

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 21st May 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	J L Woods

Officer: M A Burgess (Planning Committee Clerk)

2 members of the public

PL167 Apologies for Absence

Apologies for absence had been received from Councillor R Barrett.

PL168 Confirmation of Minutes

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

PL169 Declarations of Interest

Councillors Pearce and Woods declared a personal but non-prejudicial interest in EPF/0702/07 due to comments received from the Loughton & District Historical Society of which they are both members.

PL170 Matters for Report

170.1 Amended plan and description – EPF/0736/07 – 60 Goldingham Avenue – Single storey front extensions – Min. no. PL155.

The Committee had NO OBJECTION to this application.

170.2 Amended description – EPF/0820/07 – 40 The Broadway – Change of use from A1 to A3 and A5 uses (i.e. restaurant/café and hot food take away) – Min. no. PL163.

The Committee had NO OBJECTION to this application but as usual would expect the ratio of non-retail units to be kept to 30%.

170.3 Notice of Appeal – EPF/1160/06 – Land to the rear of 25 Staples Road – Erection of 3 bedroom dwelling house – Min. no. PL51.

The Committee strongly OBJECTED to this application and reiterated its previous comment which was:

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.

170.4 Notice of Appeal – EPF/1791/06 – 121 Roding Road – Change of use from A1 to A2 – Min. no. PL66.

The Committee reiterated its previous comment which was:

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

170.5 For information – EPF/1345/06 – The Loughton Bowls Club, Eleven Acre Rise – Min. no. PL103.4.

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

170.6 Amended plan – EPF/0854/07 – 118 Roding Road – Removal of existing shopfront and installation of a new aluminium shopfront and shutters with

electric door to pharmacy (and manual door to hairdressing salon above). Internal alterations including ramp – Min. no. PL163.

The Committee had NO OBJECTION to this application.

170.7 For information – EPF/0424/07 – Firs Drive – Min. no. PL155.

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

PL171 Planning Applications

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

The Committee AGREED to bring forward the following item, EPF/0937/07, as members of the public were interested in this application.

EPF/0937/07	18 Hill Top Mr James Saunders & Miss Claire Howling	Two storey side extension for a new garage and utility room with first floor study over
--------------------	--	---

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) and DBE 10 (i), (ii) and (b) of Epping Forest District Council's adopted Local Plan due to the second floor being built to the boundary which would cause a terracing effect which should be avoided.

EPF/0624/07	101 Barrington Road Rachael & John Leech	Single storey front extension to join front porch
--------------------	--	---

The Committee had NO OBJECTION to this application.

EPF/0692/07	6 Hampton Mead Mrs P Almond	Two storey extension (Revised application)
--------------------	---------------------------------------	--

The Committee had NO OBJECTION to this application.

Cllrs 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/0702/07	3 Staples Road Ms I Lawrence	Single storey front extension and construction of two side dormer windows
--------------------	--	---

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) & (ii), DBE 10 (i), (ii) & (a), HC 6 and HC 7 (i) of Epping Forest District Council's adopted Local Plan due to the proposal not being of a sufficient standard to reflect the importance of the building and would be detrimental to the conservation area.

EPF/0809/07	Abridge Motor Group, Langston Road Appleyard Motor Company Ltd	Reduce area of first floor workshop, to include new parts departments area and associated offices and toilets. Insertion of 5 new windows and 1 roller shutter door
--------------------	---	--

The Committee had NO OBJECTION to this application.

EPF/0885/07	34 Mornington Road Mr & Mrs R Deamer	Two storey side and rear extension, rear single storey extension, front garage projection (Revised application)
--------------------	--	---

Relating to the rear part of the second storey extension, the Committee reiterated its previous comment which was:

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.

