension  
Wayne Dexter  
The Committee had NO OBJECTION to this application.
- EPF/1890/06**      **28 Greensted Road**      Certificate of lawfulness application for  
Mr J Bell      proposed conversion of garage to living  
accommodation  
The Committee NOTED this application.
- EPF/1936/06**      **1 High Silver**      Front extension to garage, rear balcony  
Graciela Schar      and new pitched roof over existing side  
extension  
The Committee OBJECTED to this application which is contrary to Policy DBE 9 (ii) of  
Epping Forest District Council's adopted Local Plan due to overlooking from the  
balcony.
- EPF/2004/06**      **6 Church Hill**      Grade II listed building application for the  
Mrs J Roberts      installation of new bilateral rails at front  
access (Revised application)  
The Committee had NO OBJECTION to this application.
- EPF/2006/06**      **144 Torrington Drive**      Single storey rear timber extension  
Mr & Mrs Harris  
Cllr Pearce left the meeting.  
The Committee had NO OBJECTION to this application.
- EPF/2008/06**      **35 Fallow Fields**      Erection of two storey rear extension  
Dr T Jayakumar  
The Committee had NO OBJECTION to this application but raised concerns about the  
possible loss of daylight to the adjoining houses. The Committee was unsure as to  
whether there were garages at the bottom of the garden as the plans were unclear.
- EPF/2024/06**      **2 Lower Park Road**      Demolition of existing house and erection  
Forest Homes      of 8 no. flats and parking (Revised  
application)  
The Committee reiterated its previous comments.
- EPF/2035/06**      **19 The Avenue**      Single storey side extension  
Daniel Beherall  
The Committee OBJECTED to this application which is contrary to Policy DBE 9 (i) of  
Epping Forest District Council's adopted Local Plan.
- EPF/2053/06**      **49 Harwater Drive**      Single storey side and rear extension  
Mr R W Barker  
The Committee had NO OBJECTION to this application.  
The Committee AGREED to suspend Standing Order number 1.4 and AGREED to  
conclude the meeting by 9.45 p.m.
- EPF/2057/06**      **27 The Crescent**      First floor addition to bungalow  
Mr & Mrs D Harper  
The Committee OBJECTED to this application which is contrary to Policies DBE 10 (i),  
(ii) & (a) of Epping Forest District Council's adopted Local Plan.

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**EPF/2065/06**      **35 Forest Road**      Part two storey, part single storey side  
Ms Thresher & Mr      extension  
Turner

The Committee had NO OBJECTION to this application.

**EPF/2066/06**      **6 Albion Hill**      Change of use to educational purposes as  
Oaklands School      part of Oaklands School

The Committee OBJECTED to this application on the grounds of traffic safety and cars parking on what is already a dangerous part of the road.

**EPF/2068/06**      **88 Lawton Road**      Certificate of lawfulness for the erection of  
Gary Maskell      rear dormer window roof extension as part  
of a proposed loft conversion

The Committee NOTED this application.

**PL82 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**PL83 Appeal Decisions by the Planning Inspectorate:**

The Appeal Decision by the Planning Inspectorate was NOTED.

Signed .....  
Date: 20<sup>th</sup> November 2006



**87.3 Notice of Appeal – EPF/1638/06 – 2A The Uplands – Demolition of existing bungalow and erection of new building containing five apartments and all associated works (Revised application) – Min. no. PL51.**

The Committee reiterated its previous comments.

**PL88 Planning Applications**

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

Cllr Pearce withdrew from the meeting.

**EPF/1812/06**      **Saint John The Baptist Church, Church Lane**      Erection of pole mounted illuminated church sign incorporating a noticeboard  
Catherine Bransgrove

The Committee had NO OBJECTION to this application.

Cllr Pearce rejoined the meeting.

**EPF/1961/06**      **Land adjacent to 1-9 Oakfields**      Erection of 6 no. residential units (flats) with associated parking (Revised application)  
Estuary Housing Association/Epping Forest District Council

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i), (ii) & (iii), DBE 3 (ii) & DBE 8 (iii) of Epping Forest District Council's adopted Local Plan and considered this to be overdevelopment and an unacceptably unattractive design.

**EPF/1988/06**      **17 Baldwins Hill**      Conversion of integral garage to habitable room and erection of rear conservatory  
A W Lawrie

The Committee had NO OBJECTION to this application.

**EPF/2029/06**      **9 Spareleaze Hill**      Single storey infill rear extension  
J M Patel

The Committee had NO OBJECTION to this application.

**EPF/2043/06**      **127 High Road**      Single storey rear extension and first floor rear extension  
Littlecroft Properties Ltd

Cllr Moore declared a personal interest in this item as he is a trustee of Lincoln Almshouses next door.

The Committee OBJECTED to this application which is contrary to Policy DBE 9 (i), (iii) and (iv) of Epping Forest District Council's adopted Local Plan.

**EPF/2071/06**      **49 Spring Grove**      Two storey side and rear extensions and alterations to front porch  
Mr & Mrs Shore

The Committee had NO OBJECTION to this application.

**EPF/2080/06**      **Dragons Nursery Road**      Grade II listed building application for the provision of a velux conservation roof-light to be inserted in the roof slope together with a gable window  
Mr & Mrs M Jaycock

The Committee had NO OBJECTION to this application.

**EPF/2087/06**      **105 Lower Park Road**      TPO 7/03; Oak: Crown reduce by 30%  
Mrs Dasey

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

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

**EPF/2088/06**      **1 Stanmore Way**      TPO 4/79; Horse Chestnut: Fell  
Mrs Church

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.

**EPF/2090/06**      **1 Ollards Grove**      Change of use of part of flat to enlarge  
Mr D Gibb      shop premises

The Committee had NO OBJECTION to this application.

Cllr Sheen withdrew from the meeting. Cllr Moore took the chair for the following item.

**EPF/2100/06**      **Epping Forest College,**      Reserved matters application for 270 no.  
**Borders Lane**      residential dwellings and associated  
Redrow Homes Eastern      infrastructure  
Ltd

Cllr Moore requested a time extension and the Committee AGREED to suspend Standing Order number 1.4 and AGREED to conclude the meeting by 10.00 p.m.

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) & (ii), DBE 2, DBE 3 (i), DBE 5 (ii) & (iii) a, DBE 7 (i) & (ii), DBE 8, DBE 9 (i), (ii) & (iii) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan. It felt this was overdevelopment of the site, there was an overbearing nature to the properties on Borders Lane, presenting a long walled effect of three storey properties with four storey properties at each end. There was an overbearing effect of three storey properties from the entrance in Borders Lane through to the furthest corner of the square. As only one vehicle entrance is indicated this is far too narrow for the inevitable amount of traffic that would use it. There were concerns that at the northern end of the site the three blocks of three storey dwellings were overlooking two storey buildings at Newmans Lane and Hatfields and there was a lack of amenity space for the residents of the apartments. If this application was to be granted the District Council was requested to enforce a S106 condition that a children's play area and a teenage amenity space be provided.

Cllr Sheen rejoined the meeting and resumed the chair.

**EPF/2103/06**      **18 Hill Top**      Certificate of lawfulness for a proposed  
Mr J Saunders      single storey rear extension and a dormer  
window in connection with a loft  
conversion

The Committee NOTED this application.

**EPF/2107/06**      **2 Hill Top Close**      Two storey rear extension, single storey  
Jane Dashwood      side extension, loft conversion with 2 no.  
dormers to front

The Committee AGREED to suspend Standing Order number 1.4 and AGREED to conclude the meeting by 10.05 p.m.

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1.4 and AGREED to conclude the meeting by 10.10 p.m. to enable it to comment on the Licensing Application Agenda item 8 before adjourning the meeting and deferred the remaining applications on the agenda to the next meeting.

**PL89 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**PL90 Appeal Decisions by the Planning Inspectorate:**

The Appeal Decision by the Planning Inspectorate was NOTED.

Cllrs Wixley, Pearce, Woods and Moore declared a personal but non-prejudicial interest in the following item due to comments received on this application from the Loughton Residents Association Planning Group.

Cllr Woods withdrew from the meeting.

**PL91 Licensing Applications**

The Committee OBJECTED to both the hours and alcohol licence for this application due to it being in a residential area which would cause a disturbance and the sale of alcohol would be inappropriate.

Cllr Woods rejoined the meeting.

Signed .....  
Date: 4<sup>th</sup> December 2006

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 4<sup>th</sup> December 2006 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

<b>Councillors:</b> P S Sheen (in the Chair)	B W Moore	J L Woods
R E Pearce	R Barrett	E C Murphy
M L Daniel		

**Also in attendance:**

**Councillor:** M R M A Chalk (until Min. no. PL96)

**Officer:** M A Burgess (Planning Committee Clerk)

**PL92 Apologies for Absence**

No apologies for absence were received.

**PL93 Confirmation of Minutes**

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

**PL94 Declarations of Interest**

Cllr Pearce declared a personal interest in EPF/2131/06 and 2132/06 as he is employed by the College on a casual basis and a personal and prejudicial interest in EPF/2212/06 as he is a friend of the applicant. Cllr Sheen declared a personal and prejudicial interest in EPF/2131/06 and EPF/2132/06 as he works at the College.

**PL95 Matters for Report**

**95.1 Amended Plans – EPF/1558/06 – 9-11 High Beech Road – Demolition of existing office and erection of three storey office – Min. no. PL59**

The Committee reiterated its previous objections.

**95.2 Notice of Appeal – EPF/1249/06 – 61 Hillcroft – Conversion of former residential extension to form 2 no. 1 bed apartments with associated parking – Min. no. PL28**

The Committee reiterated its previous objections.

Cllr Sheen declared a personal but non-prejudicial interest in the following item as his brother's house backs on to the school.

**95.3 CC/EPF/155/06 – St. John Fisher Catholic Primary School, Burney Drive – Installation of 2.4m high palisade fencing with pedestrian and vehicular access gates to the front of the school.**

The Committee had NO OBJECTION to this application.

**95.4 Appeal Hearing – EPF/13/06 – Land adjoining 26 Stony Path – Erection of two semi-detached residential dwellings.**

The Committee NOTED that the hearing for the above application will be held at Epping Forest District Council at 10.00 a.m. on Wednesday 13<sup>th</sup> December 2006.

**PL96 Planning Applications**

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

- EPF/2128/06**      **31 Southview Road**      Single storey rear extension  
C Sherrin  
The Committee had NO OBJECTION to this application.
- EPF/2138/06**      **Loughton Station**      Grade II listed building application for the  
Michael McCormack      installation of end barriers to the  
Westbound end of platforms 1 and 2  
The Committee had NO OBJECTION to this application.
- EPF/2147/06**      **3 Hill Top Place**      Loft conversion with front dormer windows  
Mr & Mrs N Thurbin  
The Committee had NO OBJECTION to this application.
- EPF/2154/06**      **55 Roundmead**      First floor side extension  
**Avenue**  
Mr & Mrs R Genis  
The Committee had NO OBJECTION to this application.
- EPF/2155/06**      **9 Lukinstone Close**      Conversion of single integral garage to  
Mr S Duffy      habitable accommodation  
The Committee had NO OBJECTION to this application.
- EPF/2156/06**      **2 Cloverleys**      Rear conservatory  
Mrs K Blackshaw  
The Committee had NO OBJECTION to this application.
- EPF/2157/06**      **76 Englands Lane**      First floor rear extension and single storey  
Mr Al Jones      side extension  
The Committee had NO OBJECTION to this application.
- EPF/2041/06**      **134 Church Hill**      Proposed forecourt car parking  
Knights Ltd  
The Committee OBJECTED to this application due to it being an increased danger to  
vehicles and pedestrians.
- Cllr Sheen withdrew from the meeting for the following two items. Cllr Moore took the  
chair.
- EPF/2131/06**      **Loughton Hall,**      Change of use to care home and removal  
**Rectory Lane**      of garages  
Mr Baldev Sohal  
The Committee OBJECTED to this application as it did not consider this building to be  
suitable for a care home.
- EPF/2132/06**      **Loughton Hall,**      Grade II listed building application for the  
**Rectory Lane**      change of use to care home and removal  
Mr Baldev Sohal      of garages  
The Committee OBJECTED to this application as it did not consider this building to be  
suitable for a care home.
- Cllr Sheen rejoined the meeting and resumed the chair.
- Cllr Chalk left the meeting.

**EPF/2134/06**      **66 Borders Lane**      Change of use to tattoo studio  
Jacqueline Jolliffe

The Committee had NO OBJECTION to this application.

Cllr Pearce, Barrett, Woods and Moore declared a personal but non-prejudicial interest in the following item due to comments received on this application from the Loughton Residents Association Planning Group.

**EPF/2136/06**      **3 Upper Park**      Erection of two storey and single storey  
Upper Park      side extension, front and side canopies to  
Developments Ltd      form a total of three (3) dwellings on the  
site

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) & (iv), DBE 10 (i), (ii) & (a) and DBE 11 of Epping Forest District Council's adopted Local Plan due to the property being made too large for the surrounding properties and that it is being changed into a terrace.

**EPF/2137/06**      **Davenant Foundation**      New disabled access passenger lift and  
**School, Chester Road**      bridge link  
Davenant Foundation  
School

The Committee had NO OBJECTION to this application.

**EPF/2140/06**      **51 Valley Hill**      Two storey side/rear extension and single  
Mr & Mrs Larr      storey rear extension (Revised  
application)

The Committee reiterated its previous comments.

**EPF/2167/06**      **Fratelli Deli Café,**      Retention of use for a mixed usage of  
**240 High Road**      class A1 and A3 use  
Fratelli Deli Café

The Committee OBJECTED to this application and regretted a further loss of another retail outlet. The Local Plan recommends a maximum of 30% of shops in the High Road should be for non-retail outlets.

**EPF/2202/06**      **Forest View,**      Conversion of roof space including front  
**Debden Lane**      dormer windows and false roof pitches  
Mr & Mrs Bloomfield

The Committee had NO OBJECTION to this application.

Cllr Pearce withdrew from the meeting for the following item.

**EPF/2212/06**      **7 Ashfields**      Erection of a wind turbine  
A P Mothew & L  
Mothew

The Committee OBJECTED to this application which is contrary to Policy DBE 9 (i) & (iv) of Epping Forest District Council's adopted Local Plan due to its visual impact and would be noisy and unattractive to the neighbours.

Cllr Pearce rejoined the meeting.

**EPF/2213/06**      **2 Crossfields**      Single storey side extension  
Epping Forest District  
Council – John Hays

The Committee had NO OBJECTION to this application but had concerns that the roof of the extension may become a balcony.

**EPF/2218/06**      **30 Station Road**      Loft conversion with rear dormer window,  
Mr P Tomlin      front porch and single storey rear  
extension

The Committee had NO OBJECTION to this application.

**EPF/2223/06**      **33 Fallow Fields**      Erection of a rear conservatory  
Mr & Mrs C Shah

The Committee had NO OBJECTION to this application.

**EPF/2226/06**      **10 Cleves Close**      Single storey side extension  
Ms J I Healy

The Committee had NO OBJECTION to this application.

**EPF/2231/06**      **Great Cedar,**      TPO 7/79: Selective reduction of Cedar  
**Pollards Close**      and Swamp Cypress  
Mrs Smith

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

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

**EPF/2235/06**      **1 Woodbury Hill**      TPO – CHI 2/68; 2 x Oak: 25% crown  
Mrs Long      reduction

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

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

**EPF/2243/06**      **11 The Broadway**      New corporate signage internally  
Lloyds TSB      illuminated fascia and two projecting signs

The Committee had NO OBJECTION to this application.

**EPF/2249/06**      **53 Queens Road**      Certificate of lawfulness for a proposed  
Mr & Mrs N Errington      rear dormer window and changes to the  
roof in connection with a loft conversion

The Committee NOTED this application.

**EPF/2260/06**      **26 Harwater Drive**      Two storey side and rear extension, single  
Mr D Goodhew      storey rear extension and loft conversion  
including rear dormer window

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) & (iii) and DBE 10 (i), (a) & (b) of Epping Forest District Council's adopted Local Plan and which it considered to be overdevelopment, as it was too large in comparison to other houses in the street.

**EPF/2261/06**      **14 Regents Place**      Two storey side extension  
Danny Clare

The Committee had NO OBJECTION to this application.

Cllrs Pearce, Barrett, Woods and Moore declared a personal but non-prejudicial interest in the following item due to comments received on this application from the Loughton Residents Association Planning Group.

**EPF/2263/06**      **Land to rear of 33 and 35 Spring Grove**      Reserved matters application for the erection of a detached four bedroom house fronting Summerfield Road  
Mr M Papworth

The Committee had NO OBJECTION to this application but were concerned about the lack of amenity space.

The Committee AGREED to suspend Standing Order number 1.4 and AGREED to conclude the meeting by 9.45 p.m.

**EPF/2267/06**      **Warren House, Manor Road**      New second floor roof extension and new glass extension to rear elevation with stair to basement  
Simon Broady

The Committee OBJECTED to this application which is contrary to Policy DBE 9 (i) & (iii) of Epping Forest District Council's adopted Local Plan and felt the new roof line would block the windows of adjacent buildings.

**EPF/2270/06**      **25 Alderton Hill**      Removal of condition 9 'balcony screening' on EPF/1801/03 for the demolition of existing building and erection of replacement three storey dwelling  
Mr & Mrs D Simcox

The Committee OBJECTED to this application which is contrary to Policy DBE 9 (ii) of Epping Forest District Council's adopted Local Plan due to overlooking of neighbouring properties and recommended a site visit.

**EPF/2274/06**      **8 Southernhay**      Single storey side extension above existing garage  
Melvin Aldrich

The Committee OBJECTED to this application which is contrary to Policy DBE 10 (b) of Epping Forest District Council's adopted Local Plan and felt the first floor extension was too close to the boundary and would prefer a 1m gap.

#### **PL97 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

#### **PL98 Licensing Applications**

The Committee strongly OBJECTED to this application due to the proximity of residents.

#### **PL99 Accounts for Payment:**

The following Accounts for Payment were APPROVED.

Cheque no.	Payee	Purpose	VAT	Gross Amount
3239	NALC	Training fees	19.25	129.25
3240	Route Signs Ltd	Alleyway name plates	43.27	247.24
DD	NatWest (credit card)	Diesel & supplies for MHall opening day	11.13	309.74
3241	Tim Moya Associates	Tree works at the Lindens	63.88	428.88
3242	G Vinning	Christmas lights maintenance		250.00
3243	NEWSQUEST (London) Ltd	Recruitment advertisement	207.59	1,393.84
3244	Essex County Council	Salt grit bins	346.15	2,324.15

3245	Kier London	Grant (re: Loughton Youth Project)		550.00
3246	Loughton High Road Town Centre Partnership	Grant for Christmas Lights		900.00
3247	Mrs J & Mr I Howes	Refund of security deposit MHall		250.00
3248	Citygate (London) Ltd	Office supplies for BCrt & KHall	5.95	39.97
3249	Able Group UK	Window repairs at MHall	132.12	887.12
3250	Mr Leslie Hall	Grave digging		355.00
3251	Royal Mail Group plc	Newsletter delivery		909.51
3252	Greenside Landscapes Ltd	Works at Kings Green	10.50	70.50
3253	Thames Water Utilities Ltd	Cemetery supply		63.28
3254	Cash	Reimburse petty cash	10.75	109.74

Signed .....

Date: 2<sup>nd</sup> January 2007



APP/J1535/A/01/0168168). The Committee considered that the comments made by the inspector on that occasion also applied to this application.

**103.5 Amended Plan – Staples Road Infant and Junior Schools – Min. no. PL4**

The Committee had NO OBJECTION to this application but requested that the fencing removed should be used elsewhere to replace incompatible fencing further south along the school boundary.

**PL104 Planning Applications**

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

<b>EPF/2377/06</b>	<b>10 Pump Hill</b> Mr J Borrett	Demolition of existing dwelling house and garage and construction of two houses (Revised application)
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The Committee NOTED the contents of letters of objection.

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

The Committee reiterated its previous comments which were: The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) & (ii), DBE 2 and HC6 of Epping Forest District Council's adopted Local Plan and would be detrimental to the Conservation Area which is directly adjacent.

<b>EPF/2003/06</b>	<b>53 Goldings Road</b> Mr V Hollis	Ground and first floor rear extensions
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The Committee had NO OBJECTION to this application.

<b>EPF/2058/06</b>	<b>25 Staples Road</b> Mr & Mrs Englebrecht	Side extension, new fence and gate
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The Committee had NO OBJECTION to the design but felt that the PVCu cladding was unacceptable in this conservation area.

<b>EPF/2153/06</b>	<b>58 The Crescent</b> Mr M J Maclean	First floor addition to existing bungalow to create a house
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The Committee OBJECTED to this application which is contrary to Policy DBE 10 (i) of Epping Forest District Council's adopted Local Plan due to the height of the building in comparison to surrounding properties.

<b>EPF/2165/06</b>	<b>Woodbury Hollow Cottages, Woodbury Hill</b> Mr & Mrs Holloway	Single/two storey side extensions and detached garage
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Cllrs Moore, Barrett and Pearce declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.

The Committee had NO OBJECTION but raised concerns that the construction could eventually lead to an application to build a habitable dwelling here. Therefore it would ask for a condition that it should only be used as a garage.

**EPF/2166/06**      **Woodbury Hollow Cottages, Woodbury Hill**      Grade II listed building application for a single/two storey side extensions and detached garage  
Mr & Mrs Holloway

Cllrs Moore, Barrett and Pearce declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.

The Committee had NO OBJECTION but would like sympathetic materials to be used and raised concerns that the construction of the garage could eventually lead to an application to build a habitable dwelling here. Therefore it would ask for a condition that it should only be used as a garage.

Cllr Pearce declared a personal and prejudicial interest in the following item due to being a friend of one of the applicant's neighbours at 34 Church Lane and withdrew from the meeting for the following item.

**EPF/2205/06**      **32 Church Lane**      Erection of attached garage with dormers to front and rear at first floor level  
Mr M Hatton

The Committee found the plans did not fit the description on the application and was unable to comment.

Cllr Pearce rejoined the meeting.

**EPF/2248/06**      **29 The Greens Close**      Single storey and two storey side and rear extensions  
Mr G Mallory

The Committee had NO OBJECTION to this application.

**EPF/2290/06**      **22 Avondale Drive**      Two storey side extension and first floor rear extensions (Revised application)  
Mr R Barratt

The Committee had NO OBJECTION to this application.

**EPF/2298/06**      **The Warren House, Epping New Road**      Grade II listed building application for internal works including replacement of central heating and intruder and fire detection systems  
Mr G Jefferys

The Committee had NO OBJECTION to this application.

Cllr Barrett withdrew from the meeting for the following item.