- EPF/0893/07** **22 Rochford Avenue** Erection of a satellite dish
Mr Mark Kelsey
The Committee had NO OBJECTION to this application.
- EPF/0903/07** **8 The Avenue** Two storey side and single storey rear
Mr T Cross extensions and loft conversion
The Committee had NO OBJECTION to this application.
- Cllrs 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/0911/07** **Land to rear of 33 and 35 Spring Grove** Erection of a detached four bedroom house fronting Summerfield Road
M P Properties Ltd
The Committee had NO OBJECTION to this application.
- EPF/0913/07** **49 Hill Top** Certificate of lawfulness for a single
Mr & Mrs Adams storey rear extension
The Committee NOTED this application.
- EPF/0921/07** **10 Spring Grove** Two storey rear and single storey side
Ms K Fry extensions
The Committee had NO OBJECTION to this application but raised concerns about the window in bedroom 3 overlooking the neighbouring property.
- EPF/0928/07** **82 Tycehurst Hill** Second floor side extension
Mr P Minhas
The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan as the style of the proposal did not seem to enhance the appearance of the building.
- EPF/0934/07** **71 Goldings Road** Single storey side extension and
Dick Taylor basement conversion (Revised application)
The Committee had NO OBJECTION to this application.
- EPF/0938/07** **52 Roding Road** Single storey rear extension
Mr G Poole
The Committee had NO OBJECTION to this application.
- EPF/0945/07** **49 The Crescent** First floor side extension and loft
Mr E Miller conversion with rear dormer window
The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) and DBE 10 (i), (ii), (a) and (b) due to the second storey extension being up to the boundary causing a terracing effect and the dormers and roofline being out of scale and out of keeping with the adjoining buildings.
- EPF/0948/07** **Copper Beech, Pollards Close** Single storey rear extension, loft
Mr & Mrs Sparke conversion with dormer windows to front and rear elevations
The Committee had NO OBJECTION to this application.

- EPF/0949/07** **23 Pyrles Lane** Single storey rear extension
Mr & Mrs S Humphreys
The Committee had NO OBJECTION to this application.
- EPF/0955/07** **1 Baldwins Hill** Two, first floor side extensions
Mr P Runacres
The Committee had NO OBJECTION to this application.
- EPF/0958/07** **42 Avondale Drive** Two storey rear extension
Mr P McCullagh
The Committee had NO OBJECTION to this application.
- EPF/0969/07** **Former Bank of
England Sports
Ground (Britannia
Sports and Leisure
Club), Langston Road** Retention of two full size grass football
pitches, the provision of 11 no. '5 a
side' astro turf pitches with temporary
inflatable surround and flood lighting.
(The eleventh pitch to have
embankment surround)
Britannia Sports and
Leisure Club
- The Committee had NO OBJECTION to this application but was concerned about possible light pollution and suggested that the lights be switched off by 10.00pm.

PL172 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL173 Appeal Decisions by the Planning Inspectorate

NOTED:

APP/J1535/A/07/2033236/NWF – East 15 Acting School, Rectory Lane, Loughton – proposed development of 2 no. temporary buildings to act as rehearsal studios – Dismissed.

PL174 Licensing Applications

174.1 The Committee NOTED the application for Britannia Football Academy, Langston Road, Loughton, Essex, IG10 3TN.

174.2 The Committee NOTED the application for Marks and Spencer Simply Food, 161 – 163 High Road, Loughton, IG10 4LF.

Signed

Date: 4th June 2007

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4th June 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 J L Woods
D J Wixley (as substitute for R E Pearce)

Officer: M A Burgess (Planning Committee Clerk)

PL167 Apologies for Absence

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

PL168 Confirmation of Minutes

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

PL169 Declarations of Interest

Councillor Moore declared a personal but non-prejudicial interest in EPF/1118/07 due to being a governor of the school and having given the school advice, Councillor Wixley declared a personal and prejudicial interest in this item as he is a governor of the school.

PL170 Matters for Report

170.1 Notice of Appeal – EPF/2309/06 – 18 High Beech Road – Three storey rear extension – Min. no. PL104.

The Committee reiterated its previous comment which was:
The Committee had NO OBJECTION to this application.

170.2 Notice of Appeal – EPF/2310/06 – 18A High Beech – Three storey rear extension – Min. no. PL104.

The Committee reiterated its previous comment which was:
The Committee had NO OBJECTION to this application.

170.3 Notice of Appeal – EPF/2381/06 – 45 Fallow Fields – Loft extension/ conversion with front and rear dormer windows – Min. no. PL104.

The Committee reiterated its previous comment which was:
The Committee had NO OBJECTION to this application.

170.4 For information – EPF/0727/07 – Forest Lodge, 1 Fairmeadside – Min. no. PL155.

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

Cllrs Barrett, Moore, Wixley 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.

170.5 Notice of Appeal – EPF/2139/06 – Loughton Bowls Club, Eleven Acre Rise – Min. no. PL118.

The Committee reiterated its previous comment which was:
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.