**EPF/2301/06**      **160 Forest Road**      Extension to vehicle crossover (Revised application)  
Mr & Mrs A Howell

The Committee had NO OBJECTION to this application.

Cllr Barrett rejoined the meeting.

**EPF/2306/06**      **Saint Marys Church**      Single and two storey extensions to church to provide new halls and facilities. Demolition of existing hall and formation of new car park (Alterations to planning approval EPF/556/05 in respect of an additional stairway)  
PCC of St Mary the Virgin Church

The Committee had NO OBJECTION to this application.

Cllr Moore requested a time extension and the Committee AGREED to suspend

Standing Order 1.4 and AGREED to conclude the meeting by 10.00 p.m.

**EPF/2309/06**      **18 High Beech Road**      Three storey rear extension  
Mr W Dowd

The Committee had NO OBJECTION to this application.

**EPF/2310/06**      **18A High Beech Road**      Three storey rear extension  
Mr R Reichelt

The Committee had NO OBJECTION to this application.

**EPF/2316/06**      **11 Connaught Avenue**      TPO/13/00 – Yew: Crown reduction and  
Philippa Gibbs      selective branch removal 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.

**EPF/2324/06**      **7 Broadstrood**      First floor rear extension  
Mr & Mrs Shah

The Committee had NO OBJECTION to this application.

**EPF/2327/06**      **22 Roundmead Avenue**      Certificate of lawfulness for a proposed  
Mr & Mrs P Rogers      loft conversion with a rear dormer  
window

The Committee NOTED this application.

**EPF/2335/06**      **37 Church Lane**      Side extension to form garage  
Paul Baker

The Committee had NO OBJECTION to this application.

**EPF/2342/06**      **1 Avondale Drive**      Two storey side and single storey rear  
Mr J Murphy      extensions

The Committee had NO OBJECTION to this application.

**EPF/2347/06**      **246 – 250 High Road**      Alteration of delivery curfew to between  
WM Morrison      the hours 06.00 until 23.00  
Supermarkets Plc

Cllrs Moore, Barrett and Pearce declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.

The Committee OBJECTED to this application on the grounds of the noise and disturbance that would be caused to nearby households and residents.

**EPF/2348/06**      **11 The Crescent**      Single storey rear ground floor extension  
Mr M Constantino

The Committee had NO OBJECTION to this application.

**EPF/2349/06**      **8 Ripley View**      Single storey side extension  
Mr & Mrs G Crawford

The Committee had NO OBJECTION to this application.

- EPF/2357/06**      **6 Hill Top Close**      Two storey side extension and single  
Peter & Lisa Perry      storey rear extensions with conservatory  
The Committee had NO OBJECTION to this application.
- EPF/2381/06**      **45 Fallow Fields**      Loft extension/conversion with front and  
Mr & Mrs S Perry      rear dormer windows  
The Committee had NO OBJECTION to this application.
- EPF/2384/06**      **Grassed verge on**      Telecommunications application for the  
**Traffic Island Junction**      erection of one 10m high freestanding  
**of Chigwell Lane and**      mock telegraph telecoms pole and  
**The Broadway**      associated cabinets  
Orange PCS Ltd  
The Committee OBJECTED to this application as it would be a traffic sighting hazard.
- EPF/2387/06**      **30 Spring Grove**      Rear first floor and single storey ground  
Mr & Mrs Sundler      floor extensions  
The Committee had NO OBJECTION to this application.
- EPF/2396/06**      **25 Highland Avenue**      Single storey side and rear extensions  
Mr & Mrs Handley      (Removal of existing conservatory and  
garage)  
The Committee had NO OBJECTION to this application.
- EPF/2397/06**      **8 Roundmead Avenue**      Single storey side extension  
Mr Everitt  
The Committee had NO OBJECTION to this application.
- EPF/2398/06**      **109 Colson Road**      Single storey front and two storey side  
O Bishop      extensions  
The Committee had NO OBJECTION to this application.
- EPF/2411/06**      **20 Sedley Rise**      Single storey rear infill extension  
Mr D Wilson  
The Committee had NO OBJECTION to this application.

**PL105 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**PL106 Appeal Decisions by the Planning Inspectorate:**

The Appeal decisions from the Planning Inspectorate were NOTED.

**Signed .....**  
**Date: 15<sup>th</sup> January 2007**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 15<sup>th</sup> January 2007 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P Sheen (in the Chair)                      R E Pearce                      B W Moore  
                          R Barrett    E C Murphy (from Min. no. PL109)  
                          J L Woods    M L Daniel

**Officer:**            M A Burgess (Planning Committee Clerk)

**PL107 Apologies for Absence**

No apologies for absence were received.

**PL108 Confirmation of Minutes**

The Minutes were NOT CONFIRMED as Cllr Pearce requested some amendments be made. The amended minutes will be put to the next meeting for agreement.

**PL109 Declarations of Interest**

Cllr Daniel declared a personal and prejudicial interest in EPF/2438/06 as he is a friend of the neighbour.

Cllr Murphy joined the meeting.

**PL110 Matters for Report**

**110.1 For information – East of England Plan – Min. no. PL20 –** The Committee NOTED the information provided by GO-East.

**110.2 For information – Licensing Applications – Min. no. PL98 –** The Committee was made aware that the Town Clerk had written to the Licensing Enforcement Officer at Epping Forest District Council regarding town council comments on Licensing Applications. It will be informed of the outcome at a later date.

**PL111 Planning Applications**

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

<b>EPF/1854/06</b>	<b>Loughton Station</b> London Underground Ltd	Grade II listed building application for brushed stainless steel communication posts and platform furniture
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The Committee had NO OBJECTION to this application.

<b>EPF/1861/06</b>	<b>7 Forest Road</b> Mr R Minchin	Erection of two 'lock up' single storey units/shops
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The Committee raised concerns about this being overdevelopment, the increased parking which would be caused due to more shops and safety concerns of the restricted access to No.7 that this would cause.

- EPF/2190/06**      **155 Forest Road**      Erection of sun deck  
Nicholas Horwood  
The Committee OBJECTED to this application which is contrary to Policy DBE 9 (ii) of Epping Forest District Council's adopted Local Plan on the grounds of overlooking.
- EPF/2313/06**      **5 Forest Way**      Alterations to front decking (reduced),  
Mrs C Pomfrett      erection of front canopy and conversion of  
garage to a habitable room  
The Committee had NO OBJECTION to this application.
- EPF/2322/06**      **Triangular Plot of**      Erection of a 2 metre high fence to  
**Land Adjoining**      boundary adjoining footpath and with  
**Oakwood Hill**      access gates  
**Industrial Estate**  
Robert Vaughan  
The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan due to the visual impact to neighbouring properties and the streetscene.
- EPF/2340/06**      **38 The Broadway**      Change of use from A1 to A3 use  
Freshwaters  
The Committee NOTED the contents of a letter of objection.  
  
Cllrs Moore, Barrett and Pearce and Woods declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.  
  
The Committee had NO OBJECTION to this application provided it falls within the percentage of non-retail outlets for The Broadway stated in the Local Plan and there is provision of adequate measures for the prevention of noise and smell.
- EPF/2341/06**      **14 Baldwins Hill**      First floor rear extension  
Ms R Brewster  
The Committee had NO OBJECTION to this application but raised concerns over the possible loss of daylight to neighbouring properties.
- EPF/2343/06**      **1 The Lanterns**      Single storey rear extension and rear  
Mr M Stephenson-Pope      dormer windows  
The Committee had NO OBJECTION to the extension but OBJECTED to the rear dormer windows due to overlooking which is contrary to Policy DBE 9 (ii) of Epping Forest District Council's adopted Local Plan.
- EPF/2404/06**      **35 Lower Road**      Two storey and single storey side and rear  
Ivor Crandon      extensions  
Cllr Pearce declared a personal & prejudicial interest in this item as he is a friend of the neighbouring objector and withdrew from the meeting.  
  
The Committee NOTED the contents of a letter of objection.  
  
The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) and DBE 10 (i),(a) & (b) of Epping Forest District Council's adopted Local Plan because of its imposing appearance, the visual impact on the streetscene and the terracing effect that would be caused.  
  
Cllr Pearce rejoined the meeting.

**EPF/2419/06**      **47 The Uplands**      Two storey side extension with two rear  
Mr Brooks      dormer windows  
The Committee had NO OBJECTION to this application but would like to see obscured glass used in a fixed casement window.

**EPF/2422/06**      **25 Pyrles Lane**      Two storey/single storey side and rear  
P Gates      extensions and garage  
The Committee had NO OBJECTION to this application.

**EPF/2424/06**      **1 and 1a Warren Hill**      Demolition of existing buildings and  
Warren Hill      erection of six detached dwellings and  
Development Company      associated works. Removal of section 52  
Ltd      agreement.  
The Committee NOTED the contents of a letter of objection.

Cllrs Moore, Barrett and Pearce and Woods declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) and DBE 2 of Epping Forest District Council's adopted Local Plan. It felt that there was one house too many and that No.6 should be removed as it was too close to Great Cedar. It also raised concerns about the loss of a nursing home when it believes there is already a shortage in the area.

**EPF/2437/06**      **22 Wellfields**      Single storey rear extension  
Mr & Mrs Coleing  
The Committee had NO OBJECTION to this application.

Cllr Daniel withdrew from the meeting for the following item.

**EPF/2438/06**      **6 Connaught Hill**      Demolition of existing chalet bungalow  
Mr & Mrs Thompson      and garage, erection of new two storey  
dwelling with garage and ancillary works,  
basement and attic space (Revised  
application)

The Committee NOTED the contents of a letter of objection.

Cllrs Moore, Barrett and Pearce and Woods declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.

The Committee had NO OBJECTION to this application.

Cllr Daniel rejoined the meeting.

**EPF/2448/06**      **48 Sedley Rise**      Rebuild existing single storey extension  
Mr S Odart      and extension to existing second floor  
dormer

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order 1.4 and AGREED to conclude the meeting by 9.45 p.m.

- EPF/2450/06**      **18 The Greens Close**      Single storey side/rear extension  
K Thompson  
The Committee had NO OBJECTION to this application.
- EPF/2451/06**      **103 Greensted Road**      Two storey side and rear extensions/loft  
Mr & Mrs Biagioni      conversion  
The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i), DBE 10 (i), (ii) & (a) of Epping Forest District Council's adopted Local Plan due to the visual impact of the rear dormer windows on the streetscene and the scale of the roof.
- EPF/2455/06**      **14 Broadstrood**      Single storey side/rear extension  
Mr & Mrs Shetty  
The Committee had NO OBJECTION to this application.
- EPF/2460/06**      **47 Alderton Hill**      Erection of front entrance gates, piers and  
Countrywide      railings (Revised application)  
Developments Ltd  
The Committee had NO OBJECTION to this application.
- EPF/2461/06**      **26 Millsmead Way**      Single storey side/rear extension (Revised  
Mr & Mrs Samuel      application)  
The Committee had NO OBJECTION to this application.
- EPF/2462/06**      **60 The Crescent**      Amendment to EPF/1918/06 to increase  
Mr & Dr Sheikh      rear extensions and change to roof shape  
The Committee had NO OBJECTION to this application.
- The Committee AGREED to suspend Standing Order 1.4 again and AGREED to conclude the meeting by 10.00 p.m.
- EPF/2467/06**      **66 Wellfields**      Extensions to front, side and rear and loft  
Mr K Singh      conversion with front and rear dormer  
windows  
The Committee OBJECTED to this application which is contrary to Policy DBE 10 (a) of Epping Forest District Council's adopted Local Plan due to this being an overdevelopment of the site.
- EPF/2472/06**      **64 Brooklyn Avenue**      First floor side extension and loft  
Mr & Mrs P Leahy      conversion with a rear dormer window  
The Committee had NO OBJECTION to this application.
- EPF/2478/06**      **100 Smarts Lane**      Certificate of lawful development for a  
Mrs J Barnet      proposed rear dormer window in a loft  
conversion  
The Committee NOTED this application.
- EPF/2484/06**      **Davenant Foundation**      New school sign  
**School**  
Christopher Morris  
The Committee had NO OBJECTION to this application.