PL171 Planning Applications

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

EPF/0733/07 **South Loughton** Single storey extension to provide
Cricket Club, Roding storage for cricket club
Road
 Mr C Couldrey

The Committee had NO OBJECTION to this application.

EPF/0847/07 **12 Connaught Avenue** TPO/EPF/29/89; 8 x Beech – lift to
 Alice Sullivan 15ft

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/0970/07 **37 Upper Park** Single storey front extension, loft
 P Ingrao Esq conversion with dormer windows and
 raised front gable

The Committee had NO OBJECTION to this application.

EPF/0991/07 **15 Appleton Road** Single storey rear extension, front
 Ms T Adejimi porch extension and single storey
 side extension (Revised application)

The Committee had NO OBJECTION to this application.

EPF/0999/07 **77 Spring Grove** Erection of a front brick wall with
 Mr Kirpan Singh railings and gates

The Committee had NO OBJECTION to this application.

EPF/1003/07 **55 Algers Road** Two storey side extension
 Mr S A Muhith

The Committee had NO OBJECTION to this application.

EPF/1006/07 **7 Stanmore Way** Amendment to planning approval
 Mr J Beasant EPF/1096/06 for a new two storey
 detached house to include an
 additional first floor bathroom window
 on the flank wall

The Committee had NO OBJECTION to this application.

EPF/1007/07 **263 – 265 High Road** Demolition of rear outhouses,
 Metropolitan and City construction of a new ground floor
 Properties rear extension and removal of party
 wall to provide one combined retail
 unit

The Committee had NO OBJECTION to this application.

- EPF/1013/07** **35 Lower Road** Erection of a rear first floor extension
Mrs A Crandon with dormer windows (Revised
application)
The Committee had NO OBJECTION to this application.
- EPF/1019/07** **Birch House,** Amendment to planning approval
3 Potters Close EPF/1745/05, re conservatory design
Mr & Mrs Gaffney
The Committee had NO OBJECTION to this application.
- EPF/1020/07** **42 Harwater Drive** Single storey rear extension
Mr & Mrs C Thomas
The Committee had NO OBJECTION to this application.
- EPF/1023/07** **Land rear of 30 – 36** Change of use of land from former car
Poundfield Road parking area to private garden
Residents of 30-36
Poundfield Road
The Committee had NO OBJECTION to this application and supported this use of
land.
- EPF/1026/07** **33 Harwater Drive** Single storey rear extension, gable
Mr & Mrs McCutcheon end roof extension and rear dormer in
loft conversion
The Committee had NO OBJECTION to this application.
- EPF/1038/07** **32 Station Road** Erection of a front porch and single
Mr Adam Omer storey rear extension
The Committee had NO OBJECTION to this application.
- EPF/1043/07** **3 Fallow Fields** Loft conversion with front and rear
Mr & Mrs Ford dormer windows
The Committee had NO OBJECTION but had not been furnished with any existing
plans for comparison.
- EPF/1055/07** **61 Southern Drive** Two storey side and rear extensions,
Mr N Creswell single storey front and rear
extensions and replacement garage
(Revised application)
The Committee had NO OBJECTION to this application.
- EPF/1056/07** **5 Forest Way** Alterations to front decking (reduced),
Mr P Pomfrett erection of a screen fence erection of
front canopy (Revised application)
The Committee had NO OBJECTION to this application.
- EPF/1071/07** **Rear of 1 Catherine** TPO 30/89; 2 x Oak: crown lift and
Close reduce spread over garden
Epping Forest District
Council
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/1078/07 **56 Alderton Hill** Single storey rear extension
Mr & Mrs Singh

The Committee had NO OBJECTION to this application.

EPF/1089/07 **9 Foxley Close** Two storey side extension
Mr M Sullivan

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) & (ii) and DBE 10 (i), (ii) & (a) of Epping Forest District Council's adopted Local Plan due to the proposal being out of proportion to the existing buildings and overbearing to the neighbours.

EPF/1096/07 **Broom House,**
29 Sparelease Hill Dormer to front and rear elevation
J D Brookes roofs

The Committee had NO OBJECTION to this application.

EPF/1105/07 **101 Lower Park Road** TPO 7/03; Oak: crown lift and reduce
Mr Mendoza side growth 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.

Councillor Wixley withdrew from the meeting for the following item.

EPF/1118/07 **White Bridge Infant**
and Junior School, Replace existing chain link fencing
Greensted Road with new 1.8m and 2.4m high
White Bridge Infant and standard green palisade fencing to
Junior School include the replacement of existing
gates to match proposed fencing

The Committee had NO OBJECTION to this application.