**PL112 Decisions by Epping Forest District Council**

The Planning decisions from Epping Forest District Council were NOTED.

**PL113 Appeal Decisions by the Planning Inspectorate**

NOTED: APP/J1535/A/06/2020979/NWF – Site at J Sainsbury Plc, Old Station Road, Loughton – Extension of opening hours – granted.

**Signed .....**  
**Date: 29<sup>th</sup> January 2007**



**117.3 Amended plans – EPF/2100/06 – Epping Forest College – Reserved matters application for 268 no. residential dwellings and associated infrastructure – Min. no. PL88**

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) & (ii) of Epping Forest District Council's adopted Local Plan in respect of the three-storey blocks facing onto Borders Lane being overbearing. The Committee would like to see a Section 106 condition in place to provide a play area and teenage amenity space. It also felt that the area of green space onto Borders Lane did not appear to be any bigger than on the previous application.

Cllr Sheen rejoined the meeting and resumed the chair.

**117.4 Amended plans – CC/EPF/155/06 - St. John Fisher Catholic Primary School – Installation of 2.2m high palisade fencing with pedestrian and vehicular access gates to the front of the school – Min. no. PL95.3**

The Committee had NO OBJECTION to this application but had concerns with regard to No.6 gate having a security device which may cause a possible vehicle road blockage at this site.

**PL118 Planning Applications**

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

<b>EPF/1758/06</b>	<b>102 Englands Lane</b> Mrs S K Dheraj	Two storey rear extension and addition on front bay and porch
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The Committee had NO OBJECTION to this application.

Cllr Pearce, Barrett, Woods and Wixley declared a personal but non-prejudicial interest in the following item due to comments received on this application from the Loughton Residents Association Planning Group.

<b>EPF/2139/06</b>	<b>Loughton Lawn Tennis And Bowling Club</b> The Loughton Bowls Club	Extension to existing club house and erection of new dwelling (Resubmitted application)
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The Committee NOTED the contents of three letters of objection.

The Committee OBJECTED to this application which is contrary to Policy DBE 2 of Epping Forest District Council's adopted Local Plan due to the loss of open urban space, and found the plans to be inaccurate and misleading as they show a car park where in fact there is a tennis court.

<b>EPF/2314/06</b>	<b>168A High Road</b> Zak Catering Ltd	First floor self contained residential flat extension above restaurant
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The Committee OBJECTED to this application which is contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan due to the visual impact of this development on the streetscene which would cause it to be out of character with neighbouring properties.

<b>EPF/2401/06</b>	<b>3 Hillcrest Road</b> Dr Sunder Pathak	Single storey rear conservatory
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The Committee had NO OBJECTION to this application.

**EPF/2442/06**      **71 Goldings Road**      Single storey side extension and  
Dick Taylor      basement conversion  
The Committee had NO OBJECTION to this application.

Cllr Pearce, Barrett, Woods and Wixley declared a personal but non-prejudicial interest in the following item due to comments received on this application from the Loughton Residents Association Planning Group.

**EPF/2465/06**      **7 Albion Hill**      Two storey side extension to existing  
Mr & Mrs Bowman      residential home for the elderly  
(Resubmitted application)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to any loss of trees and hedges and reiterated its previous comments which were: The Committee OBJECTED to this application which is contrary to Policies DBE 9(i) & (ii), DBE 10 (i), (ii), (a) & (c) of Epping Forest District Council's adopted Local Plan.

**EPF/0006/07**      **35 The Crescent**      Single storey rear extension  
Martin & Julie Clark

The Committee had NO OBJECTION to this application.

Cllr Pearce, Barrett, Woods and Wixley declared a personal but non-prejudicial interest in the following item due to comments received on this application from the Loughton Residents Association Planning Group.

**EPF/0020/07**      **188-194 High Road**      Conversion of existing offices and  
EP Investments Ltd      extension to fourth floor to create a total of  
14 flats

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i), (ii), (iii) & (iv) and DBE 10 (i), (ii) & (a) of Epping Forest District Council's adopted Local Plan due to the height of the building being overbearing in comparison to other properties in the High Road and it would set a precedence for further developments of this kind.

**EPF/0021/07**      **Bank of England**      Temporary car park  
**Sports Ground,**  
**Langston Road**  
Laptzone Ltd

The Committee had NO OBJECTION to this application.

**EPF/0022/07**      **Britannia Club,**      New car park  
**Langston Road**  
Laptzone Ltd

The Committee OBJECTED to this application which is a loss of a recreational facility.

Cllr Pearce, Barrett, Woods and Wixley declared a personal but non-prejudicial interest in the following item due to comments received on this application from the Loughton Residents Association Planning Group.

**EPF/0029/07**      **24 Lower Park Road**      Three storey rear extension  
S D Pryke

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i), (ii) & (iii) and DBE 10 (ii) & (a) of Epping Forest District Council's adopted Local Plan and felt this development was too big.

**EPF/0031/07**      **Millbrook,**      First floor front extension  
**Summerfield Road**  
Shearward  
Developments Ltd

The Committee had NO OBJECTION to this application.

**EPF/0043/07**      **10 Westfield**      Single storey side extension incorporating  
Mr & Mrs Dawkins      new garage

The Committee had NO OBJECTION to this application.

**EPF/0045/07**      **Woodbury House,**      Demolition of three garden sheds and  
**Woodbury Hill**      replacement two new sheds (Revised  
Roger & Janet Leake      application)

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order 1.4 and AGREED to conclude the meeting by 9.45 p.m.

**EPF/0055/07**      **61 Southern Drive**      Two storey side and rear extensions,  
Mr N Creswell      single storey front and rear extensions  
and replacement garage

The Committee had NO OBJECTION to this application.

**EPF/0065/07**      **Warren House,**      New glass extension to rear elevation with  
**Manor Road**      stair to basement  
Simon Broady

The Committee had NO OBJECTION to this application.

**EPF/0088/07**      **36 Brook Road**      Infilling between two existing dormer  
Mr Royston Lambert      windows to the side elevation

The Committee had NO OBJECTION to this application.

**EPF/0104/07**      **26 Harwater Drive**      Two storey side and rear extension, single  
Mr D Goodhew      storey rear extension and loft conversion  
including rear dormer window (Revised  
application)

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) & (iii) and DBE 10 (a) of Epping Forest District Council's adopted Local Plan and which it considered to be overdevelopment, as it was too large in comparison to other houses in the street.

**EPF/0118/07**      **3 Ripley View**      Rear conservatory  
Mr & Mrs S Rabey

The Committee had NO OBJECTION to this application.

**PL119 Decisions by Epping Forest District Council**

The Planning decisions from Epping Forest District Council were NOTED.

**PL120 Appeal Decisions by the Planning Inspectorate**

NOTED: APP/J1535/A/06/2017537 – 26 Stony Path, Loughton – proposed development of 2 No. semi-detached residential dwellings – granted.

**Signed .....**  
**Date: 12<sup>th</sup> February 2007**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 12<sup>th</sup> February 2007 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)  
                   R Barrett                           M L Daniel                           B W Moore  
                   E C Murphy (from Min. no. PL125)                           R E Pearce  
                   J L Woods

**Officer:**           E K Walsh (Deputy Town Clerk)

**PL121 Apologies for Absence**

No apologies for absence were received.

**PL122 Chairman's announcement**

The Chairman reminded councillors that under Appendix C of the Standing Orders members of the public are permitted 3 minutes in which to address the committee and that there is no provision to allow for any extension of this time regardless of how much there is to say about an application.

**PL123 Confirmation of Minutes**

The minutes of the meeting held on the 29<sup>th</sup> January 2007 were CONFIRMED as a correct record and signed by the Chairman.

**PL124 Declarations of Interest**

No declarations of interest were made.

Cllr Murphy joined the meeting.

**PL125 Matters for Report**

**125.1 Notice of Appeal – EPF/0975/06 – 46 Pyrles Lane – Installation of an automated teller machine – Min. no. PL15**

The Committee reiterated its previous comments which were: The Committee had serious concerns about the placing of an ATM in an area where the lack of security measures in place to protect users of the machine would potentially make it a high risk area for criminal activity.

**PL126 Planning Applications**

<b>EPF/2436/06</b>	<b>297 High Road</b> David Clulow Opticians	Internally illuminated fascia panel
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The Committee had NO OBJECTION to this application.

<b>EPF/2466/06</b>	<b>Beech Farm, High Road</b> Charles French Charitable Trust	Reinstatement of barn for stabling of horses, including new roof and columns to front open side
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The Committee had NO OBJECTION to this application.

Cllrs Barrett, Pearce, Moore and Woods declared a personal but non-prejudicial interest in the following item due to comments received on this application from the Loughton Residents Association Planning Group.

**EPF/2492/06**      **108 Swanshope**      Conversion of part of garage to children's  
Mr R Handley      playroom

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**EPF/0091/07**      **107 Oakwood Hill**      Vehicle access  
Ms D Redmond

The Committee had NO OBJECTION to this application.

Cllrs Barrett, Pearce, Moore and Woods declared a personal but non-prejudicial interest in the following two items due to comments received on these applications from the Loughton Residents Association Planning Group.

**EPF/0102/07**      **Woodbury Hollow**      Alterations to fenestration in previously  
**Cottages, Woodbury**      approved (EPF 1097/86) two storey side  
**Hill**      extension and erection of detached  
J Holloway Esq      garage (Revised application)

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION but raised concerns that the construction could eventually lead to an application to build a habitable dwelling here. Therefore it would ask for a condition that it should only be used as a garage.

**EPF/0103/07**      **Woodbury Hollow**      Grade II listed building application for  
**Cottages, Woodbury**      alterations to fenestration in previously  
**Hill**      approved (EPF/1097/86) two storey side  
J Holloway Esq      extension and erection of detached  
garage (Revised application)

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION but would like sympathetic materials to be used and raised concerns that the construction of the garage could eventually lead to an application to build a habitable dwelling here. Therefore it would ask for a condition that it should only be used as a garage.

**EPF/0126/07**      **55 Felstead Road**      Certificate of lawful development for a  
Mr M Poulter      proposed rear dormer window in a loft  
conversion

The Committee NOTED this application.

**EPF/0134/07**      **69 Stonards Hill**      Single storey rear extension  
Mr B Ferrante

The Committee had NO OBJECTION to this application.

**EPF/0140/07**      **Grange Court, High**      TPO CHI 3/70; Several Ash and  
**Road**      Sycamore trees: 25% crown reduction to  
John Price & Co      all

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.

Cllrs Barrett, Pearce, Moore and Woods declared a personal but non-prejudicial interest in the following item due to comments received on this application from the Loughton Residents Association Planning Group.