Councillor Wixley rejoined the meeting.

EPF/1125/07 **41 Colebrook Lane** Two storey side extension
Mr S Brooks

The Committee had NO OBJECTION to this application.

PL172 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL173 Financial Position

The end of year financial report for 2006/07 was NOTED.

Signed
Date: 18th June 2007

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 18th June 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
 J L Woods

Officer: M A Burgess (Planning Committee Clerk)

3 members of the public

PL174 Apologies for Absence

No apologies for absence were received.

PL175 Confirmation of Minutes

The minutes of the meeting held on 4th June 2007 were amended in item PL169, line 2 to read that Councillor Moore's wife is a governor of the school. The minutes were CONFIRMED as a correct record and signed by the Chairman.

PL176 Declarations of Interest

No declarations of interest were made.

PL177 Matters for Report

Councillor Barrett declared a personal and prejudicial interest in the following item due to having delivered a letter to residents which was objecting to this application. Councillor Barrett withdrew from the meeting.

177.1 Notice of Appeal – EPF/1558/06 – 9-11 High Beech Road – Demolition of existing office and erection of three storey office – Min. no. PL95.1

The Committee reiterated its previous comment which was:

The Committee OBJECTED to this application which was 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.

Councillor Barrett rejoined the meeting.

177.2 Notice of Appeal – EPF/2107/06 – 2 Hill Top Close – Two storey rear extension, single storey side extension, loft conversion with two dormers to front – Min. no. PL88

The Committee reiterated its previous comment which was:

The Committee had NO OBJECTION to this application.

177.3 Notice of Appeal – EPF/0146/07 – 1 Church Hill – Demolition of existing building and erection of 8, two bedroom apartments in two blocks with associated parking and landscaping (revised application) – Min. no. PL126

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

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application which was 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.

177.4 Information received – EPF/0885/07 – 34 Mornington Road – Min. no. PL171

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

PL178 Planning Applications

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

EPF/1004/07 **33 and 35 Lower Road** Erection of a new semi detached 4
Mr Crandon & Mrs bedroom dwelling
Chadney

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), DBE2 and DBE 9 (i) & (iii) of Epping Forest District Council's adopted Local Plan due to being too large a development for this piece of land which produces a terracing effect. Also it greatly reduces the amenity space of the adjacent house, has a serious impact on parking in the road and could result in possible overlooking of neighbouring properties.

EPF/1134/07 **1 Garden Way** Two storey side extension
Mr & Mrs Ranjan

The Committee had NO OBJECTION to this application.

EPF/1137/07 **5 The Avenue** Single storey rear and side extension,
Mr & Mrs Cross erection of an attached side garage
and replacement of two windows with
two Juliet balconies in existing rear
dormer in loft

The Committee had NO OBJECTION to this application.

EPF/1138/07 **Burton Road Depot,** Renewal of planning permission
Burton Road EPF/1518/03 to retain two portakabins
Vinci Park UK Ltd without compliance with condition 1
until 31 August 2014

The Committee OBJECTED to this application due to these temporary buildings having already been up for a number of years and considered that extending the permission for another 7 years to be unacceptable.

EPF/1143/07 **7 Forest Road** Erection of two 'lock up' single storey
Mr R Minchin units/shops (revised application)

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

The Committee reiterated its previous comments which were:

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.

It considered that there may be a change of use involved.

EPF/1156/07 **18 Englands Lane** Erection of a rear conservatory
Mr & Mrs Mitchell

The Committee had NO OBJECTION to this application.

EPF/1158/07 **17 Harwater Drive**
Mr & Mrs S Buglass Demolition of existing single storey rear extension, erection of a new single storey rear extension, extension to workshop for log store with new pitched roofs

The Committee had NO OBJECTION to this application.

EPF/1174/07 **92 Smarts Lane**
P Hawthorn Esq Certificate of lawfulness for a rear dormer window in a proposed loft conversion

The Committee NOTED this application.

EPF/1184/07 **70 Alderton Hill**
Mr J Olivelle Retention of a detached shed/car port with timber frame and tiled roof

The Committee had NO OBJECTION to this application.

EPF/1187/07 **2 Queens Road**
E J C & L Clark Retention of replacement garage and addition of tiled roof and erection of tool shed (Revised application)

The Committee had NO OBJECTION to this application.

EPF/1188/07 **Land adj to 56 Alderton Hill**
Mr & Mrs B Singh Demolition of existing garage and erection of a new dwelling

The Committee had NO OBJECTION to this application.

EPF/1196/07 **104 Roding Road**
Mr R Clements Single storey rear extension

The Committee had NO OBJECTION to this application.

EPF/1210/07 **5 Richmond Park**
I S Kalkat Alterations to EPF/829/05 to provide a gable end and roof to side and an additional dormer to rear elevation

The Committee had NO OBJECTION to this application.

EPF/1211/07 **40 Station Road**
Mr Vinod Patel Certificate of lawful development for a proposed outbuilding

The Committee NOTED this application.

EPF/1213/07 **8 Pump Hill**
Mr S Ford Alteration and extension to existing roof dormer

The Committee had NO OBJECTION to this application.

PL179 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL180 Decisions by Essex County Council

The Planning Decision by Essex County Council was NOTED.

PL181 Decisions by The Planning Inspectorate

Noted:
APP/J1535/A/07/2035055 – Forbuoys, 46 Pyrls Lane, Loughton, IG10 2NN –
proposed installation of an automated teller machine – Granted.

Signed
Date: 2nd July 2007

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 2nd July 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	J L Woods

Officer: M A Burgess (Planning Committee Clerk)

PL182 Apologies for Absence

Apologies for absence had been received from Councillor R E Pearce.

PL183 Confirmation of Minutes

The Minutes of the meeting held on 18th June 2007 were CONFIRMED as a correct record and signed by the Chairman.

PL184 Declarations of Interest

Councillor Moore declared a personal but non-prejudicial interest in EPF/1203/07 due to having attended the hall on previous occasions and a personal but non-prejudicial interest in EPF/1259/07 due to the applicant being a member of his church.

PL185 Matters for Report

Cllrs Barrett, 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.

185.1 Notice of Appeal – EPF/2024/06 – 2 Lower Park Road – Demolition of existing house and erection of 8 no. flats with parking (revised application) – Min. no. PL81.

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application which is contrary to Policies DBE 1, DBE 2, DBE 6, DBE 7, DBE 8 and DBE 9 of Epping Forest District Council's adopted Local Plan. The Committee deplored the potential loss of the existing house which is of architectural significance to the town. It felt that the proposed block of flats would be out of scale and character with the surrounding area and have a negative impact on the street scene. With regard to DBE 6, the car park at the rear of the proposed development would require adequate lighting but this would have an adverse impact on the neighbouring properties.

185.2 Information received – EPF/0928/07 – 82 Tycehurst Hill – Min. no. PL171.

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

185.3 Notice of Appeal – EPF/2041/06 – 134 Church Hill – Proposed forecourt car parking – Min. no. PL96.

The Committee reiterated its previous comment which was:

The Committee OBJECTED to this application due to it being an increased danger to vehicles and pedestrians.

PL186 East of England Regional Assembly Consultation on Planning for Gypsy and Traveller Accommodation in the East of England.

The Committee AGREED to make its response at the next meeting.

PL187 Planning Applications

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

EPF/1090/07 40 The Avenue Loft conversion with front, rear and
Mr & Mrs Simon de side dormer windows
Wilde

The Committee OBJECTED to this application which was contrary to policies DBE 9 (i) & (ii) and DBE 10 (i) of Epping Forest District Council's adopted local plan as the property looked bulky, the visual impact would be detrimental to the streetscene and would cause overlooking of neighbouring properties.

EPF/1177/07 East 15 Acting School, Grade II listed building application for
Hatfields part replacement of sash windows
A R Nightingale

The Committee had NO OBJECTION to this application.

EPF/1201/07 4 Upper Park TPO CHI 3/70; Lime: crown thin and
C Berkeley lift; reduce extent of side branches

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/1203/07 Masonic Hall, Single storey extension to kitchen
16 High Beech Road
L M H Co Ltd

The Committee had NO OBJECTION to this application.

EPF/1228/07 1 Alderton Way Two storey side extension
Mr & Mrs Foley

The Committee had NO OBJECTION to this application.

EPF/1246/07 74 Alderton Hill Alterations to existing vehicle
David Hollingworth crossovers to create carriage driveway

The Committee had NO OBJECTION to this application.

Councillors Barrett and Woods declared a personal but non-prejudicial interest in the following item due to knowing the neighbours of the applicant.