<b>EPF/0146/07</b>	<b>1 Church Hill</b> Mrs McAuliffe & Mr & Mrs Austin	Demolition of existing building and erection of eight, two bedroom apartments in two blocks, with associated parking and landscaping (Revised application)
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The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) & (ii), DBE 2 and DBE 9 of Epping Forest District Council's adopted Local Plan. Recognising the site's proximity to the Conservation Area, it was considered that the revised proposal was out of character with the street scene and unsympathetic to the properties in The Uplands and the cricket pitch. The front building is too bulky and an overdevelopment of the site.

<b>EPF/0180/07</b>	<b>BMW/Mini Sytner Dealership, Langston Road</b> Sytner Properties Ltd	Illuminated fascia and freestanding signs
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The Committee had NO OBJECTION to the illuminated fascia sign but OBJECTED to the poster sign which it considered was too large and had the potential to be a distraction to motorists on the nearby motorway.

<b>EPF/0183/07</b>	<b>76 Englands Lane</b> Mr A I Jones	First floor rear extension and single storey rear extension to provide new entrance (Revised application)
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The Committee had NO OBJECTION to this application.

<b>EPF/0196/07</b>	<b>21 Roding Gardens</b> Mr H Sigrist & Ms L Sartori	Conversion of garage to habitable room and single storey rear extension
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The Committee had NO OBJECTION to this application.

#### **PL127 Decisions by Epping Forest District Council**

The Planning decisions from Epping Forest District Council were NOTED.

#### **PL128 Appeal Decisions by the Planning Inspectorate**

NOTED:

APP/J1535/A/06/2027158/WF – 42 Alderton Hill, Loughton – proposed development of private dwelling house for the proprietor of Beechlands – Granted.

APP/J1535/A/06/2026384/WF – 91 Willingale Road, Loughton – proposed development of first floor rear extension – Dismissed.

Signed .....  
Date: 26<sup>th</sup> February 2007

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 26<sup>th</sup> February 2007 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)

R Barrett

M L Daniel

R E Pearce

J L Woods

**Officer:** M A Burgess (Planning Committee Clerk)

**Also in attendance:**

**Councillor:** M R M A Chalk

D J Wixley

A number of members of the public (approx 25)

**PL129 Apologies for Absence**

Apologies for absence were received from Cllrs Moore and Murphy.

**PL130 Confirmation of Minutes**

The minutes of the meeting held on the 12<sup>th</sup> February 2007 were CONFIRMED as a correct record and signed by the Chairman.

**PL131 Declarations of Interest**

Cllr M Daniel declared a personal but non-prejudicial interest in EPF/0285/07 as he knows the family.

**PL132 Matters for Report**

**132.1 Alderton Infant & Junior School, Alderton Hall Lane – The construction of a single storey Children’s Centre housing “drop in” creche, consulting and training facilities, 44 full day care child places, along with the formation of a new car parking area, the installation of a vehicle safety barrier and the construction of a new secure external children’s play area.**

Cllrs Wixley, Barrett, Pearce and Woods declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.

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

The Committee AGREED to defer its decision to the next meeting.

**132.2 Staples Road Infant & Junior Schools, Staples Road – Min. no. PL4.2**

The Committee had NO OBJECTION to this application.

**PL133 Licensing Applications – Min. no. PL110.2**

The Committee NOTED the information provided by Epping Forest District Council, expressed its disappointment at the decision and would consult with EALC on this matter. Cllr Pearce requested that the committee all receive a copy of the letter sent to the town clerk.

**PL134 Planning Applications**

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

<b>EPF/0225/07</b>	<b>Pavement at side of no. 182 Roding Road/Avondale Drive</b> O2 UK Ltd	Telecommunications application for the installation of a 12.5m high column with equipment cabinets and associated apparatus
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Cllr Wixley, Barrett, Pearce and Woods declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.

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

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i), (ii) & (iii), DBE 2 & DBE 9 (i) & (iv) of Epping Forest District Council's adopted Local Plan as it felt that the siting of the mast spoils the streetscene, is out of character with the area and would be detrimental to the heavily used footway adjacent to the nature reserve. It also felt that the photo simulation is not a true representation, as the angle disguises the proximity of the neighbouring house. The application also gives an incorrect address.

<b>EPF/0159/07</b>	<b>Forest Casual Wear, 144 High Road</b> Mr Ian Plaster	Replacement of existing shop front
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The Committee had NO OBJECTION to this application.

<b>EPF/0251/07</b>	<b>34 Mornington Road</b> Mr & Mrs R Deamer	Two storey side and rear extension, rear single storey extension, front garage projection
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The Committee OBJECTED to this application unless the second floor of the extension has a 1m gap to the boundary to prevent a terracing effect.

<b>EPF/0267/07</b>	<b>22 Avondale Drive</b> Mr R Barrett	Two storey and part first floor side and rear extensions
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The Committee had NO OBJECTION to this application.

<b>EPF/0284/07</b>	<b>39 The Lindens</b> Mr P Harianayagam	Amendment to planning approval EPF/945/06 for a two storey rear extension and loft conversion
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The Committee had NO OBJECTION to this application but had concerns of possible overlooking from the balcony to the neighbouring property.

<b>EPF/0285/07</b>	<b>19 St Johns Road</b> Mr & Mrs Metcalfe	First floor extension and single storey front garage extension (Amendment to EPF/1459/06)
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The Committee had NO OBJECTION to this application.

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<b>EPF/0286/07</b>	<b>Loughton Community and Youth Centre, 106 Borders Lane</b> Loughton Town Council	Variation of condition 4 on EPF/2244/06 in relation to opening hours, to change to 8.00am – 11.00pm Monday-Thursday, 8.00am – 12.00pm (midnight) Friday, Saturday, Boxing Day, 8.00am – 10.30pm Sunday, 8.00am – 12.30am Christmas Eve and 8.00am – 1.00am New Years Eve
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The Committee NOTED this application but was unable to comment.

**PL135 Decisions by Epping Forest District Council**

The Planning decisions from Epping Forest District Council were NOTED.

The Committee NOTED the refusal of planning permission for EPF/2313/06 – 5 Forest Way but requested the clerk to communicate with Epping Forest District Council to inform it that it appears that the changes have been made contrary to its refusal.

**Signed .....**  
**Date: 12<sup>th</sup> March 2007**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 12<sup>th</sup> March 2007 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)      M L Daniel                      B W Moore  
                          E C Murphy                              R E Pearce  
                          D J Wixley (as substitute for J L Woods)

**Officer:**            M A Burgess (Planning Committee Clerk)

**Also in attendance:**

**Councillor:** M R M A Chalk (until Min. no. PL140)

2 members of the public

**PL136 Apologies for Absence**

Apologies for absence were received from Cllrs Woods and Barrett. The Planning Committee Clerk reported that Cllr D J Wixley had been nominated as Cllr J L Wood's substitute for this meeting.

**PL137 Confirmation of Minutes**

The minutes of the meeting held on the 26<sup>th</sup> February 2007 were CONFIRMED as a correct record and signed by the Chairman.

**PL138 Declarations of Interest**

No declarations of interest were made.

**PL139 Matters for Report**

**139.1 Notice of Appeal – EPF/1529/06 – J Sainsbury's Plc, Old Station Road – Variation of condition 17 of EPF/400/00 to revise delivery hours to 4.00am to 9.30pm Monday to Saturday and 7.00am to 5.00pm on Sundays – Min. no. PL45.**

Cllrs Wixley, Pearce, Moore and Chalk declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.

The Committee reiterated its previous comments which were: The Committee OBJECTED to this application due to unnecessary disturbance to local residents.

**139.2 Notice of Appeal – EPF/1799/06 – 34 Upper Park – Two storey front extension, installation of front dormer windows and loft conversion with rear dormer windows (Revised application) – Min. no. PL66.**

The Committee reiterated its previous comments which were: The Committee had NO OBJECTION to this application.

**139.3 EPF/0410/07 – Alderton County Junior and Infant School, Alderton Hall Lane – County Council application for the construction of a single storey Children's Centre housing a 'drop in' creche, consulting and training facilities, 44 full day care child places, along with the formation of a new car parking area, the installation of a vehicle safety barrier and the construction of a new secure external children's play area – Min no. PL132.1.**

Cllrs Wixley, Pearce, Moore and Chalk declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.

Cllr Murphy declared a personal but non-prejudicial interest in this item as she lives in the immediate area.

The Committee OBJECTED to this application which is contrary to Policy DBE 2 of Epping Forest District Council's adopted Local Plan as traffic and parking are already intolerable in this area and this will only add to it.

#### **139.4 Pre-application correspondence**

For information the Clerk informed the Chairman of some pre-application letters and plans that had been received. The committee would only need to comment on these when they come up on the applications list.

### **PL140 Planning Applications**

**EPF/0181/07      15 Appleton Road**      Single storey rear extension and two  
Mrs T Adeginir      storey side extension

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) and DBE 10 (i) & (b) of Epping Forest District Council's adopted Local Plan. It felt that the second storey of the side extension needed to be 1m back from the balcony to avoid a terracing effect.

**EPF/0195/07      197 The Broadway**      Alteration and extension to existing  
Mr R Allen      dwelling to provide 4 no. 2 bed flats

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i), DBE 10 (i), (ii) & (a) and DBE 11 (i) of Epping Forest District Council's adopted Local Plan as this produces a terrace from a row of semi-detached properties.

**EPF/0207/07      17 Colebrook Gardens**      Single storey rear, side and front  
Mr & Mrs M Hutchinson      extensions and demolition of store

The Committee had NO OBJECTION to this application.

**EPF/0261/07      8 Danbury Road**      Conversion of existing dwelling to form 2 x  
Mr F Grobler      three bedroom flats including loft  
conversion

Cllrs Wixley, Pearce, Moore and Chalk declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.

The Committee OBJECTED to this application which is contrary to Policy DBE 11 (ii) of Epping Forest District Council's adopted Local Plan as the first floor living room would be adjacent to the bedroom of the existing dwelling.

**EPF/0268/07      1 Newnham Close**      Two storey side and single storey rear  
Mr G Ridley      extensions

The Committee had NO OBJECTION to this application.

**EPF/0277/07      36 Brooklyn Avenue**      Demolition of existing garage and erection  
Mr & Mrs B Davis      of a single storey side extension

The Committee had NO OBJECTION to this application.

**EPF/0289/07      66 Tycehurst Hill**      Erection of a new dwelling (Revised  
Mr & Mrs Harvey      scheme)

The Committee had NO OBJECTION to this application.

**EPF/0295/07**      **62 Sedley Rise**      Single storey rear and side extensions  
Mr & Mrs Dhillon

The Committee had NO OBJECTION to this application.

**EPF/0313/07**      **St Mary's Church,**      TPO 9/99: Sycamore: Crown reduce by  
**High Road**      30%  
St Mary's Church  
Loughton Plc

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

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

**EPF/0315/07**      **9 Brooklyn Avenue**      Single storey side/rear extension  
Ms L Free

The Committee had NO OBJECTION to this application.

**EPF/0323/07**      **47 Avondale Drive**      First floor side extension  
Ms C Spelling

The Committee had NO OBJECTION to this application.

**EPF/0333/07**      **36 Brooklyn Avenue**      Certificate of lawful development for  
Mr & Mrs B Davis      proposed rear and side dormer windows  
in a loft conversion following removal of  
existing garage

The Committee NOTED this application.

**EPF/0339/07**      **127 High Road**      Change of use of existing ground floor  
Littlecroft Properties Ltd      area from A1 to A3

Cllrs Wixley, Pearce, Moore and Chalk declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.