EPF/1248/07 66 Meadow Road Rear conservatory
Mr John Fowler

The Committee had NO OBJECTION to this application.

EPF/1249/07 11 Cherston Road Extension to existing vehicle crossover
Mrs L Adams

The Committee had NO OBJECTION to this application.

- EPF/1250/07** **Grange Court,
High Road** Extended bin store
Grange Court
Management Co
The Committee had NO OBJECTION to this application.
- EPF/1259/07** **7 Cleves Close** Conversion of garage into habitable
Mr I Browne room
The Committee had NO OBJECTION to this application.
- EPF/1264/07** **6 The Fountains** Loft conversion involving the
Mr & Mrs Nick Wall construction of a front dormer window,
2 side dormer windows, insertion of 3
rear roof lights and the addition of a
gable end pitched roof to the side with
a juliet balcony
The Committee had NO OBJECTION to this application but had concerns about
possible overlooking of the neighbouring property from the dormers and french
doors.
- EPF/1279/07** **44 The Avenue** Loft conversion including raising of the
Mr & Mrs D Bourn roof and hip to gable ends and a part
two part single storey rear extension
and first floor front extension
The Committee had NO OBJECTION to this application but had concerns about
possible overlooking of the neighbouring property from the top part of the stairwell
window on the flank wall.
- EPF/1283/07** **30 Oakwood Hill** Vehicle crossover
Lorraine Lewis
The Committee had NO OBJECTION to this application but was concerned that the
tree could impair the vision of people using the drive.
- EPF/1284/07** **31 Church Lane** Loft conversion, new garage and
Mr A S Marceus alteration to windows
The Committee OBJECTED to this application which was contrary to policies DBE 9
(i) and DBE 10 (i), (ii) & (a) of Epping Forest District Council's adopted local plan as
it felt the design did not enhance the appearance of the property.
- EPF/1287/07** **11 Broadstrood** Loft conversion with rear dormers
Mr G Singh
The Committee had NO OBJECTION to this application.
- EPF/1301/07** **28 Kenilworth Gardens** Retention of rear outbuilding
Mr D Murray
The Committee OBJECTED to this application which was contrary to policies DBE 1
(i) & (ii), DBE 2 and DBE 9 (i) & (ii) of Epping Forest District Council's adopted local
plan and looked like a two storey residential building which would cause overlooking
to neighbouring properties.

- EPF/1304/07** **Loughton Lodge,
Steeds Way** TPO 11/90: Crown reduction of Cedar,
Martin Cooper 8 Sycamore, Cypress, Holly and
Leylandii 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/1319/07** **8 Ripley View** Single storey side extension
Mr & Mrs G Crawford (amendment to planning approval
EPF/2349/06)
- The Committee had NO OBJECTION to this application.
- EPF/1321/07** **99 Lower Park Road** TPO 4/89: Oak: Fell
Mr Oliver Dinsley
- 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/1326/07** **197 The Broadway** Alteration and extension to existing
Mr R Allen dwelling to provide 4 no. 2 bed flats
(Revised application)
- The Committee OBJECTED to this application which was contrary to policies DBE 1 (i) & (ii), DBE 2, DBE 9 (i), DBE 10 (i), (ii) & (a) and DBE 11 (i) & (ii) of Epping Forest District Council's adopted local plan as it considered this to be an overdevelopment in an area of semi-detached houses and would be detrimental to the streetscene.
- EPF/1329/07** **121 Burney Drive** Single storey front extension
Mr D W & Mrs S J
Hayday
- The Committee had NO OBJECTION to this application.
- EPF/1333/07** **2 Coles Green** Certificate of lawfulness for a proposed
Mr A & Mrs A Apperley single storey rear extension
- The Committee NOTED this application.
- EPF/1358/07** **75 Roundmead
Avenue** Loft conversion with front and rear
Mr & Mrs Oliver dormer with Juliet balcony and two
gable ends
- The Committee had NO OBJECTION to this application.
- EPF/1380/07** **2A The Uplands** Demolition of existing bungalow and
Michael Douglas & erection of a replacement building
Jabhill Properties containing three apartments (Revision
to planning approval EPF/636/07)
- The Committee had NO OBJECTION to this application.

PL188 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 16th July 2007

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16th July 2007 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair) R Barrett B W Moore
R E Pearce E C Murphy (to Min. no. PL194)
M R M A Chalk (as substitute for J L Woods)

Officer: M A Burgess (Planning Committee Clerk)

PL189 Apologies for Absence

Apologies for absence had been received from Councillor J L Woods.