The Committee OBJECTED to this application which is contrary to Policy DBE 9 (iv) of Epping Forest District Council's adopted Local Plan. It objected to the creation of more eateries and the additional parking problems that would be created.

**EPF/0377/07**      **Britannia Club,**      Creation of car park and relocation of  
**Langston Road**      existing tennis court and 5 a side football  
Lastzone Ltd      pitches (Revised application)

The Committee had NO OBJECTION to this application.

**EPF/0380/07**      **246 – 250 High Road**      TPO 5/81; Oak: height reduction to 4-4.5m  
Morrisons Stores

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.

Cllr Chalk left the meeting.

**EPF/0385/07**      **35 Sparelease Hill**      Two storey side and single story rear extension with balcony  
S Jennings

The Committee OBJECTED to this application which is contrary to Policy DBE 9 (ii) of Epping Forest District Council's adopted Local Plan and was concerned that the balcony may overlook the neighbouring property.

**EPF/0400/07**      **64 Alderton Hill**      First floor front and rear extensions, new roof with rooms in roof space with front and rear dormer windows (Revised application)  
Mr S Schaffer

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order 1.4 and AGREED to conclude the meeting by 9.40 p.m.

**EPF/0402/07**      **18 Goldings Rise**      Enlargement of existing first floor accommodation, new side extension accommodating swimming pool and replacement windows with sedum roof with solar panels  
Mr Fitz Hall

The Committee had NO OBJECTION to this application.

**EPF/0407/07**      **Mobile Phone Centre,**      Single storey rear extension to retail shop  
**273 High Road**  
Metropolitan & City  
Properties (Loughton)

The Committee had NO OBJECTION to this application.

**EPF/0421/07**      **103 Greensted Road**      Two storey side and rear extensions/loft conversion, with rear dormer windows (Revised application)  
Mr & Mrs Biagioni

The Committee had NO OBJECTION to this application.

**EPF/0422/07**      **32 Roding Gardens**      Rear conservatory  
Mr & Mrs Rogers

The Committee had NO OBJECTION to this application.

**EPF/0426/07**      **8 Longfield,**      Single storey, front garage extension  
**Nursery Road**  
Mr & Mrs J Tarrant

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) and DBE 10 (i) & (a) as it felt that the garage comes too far forward from the building line, possibly affecting the view of no. 9.

**EPF/0458/07**      **Woodbury House,**      Two x single side extensions, side dormer window and front porch  
**Woodbury Hill**  
Mr & Mrs R Leake

The Committee had NO OBJECTION to this application.

#### **PL141 141.1 Decisions by Epping Forest District Council**

The Planning decisions from Epping Forest District Council were NOTED.  
EPF/2313/06 – 5 Forest Way – The Planning Clerk reported that Epping Forest District Council was aware that work had been undertaken in contravention of the planning decision and would take the necessary action.

**141.2 Decisions by Essex County Council**

The Planning decision from Essex County Council was NOTED.

**PL142 Licensing Applications**

The Committee NOTED the application for a Premises Licence – 1 Central Stores, Oakwood Hill.

**Signed .....**  
**Date: 26<sup>th</sup> March 2007**

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 26<sup>th</sup> March 2007 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

<b>Councillors:</b>	P S Sheen (in the Chair)	R Barrett	M L Daniel
	B W Moore	E C Murphy	R E Pearce
	J L Woods		

**Officer:** M A Burgess (Planning Committee Clerk)

1 member of the public

**PL136 Apologies for Absence**

No apologies for absence were received.

**PL137 Confirmation of Minutes**

The minutes of the meeting held on the 12<sup>th</sup> March 2007, amended from those circulated to reflect that Cllr Chalk was in attendance until minute no. PL140 were CONFIRMED as a correct record and signed by the Chairman.

**PL138 Declarations of Interest**

Cllr Pearce declared a personal and prejudicial interest in EPF/0522/07 as the applicant attends his church and is well known to him.

**PL139 Matters for Report**

**139.1 Notice of Appeal – EPF/2424/06 – 1 and 1A Warren Hill, Loughton – Demolition of existing buildings and erection of six detached dwellings and associated works. Removal of section 52 agreement – Min. no. PL111.**

The Committee reiterated its previous comment which was: The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) and DBE 2 of Epping Forest District Council's adopted Local Plan. It felt that there was one house too many and that No.6 should be removed as it was too close to Great Cedar. It also raised concerns about the loss of a nursing home when it believes there is already a shortage in the area.

**139.2 Amended Plans – EPF/0020/07 – 188-194 High Road, Loughton – Conversion of existing offices and extension to fourth floor to create a total of 14 flats – Min. no. PL118.**

The Committee NOTED the contents of a letter of objection.

Cllrs Moore, Barrett and Pearce and Woods declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.

The Committee reiterated its previous comment which was:

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i), (ii), (iii) & (iv) and DBE 10 (i), (ii) & (a) of Epping Forest District Council's adopted Local Plan due to the height of the building being overbearing in comparison to other properties in the High Road and it would set a precedence for further developments of this kind. It also felt the overlooking aspect and scale is not in keeping with the current streetscene.

**139.3 Information received – EPF/380/07 – 246–250 High Road – TPO 5/81; Oak: height reduction to 4-4.5m – Min. no. PL140.**

Due to information received from Epping Forest District Council regarding this application, the Committee was ASKED to waive its objection in this instance due to the poor condition of the internal structure of the tree. This was AGREED.

**PL140 Planning Applications**

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

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

Cllr Pearce, Barrett, Woods and Wixley declared a personal but non-prejudicial interest in the following item due to comments received on this application from the Loughton Residents Association Planning Group.

<b>EPF/0444/07</b>	<b>258 High Road</b> Took Us A Long Time	Change of use of the ground floor unit 1, from Class A1 (dry cleaners) to Class A3 (restaurant with ancillary takeaway) to be used in conjunction with adjacent existing restaurant (unit 2). Installation of a new shop front, erection of a rear extension and installation of new ventilation/air conditioning equipment
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The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application which is contrary to Policy DBE 9 (iv) of Epping Forest District Council's adopted Local Plan as the ventilation/air conditioning equipment would cause smell and noise to nearby residents. The Committee felt that this application would be exceeding the 70/30% ratio of non-retail units which is contrary to the Local Plan, which states that there should be no more than two non-retail units together. There are already too many along this stretch which cause various problems with parking, customer noise, litter and general disturbance. The existing takeaway next door already causes problems. The Committee had NO OBJECTION to the extension or to the shop front.

<b>EPF/0283/07</b>	<b>1 The Fountains</b> Mr M & Mrs M Patel	Single storey rear and side extensions
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The Committee had NO OBJECTION to this application.

<b>EPF/0292/07</b>	<b>24 Roundmead Avenue</b> Angela & Mick Harrison	Single storey rear extension
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The Committee had NO OBJECTION to this application.

<b>EPF/0304/07</b>	<b>45 High Road</b> G R Shaw	Two storey rear extension and loft room and extension to garage at front
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The Committee OBJECTED to this application which is contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan due to the large flank wall and its visual aspect.

<b>EPF/0322/07</b>	<b>19 Albion Hill</b> Mr L Cummings	Single storey front and rear extensions
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The Committee had NO OBJECTION to this application.

**EPF/0330/07**      **2 Queens Road**      Retention of replacement garage and tool shed  
E J C Clark

The Committee had NO OBJECTION to this application.

**EPF/0442/07**      **148 High Road**      Change of use to A2 use  
Mrs Sue Hamit

The Committee OBJECTED to this application which is contrary to Policy TC4 of Epping Forest District Council's adopted Local Plan regarding 70/30% ratio of non-retail outlets being maintained.

**EPF/0467/07**      **30 Station Road**      Certificate of lawfulness for a proposed rear dormer window and hip to gable roof in connection with a loft conversion  
Mr P Tomlin

The Committee NOTED this application.

**EPF/0491/07**      **30 Spring Grove**      Rear first floor and single storey ground floor extensions (Revised application)  
Mr & Mrs Sundler

The Committee had NO OBJECTION to this application.

Cllr Pearce, Barrett, Woods and Wixley declared a personal but non-prejudicial interest in the following item due to comments received on this application from the Loughton Residents Association Planning Group.

**EPF/0499/07**      **19 Station Road**      Redevelopment of site to form six flats  
Mr & Mrs P Fox

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) & (ii), DBE 2, DBE 6 (ii), DBE 8 (iii) and DBE 9 (i) of Epping Forest District Council's adopted Local Plan due to the scale and form being out of character with the streetscene.

Cllr Pearce left the meeting for the following item.

**EPF/0522/07**      **16 Sedley Rise**      Single storey rear extension  
Mr A Bransgrove

The Committee had NO OBJECTION to this application.

Cllr Pearce rejoined the meeting.

**EPF/0531/07**      **10 Hill Top Close**      Single storey side extension  
Mrs R Turner

The Committee had NO OBJECTION to this application.

**EPF/0534/07**      **16 The Summit**      TPO 5/93; Pine: Fell  
Mrs D M Sparks

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.

**EPF/0543/07**      **32 Newnham Close**      Entrance canopy, double storey side extension to replace existing and single storey rear extension  
P Owers

The Committee had NO OBJECTION to this application.

**EPF/0556/07**      **3 Spareleaze Hill**      Two storey and single storey extensions to sides and rear, and loft conversion with front and rear dormer windows  
Mr & Mrs Ned Kelly

The Committee had NO OBJECTION to this application.

<b>EPF/0564/07</b>	<b>Land adj, Oakley Court, Hillyfields</b> Estuary Housing Association/Epping Forest District Council	Construction of 4 no. two bedroom flats with parking (Revised application)
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The Committee reiterated its previous comment which was:

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i), (ii) and (iii) of Epping Forest District Council's adopted Local Plan. It considered the design to be unattractive and inappropriate for the location. The plans are very much the same as the last application.

<b>EPF/0566/07</b>	<b>20 Albion Park</b> Anton French	TPO 37/88; Willow: crown reduce by 50%
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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.

#### **PL141 Decisions by Epping Forest District Council**

The Planning Decisions from Epping Forest District Council were NOTED.

#### **PL142 Licensing Applications**

The Committee OBJECTED to this application on behalf of a number of local residents who had written to Epping Forest District Council, due to it being in the vicinity of too many residents. This pub is already known for noise and disturbances during the day as well as in the evening and there are concerns about the use of outside facilities at night, which the committee understands has already breached previous licence enforcement notices.

#### **PL143 Appeal Decisions by the Planning Inspectorate**

NOTED:

APP/J1535/A/06/2031804/WF – 9 Hillyfields, Loughton – proposed development of a loft conversion with side and rear dormers – Dismissed.

#### **PL144 Accounts for Payment**

The following Accounts for Payment were APPROVED.

Cheque no.	Payee	Purpose	VAT	Gross Amount
3391	Tim Moya Associates	Tree works at WRPF	264.25	1,774.25
3392	Royal Mail	Postage		250.00
DD	NatWest (credit card)	Card fees		50.00
3393	Arwin Services	Cleaning BCrt, KHall & Brdway toilet	131.95	885.95
3394	Pinnacle Essex	Maintenance of WRPF	91.41	613.74
3395	Homebase Ltd	Supplies for WRPF, MHall & BCrt	3.20	21.55
3396	Citygate (London) Ltd	Supplies for MHall & BCrt	6.08	40.83
3397	SMS Cleaning Services	Window cleaning MHall		100.00
3398	Regional Waste Recycling Plc	Refuse collections at KHall, cemetery & MHall	44.04	295.44

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3399	E K Walsh	Reimburse cost of fabric for ATM tables		32.50
3400	Cash	Reimburse petty cash	6.24	46.37

Signed .....

Date: 10<sup>th</sup> April 2007

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Tuesday 10<sup>th</sup> April 2007 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

<b>Councillors:</b>	P S Sheen (in the Chair)	R Barrett	M L Daniel
	E C Murphy (from min. no PL147)		R E Pearce
	D J Wixley (as substitute for B W Moore)		J L Woods

**Officer:** M A Burgess (Planning Committee Clerk)

**PL145 Apologies for Absence**

Apologies for absence had been received from Cllr B W Moore. The Planning Clerk reported that Cllr D J Wixley had been nominated as Cllr B W Moore's substitute for this meeting.

**PL146 Confirmation of Minutes**

The minutes of the meeting held on the 26<sup>th</sup> March 2007 were amended in minute no. PL140 where "Wixley" was deleted and "Moore" inserted and in minute no. PL142 where "This pub" was deleted and replaced with "The Royal Oak Public House, Forest Road". The minutes had also been amended at minute no. PL144 from those circulated. The minutes were CONFIRMED as a correct record and signed by the Chairman.

Cllr E C Murphy joined the meeting.

**PL147 Declarations of Interest**

Cllr Sheen declared a personal and prejudicial interest in EPF/0675/07 as he works at the college. Cllr Murphy declared a personal interest in EPF/0675/07 as she lives nearby and Cllr Pearce declared a personal but non-prejudicial interest in EPF/0675/07 as he is employed by the college on a casual basis.

**PL148 Matters for Report**

**148.1 Notice of Appeal – EPF/2377/06 – 10 Pump Hill – Demolition of existing dwelling house and garage and construction of two houses (revised application) – Min. no. PL104.**

The Committee reiterated its previous comment which was:

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) & (ii), DBE 2 and HC6 of Epping Forest District Council's adopted Local Plan and would be detrimental to the Conservation Area which is directly adjacent.

**148.2 Licensing Application for The Royal Oak Public House – Min. no. PL142**  
– The Committee AGREED that Cllr Barrett would attend Epping Forest District Council's Licensing Meeting and speak on behalf of the council's Planning & Licensing Committee.

**PL149 Planning Applications**

<b>EPF/0252/07</b>	<b>20 Alderton Hill</b>	Replacement house
	Mr Sajad Sain	

The Committee reiterated its previous comment which was:

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i)

& (iii) and DBE 2 of Epping Forest District Council's adopted Local Plan. There were concerns about the suitability of the style with the street scene, the bulk of the proposed house and that the side elevation would have an adverse effect on the neighbouring property.

**EPF/0541/07**      **11 Nafferton Rise,**      Two storey rear extension  
**High Road**  
 Drs D & S Smith

The Committee had NO OBJECTION to this application.

**EPF/0565/07**      **Land adj, Saint Marys**      Erection of four dwellings with  
**Vicarage, Priory Road**      garaging/parking and access drive  
 Hampton Homes Ltd      (Revised application)

The Committee had NO OBJECTION to this application but was concerned about the trees, especially the oak, being preserved on the site for the future.

**EPF/0586/07**      **9 The Uplands**      Single storey side and front extension  
 Richard Mendoza

The Committee had NO OBJECTION to this application.

**EPF/0589/07**      **65A Alderton Hill**      Rear conservatory  
 Mr & Mrs Ayles

The Committee had NO OBJECTION to this application.

**EPF/0594/07**      **74 Alderton Hill**      Loft conversion with front and rear  
 D Hollingworth      dormer windows and two storey side  
 extension

The Committee had NO OBJECTION to this application.

**EPF/0598/07**      **39 Alderton Hill**      Single storey rear extension  
 Mr T Bansal

The Committee had NO OBJECTION to this application.

**EPF/0600/07**      **8 Hanson Close**      Erection of a side conservatory  
 Kelsey Howard

The Committee had NO OBJECTION to this application.

**EPF/0602/07**      **24 The Summit**      TPO 5/93; Cedar: selective crown lifting  
 Diocese of Chelmsford  
 – Richard Smith

Cllr Pearce declared a personal and prejudicial interest in this application as he knows the person that lives at this address.

Cllr Pearce left the meeting.

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

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

Cllr Pearce rejoined the meeting.

- EPF/0612/07**      **30 Station Road**      Front porch and single storey rear extension (Revised application)  
Mr P Tomlin
- The Committee had NO OBJECTION to this application.
- EPF/0621/07**      **66 Wellfields**      Extensions to front, side and rear and loft conversion with front and rear dormer windows (Revised application)  
Mr K Singh
- The Committee reiterated its previous comment which was:  
The Committee OBJECTED to this application which is contrary to Policy DBE 10 (a) of Epping Forest District Council's adopted Local Plan due to this being an overdevelopment of the site.
- EPF/0628/07**      **48 Oakwood Hill**      Single storey front porch extension  
Mr Carmelo Reina
- The Committee had NO OBJECTION to this application.
- EPF/0629/07**      **45 Sparelease Hill**      Demolition of existing detached house and construction of new dwelling (Revised application)  
London and City Properties PLC
- The Committee OBJECTED to this application which is contrary to Policies DBE 1 and DBE 9 (i), (ii) & (iii) of Epping Forest District Council's adopted Local Plan due to the rear elevations being too bulky, overlooking and the visual impact on the neighbours.
- EPF/0636/07**      **2A The Uplands**      Extension to existing bungalow and sub division to provide three apartments (Revised application)  
Michael Douglas & Jabhill Properties
- The Committee OBJECTED to this application which is contrary to Policy DBE 2 of Epping Forest District Council's adopted Local Plan due to the intensification of use of the property.
- EPF/0640/07**      **18 Upper Park**      TPO 3/70; Plane: Selective crown reduction and crown lift  
Mr Avmi
- The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.
- If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.
- EPF/0641/07**      **3 Potters Close**      TPO CHI 2/68; Yew: reduce crown spread by 50% and shape; Pear: deadwood and reduce crown spread by 30%  
Mr R E Gaffney
- 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.

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**EPF/0659/07**      **40 Station Road**      Certificate of lawful development for a  
Mr Vinod Patel      proposed outbuilding  
The Committee NOTED this application.

Cllr Sheen left the meeting.  
**EPF/0675/07**      **Epping Forest College,**      Telecommunications application for the  
**Borders Lane**      installation of 6 no. antennas, 4 no.  
Vodaphone      transmission link dishes, 1 no.  
equipment cabin electrical meter  
cabinet and ancillary development  
thereto, on the roof of the 'Middle  
Building' of the College  
The Committee had NO OBJECTION to this application.

Cllr Sheen rejoined the meeting.

**PL150 Decisions by Epping Forest District Council**

The Planning Decisions from Epping Forest District Council were NOTED.

Signed .....  
Date: 23<sup>rd</sup> April 2007

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 23<sup>rd</sup> April 2007 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)      R Barrett      M L Daniel  
                          B W Moore                              E C Murphy      R E Pearce  
                          D J Wixley (as substitute for J L Woods)

**Officer:**            M A Burgess (Planning Committee Clerk)

**PL151 Apologies for Absence**

Apologies for absence had been received from Councillor J L Woods. The Planning Committee Clerk reported that Councillor D J Wixley had been nominated as Councillor J L Woods substitute for this meeting.

**PL152 Confirmation of Minutes**

The minutes were amended from those circulated. The minutes were CONFIRMED as a correct record and signed by the Chairman.

**PL153 Declarations of Interest**

No declarations of interest were made.

**PL154 Matters for Report**

**154.1 Notice of Appeal – EPF/1754/06 – Land to the rear of 8 Connaught Avenue, Loughton, Essex - Erection of two storey detached house with partial basement (revised application) – Min no. PL66.**

The Committee reiterated its previous comment which was:

The Committee had NO OBJECTION to this application.

**154.2 Notice of Appeal – EPF/2267/06 – Warren House, Manor Road, Loughton, Essex – New second floor roof extension and new glass extension to rear elevation with stair basement – Min. no. PL96.**

The Committee reiterated its previous comment which was:

The Committee OBJECTED to this application which is contrary to Policy DBE 9 (i) & (iii) of Epping Forest District Council's adopted Local Plan and felt the new roof line would block the windows of adjacent buildings.

**PL155 Planning Applications**

<b>EPF/2082/06</b>	<b>15 Wellfields</b>	Two storey rear extension/garage extension
	Gary Hand	

The Committee had NO OBJECTION to this application.

<b>EPF/0424/07</b>	<b>2 Firs Drive</b>	First floor loft extension with dormer windows to front and rear, ground floor infill extension as replacement for existing conservatory/utility
	Mr E Donnellan	

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) & (ii) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan due to the side windows overlooking the neighbours and the proposed building being unattractive and out of keeping with the street scene.

**EPF/0520/07**      **89 High Road**      Demolition of existing house and  
Loughton Construction      erection of a block of ten, one bedroom  
Ltd      flats

Cllrs Pearce, Barrett, Moore and Wixley declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) & (ii), DBE 2 and DBE 9 (i) & (ii) of Epping Forest District Council's adopted Local Plan due to the building being too big and too high for the site which would dominate the area and spoil the amenity of forest land.

**EPF/0548/07**      **The Thomas Willingale**      Erection of courtyard extension for new  
**School, The Broadway**      utility hall  
Thomas Willingale  
School

The Committee had NO OBJECTION to this application.

**EPF/0572/07**      **11 Longfield**      Two storey side and rear extensions  
Mr & Mrs Adrian

The Committee had NO OBJECTION to this application.

**EPF/0619/07**      **15 Stony Path**      Two storey side extension and loft  
Mr & Mrs R Bishop      conversion with front and rear dormer  
window

The Committee had NO OBJECTION to this application.

**EPF/0646/07**      **21 Staples Road**      Loft conversion with rear dormers  
Mr B Higgins

Cllrs Pearce, Barrett, Moore and Wixley declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.

The Committee had NO OBJECTION to this application but would draw attention to the fact that this property may have had permitted development withdrawn.

**EPF/0658/07**      **38 & 40 Station Road**      Enlargement of approved basement  
Mr Vinod Patel

The Committee had NO OBJECTION to this application.

**EPF/0669/07**      **38 & 40 Station Road**      Extension to approved first floor plans  
Mr Vinod Patel      and addition of a conservatory to the  
rear of the ground floor extension

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i), DBE 10 (ii) & (a) of Epping Forest District Council's adopted Local Plan due to it being an overdevelopment of the site.

**EPF/0670/07**      **23 Pyrles Lane**      Certificate of lawfulness for a proposed  
Mr & Mrs Humphreys      hipped to gable roof alteration, rear  
dormer window in a loft conversion and  
a single storey rear extension

The Committee NOTED this application.

- EPF/0672/07**      **129 Pyrles Lane**      Change of use to a mixed use of  
Anthony William      residential and Class B1  
Bickford
- The Committee OBJECTED to this application which it found to be inappropriate in a residential building.
- EPF/0683/07**      **1 Steeds Way**      Two storey side extension in place of  
Ms J Webster      demolished garage and loft conversion  
with additional front and rear dormer  
windows
- The Committee had NO OBJECTION to this application.
- EPF/0704/07**      **The Willows,**      First floor side extension  
**Pollards Close**  
Mr & Mrs G Hilditch
- The Committee had NO OBJECTION to this application.
- EPF/0712/07**      **6 Connaught Avenue**      Erection of conservatory, rebuilding  
Mr H Winston      existing single storey/part two storey  
extension as two storey extension with  
rooms in roof and room over garage
- The Committee had NO OBJECTION to this application.
- EPF/0716/07**      **7 Richmond Park**      Single storey rear and side extensions  
Mr D & Mrs D S Ciccone
- The Committee had NO OBJECTION to this application.
- EPF/0727/07**      **Forest Lodge,**      Two storey side extension  
**1 Fairmeadside**  
Dr S Redia & Dr S K  
Sunkara
- The Committee had NO OBJECTION to this application.
- EPF/0734/07**      **13 Newnham Close**      Certificate of lawful development for a  
Mr & Mrs Fraser Hall      proposed rear and side dormer window  
extensions in a loft conversion
- The Committee NOTED this application.
- EPF/0736/07**      **60 Goldingham**      Single storey front and side extensions  
**Avenue**  
Mr V Savill
- The Committee had NO OBJECTION to this application.
- EPF/0741/07**      **Corran,**      Two storey side and front extensions  
**Steeds Way**  
Mr & Mrs Pope
- The Committee had NO OBJECTION to this application.
- EPF/0761/07**      **Sir Winston Churchill,**      Erection of a timber/steel shelter to rear  
**The Broadway**      patio with lights and heaters  
Spirit Group Plc
- Cllrs Pearce, Barrett, Moore and Wixley declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.

The Committee had NO OBJECTION to this application provided it conforms to current regulations and no extra facilities are fitted, for example, lights and PA systems.

**PL156 Decisions by Epping Forest District Council**

The Planning Decisions from Epping Forest District Council were NOTED.

**PL157 Decisions by Essex County Council**

The Planning Decisions from Essex County Council were NOTED.

**PL158 Appeal Decisions by the Planning Inspectorate**

NOTED:

APP/J1535/A/06/2027891/WF – 61 Hillcroft, Loughton, Essex – Conversion of former residential extension to form 2 one bedroom apartments with associated parking – Granted.

APP/J1535/A/06/2027876/NWF – 2A The Uplands, Loughton – Demolition of existing bungalow and the erection of a new building containing five apartments and all associated works – Dismissed.

Signed .....

Date: 8<sup>th</sup> May 2007

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Tuesday 8<sup>th</sup> May 2007 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)      R Barrett      M L Daniel  
                          B W Moore                              E C Murphy      R E Pearce  
                          D J Wixley (as substitute for J L Woods)

**Officer:**            M A Burgess (Planning Committee Clerk)

**PL159 Apologies for Absence**

Apologies for absence had been received from Councillor J L Woods. The Planning Committee Clerk reported that Councillor D J Wixley had been nominated as Councillor J L Woods' substitute for this meeting.

**PL160 Confirmation of Minutes**

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

**PL161 Declarations of Interest**

Cllr Barrett declared a personal and prejudicial interest in EPF/0321/07 as he knew the applicant and Cllr Pearce declared a personal and prejudicial interest in EPF/2212/06 as the applicant was a friend.

**PL162 Matters for Report**

Cllr Pearce left the meeting for the following item.

**162.1 Notice of Appeal – EPF/2212/06 – 7 Ashfields, Loughton, Essex – Erection of a wind turbine – Min. no. PL96.**

The Committee reiterated its previous comment which was:

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (i) & (iv) of Epping Forest District Council's adopted Local Plan due to its visual impact and would be noisy and unattractive to the neighbours.

Cllr Pearce rejoined the meeting.

**162.2 Amended plan – EPF/0304/07 – 45 High Road, Loughton – Two storey rear extension and loft room and extension to garage at front – Min. no. PL140.**

The Committee reiterated its previous comment which was:

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan due to the large flank wall and its visual aspect.

**162.3 Amended Plans – EPF/0646/07 – 21 Staples Road – Loft conversion with rear dormers – Min. no. PL155.**

The Committee had NO OBJECTION to this application.

**162.4 Amended Plans – EPF/0511/07 – 18 Hill Top Close – First floor extension above existing garage – Min. no. PL163.**

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) and DBE 10 (a) of Epping Forest District Council's adopted Local Plan due to the side extension being out of proportion to the existing property.

**PL163 Planning Applications**

**EPF/0010/07**      **2 Forest Way**      Loft conversion with a rear dormer window  
Mr P Pomfrett

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) & (ii) of Epping Forest District Council's adopted Local Plan due to the visual impact in a conservation area and the proximity to nearby houses. The site plan had significant details missing i.e. no houses shown in Ashley Grove.

**EPF/0222/07**      **32 The Uplands**      Two storey side extension  
David & Jacqui Marks

The Committee had NO OBJECTION to this application.

Cllr Barrett left the meeting for the following item.

**EPF/0321/07**      **185 Smarts Lane**      Two storey side extension with a sub basement garage/store  
Mr R Woodland

The Committee had NO OBJECTION to this application.

Cllr Barrett rejoined the meeting.

**EPF/0511/07**      **18 Hill Top Close**      First floor extension above existing garage  
Mr & Mrs Rooney

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) and DBE 10 (a) of Epping Forest District Council's adopted Local Plan due to the side extension being out of proportion to the existing property.

**EPF/0630/07**      **New Oak Lodge, Englands Lane**      Erection of dwelling in lieu of bungalow and garages  
Mr E J Furze

The Committee had NO OBJECTION to this application but was concerned that no trees should be damaged or removed and as a precaution recommended TPO's be put in place.

**EPF/0632/07**      **34 Stanmore Way**      Enlargement of approved car port and alterations to height and width of approved street front gable  
Mr B Greene

The Committee had NO OBJECTION to this application.

**EPF/0643/07**      **28 Roundmead Avenue**      Single storey rear extension  
Mr & Mrs Rafferty

The Committee had NO OBJECTION to this application.

**EPF/0707/07**      **2 Westfield**      CHI/01/72 – Eucalyptus – remove two limbs  
Mr Sergeant

The Committee had NO OBJECTION to this application.

Cllr Sheen declared a personal but non-prejudicial interest in the following item as he knows the owner slightly.

**EPF/0714/07**      **Nu Bar, 153 High Road**      Installation of 1 awning and 1 canopy  
Greene King

Cllrs Pearce, Barrett, Moore and Wixley declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (i) and (iv) of Epping Forest District Council's adopted Local Plan due to the visual impact. It would be inappropriate for the area and would encourage patrons to gather on the pavement which could cause a disturbance.

**EPF/0750/07**      **268 High Road**      New shop front and glazing  
Papa John's (GB) Ltd

The Committee had NO OBJECTION to this application.

**EPF/0751/07**      **268 High Road**      New illuminated projecting sign and  
Papa John's (GB) Ltd      two new illuminated fascia signs

The Committee had NO OBJECTION to this application.

**EPF/0760/07**      **76 Queens Road**      Loft conversion with a rear dormer  
Mr M D Homer      window with increased ridge height  
and a two storey front extension

The Committee had NO OBJECTION to this application.

**EPF/0765/07**      **12A Alderton Close**      Part single storey, part two storey  
Mr A Hare      extensions on three sides including  
conservatory

The Committee had NO OBJECTION to this application.

**EPF/0788/07**      **17 Campions**      Single storey rear extension  
Mr & Mrs Callagher

The Committee had NO OBJECTION to this application.

**EPF/0789/07**      **24 Meadow Road**      Two storey rear extension  
D Blanchet & F  
Carbonaro

The Committee had NO OBJECTION to this application if it matched the adjoining house at no.22.

**EPF/0798/07**      **24 Brook Road**      Two storey side and rear extension,  
Mr I Matharu      loft conversion and porch and  
detached garage

The Committee had NO OBJECTION to this application.

**EPF/0806/07**      **11A Woodland Road**      Two storey rear and single storey  
Mr L Medhurst      rebuilt side extension

The Committee had NO OBJECTION to this application.

**EPF/0819/07**      **22 Albion Hill**      Replacement dwelling  
Mr T Breyer

The Committee had NO OBJECTION to this application.

**EPF/0820/07**      **40 The Broadway**      Certificate of lawfulness for existing  
Tony S Parker      A3 and A5 uses (ie restaurant/café  
and hot food take away)

The Committee NOTED this application.

**EPF/0826/07**      **The Barn,**      Erection of a single storey infill  
**Clays Lane**      extension  
Mr & Mrs I Harris

The Committee had NO OBJECTION to this application.

**EPF/0830/07**      **5 Richmond Park**      Alterations to previous approval  
I S Kalkat      EPF/829/05 for the construction of  
dormer windows to roof

The Committee had NO OBJECTION to this application.

**EPF/0836/07**      **22 Station Road**      Erection of porch, two storey side  
Trevor & Deborah      extension, alteration to side and rear  
Shulton      elevations

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1.4 and AGREED to conclude the meeting by 9.45 p.m.

**EPF/0837/07**      **22 St Johns Road**      Ground floor and first floor extensions  
Mr & Mrs G Fuller      to rear and side. Ground floor  
extension to front with balcony over.  
Extension to front ground floor for  
garage. Loft conversion and roof  
alterations to main roof

The Committee had NO OBJECTION to this application.

**EPF/0839/07**      **34 Lushes Road**      Two storey side extension  
Mr John Carlin & Mrs S  
Carlin

The Committee OBJECTED to this application which was contrary to Policy DBE 10 (i) of Epping Forest District Council's adopted Local Plan due to the second floor being built to the boundary with the potential of a terracing effect.

**EPF/0849/07**      **160 Roding Road**      Single storey rear extension  
Carl & Carmen Beckett  
Edwards

The Committee had NO OBJECTION to this application.

**EPF/0854/07**      **118 Roding Road**      Removal of existing shopfront and  
Paul Mellis      installation of a new aluminium  
shopfront and shutters with electric  
door to pharmacy (and manual door  
to hairdressing salon above). Internal  
alterations including ramp

Cllrs Pearce, Barrett, Moore and Wixley declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Planning Group.

The Committee had NO OBJECTION to this application and was glad to see lattice shutters rather than solid.

**EPF/0856/07**      **118 Roding Road**      Illuminated fascia sign to shopfront  
Paul Mellis      and internally illuminated projecting  
pharmacy green cross box sign

The Committee had NO OBJECTION to this application.

**EPF/0861/07**      **6 Priory Road**      Side and rear extensions and a loft  
Mr & Mrs James Hill      conversion with front, side and rear  
dormers

The Committee had NO OBJECTION to this application.

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**EPF/0863/07**      **35 Sparelease Hill**      Two storey side and single storey rear  
S Jennings      extension (Revised application)  
The Committee had NO OBJECTION to this application.

**PL164 Decisions by Epping Forest District Council**

The Planning Decisions from Epping Forest District Council were NOTED.

**PL165 Appeal Decisions by the Planning Inspectorate**

NOTED:

APP/J1535/A/06/2030241/WF – Land adjacent to 18 Dunmow Close, Loughton – proposed development of a two-bedroom detached house – Dismissed.

The Committee AGREED to suspend Standing Order number 1.4 and AGREED to conclude the meeting by 9.50 p.m.

**PL166 Licensing Applications**

**166.1** The Committee NOTED the application for 36 – 38 Pyrles Lane, Loughton, Essex, IG10 2NN.

**166.2 For information – Licensing Application for The Royal Oak Public House – Min. no. PL142.**

The clerk reported that Epping Forest District Council had informed her that the application had been withdrawn.

Signed .....

Date: 21<sup>st</sup> May 2007