PL190 Confirmation of Minutes

The Minutes of the meeting held on 2nd July 2007 were CONFIRMED as a correct record and signed by the Chairman.

PL191 Declarations of Interest

Councillors Barrett and Moore declared a personal and prejudicial interest in the licensing application for The Royal Oak public house due to being ward members. Councillor Pearce declared a personal and prejudicial interest in EPF/1189/07 due to the applicants being friends who attend his church and a personal and prejudicial interest in EPF/1451/07 due to the neighbours of the applicant being close friends. Councillor Chalk declared a personal interest in EPF/1399/07 due to having frequented the establishment on occasions.

PL192 Matters for Report

192.1 East of England Regional Assembly Consultation on Planning for Gypsy and Traveller Accommodation in the East of England – Min. no PL186

The Committee decided not to comment as it felt that it did not have enough expertise in the field to answer the questions fairly.

Cllrs Barrett, Moore and Pearce 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.

192.2 Notice of Appeal – EPF/2066/06 – Oaklands School, 6 Albion Hill, Loughton – Change of use to educational purposes as part of Oaklands School – Min. no. PL81

The Committee reiterated its previous comments which were:

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.

192.3 Notice of Appeal – EPF/2274/06 – 8 Southernhay, Loughton – First floor side extension above existing garage – Min. no. PL96

The Committee reiterated its previous comment which was:

The Committee OBJECTED to this application which was 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.

192.4 Amended Plan – EPF/0911/07 – Land to rear of 33 and 35 Spring Grove, Loughton – Erection of a detached four bedroom house fronting Summerfield Road – Min. no. PL171

The Committee had NO OBJECTION to this application.

PL193 Department for Communities & Local Government Consultation on Planning for a Sustainable Future

The Committee AGREED to make its response at the next meeting.

PL194 Planning Applications

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

EPF/1189/07 **9 Stony Path** Alterations to form a rear dormer
Mr & Mrs Blundy

The Committee had NO OBJECTION to this application.

EPF/1311/07 **72 River Way** Loft conversion with front and rear
N Lindsell Esq dormers

The Committee had NO OBJECTION to this application.

EPF/1313/07 **10 Monkchester Close** TPO/7/91 – Tulip tree: selective crown
Erica Barnett lifting and 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/1355/07 **10 Southern Drive** Vehicle crossover
Ms Susan Newnham

The Committee had NO OBJECTION to this application.

EPF/1392/07 **24 Brook Road** Two storey side and rear extension, loft
Mr I Matharu conversion and porch and detached
garage (revised application)

The Committee had NO OBJECTION to this application.

Cllrs Barrett, Moore and Pearce 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/1399/07 **The Last Post** Variation of condition 5 on EPF/274/93
227 High Road to extend opening hours of public
J D Weatherspoon PLC house to the following: Sunday to
Thursday 0900-0000 and Friday to
Saturday 0900-0100

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application due to the premises being in a residential area and any extension would cause further serious disturbance to residents. It was very concerned about the effect an extension would have on young persons' drinking culture.

EPF/1403/07 **46 Valley Hill** First floor side extension
Mr D Thame

The Committee had NO OBJECTION to this application.

EPF/1406/07 **Boots the Chemist** Internally illuminated shop fascia and
230 High Road projecting sign
The Boots Co PLC

The Committee had NO OBJECTION to this application.

EPF/1409/07 **51 Alderton Hill** Alterations to existing pedestrian
Dr & Mrs S S Gujral access to create carriage driveway

The Committee had NO OBJECTION to this application.

Councillor Murphy left the meeting.

EPF/1442/07 **48 Roding Road** Single storey rear extension
Mr M Richards

The Committee had NO OBJECTION to this application.

Councillor Pearce withdrew from the meeting.

EPF/1451/07 **6 Hill Top Close** Two storey side and rear extensions,
Martin Neaster single storey rear extension and
extended garage to front

The Committee had NO OBJECTION to this application.

Councillor Pearce rejoined the meeting.

EPF/1453/07 **34 Mornington Road** Two storey side and rear extension,
Mr & Mrs R Deamer rear single storey extension, front
garage projection (Revised application)

The Committee reiterated its previous comment which was:

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.

EPF/1461/07 **Birchwood,** Two storey side extension, front and
The Crescent rear dormer windows and new single
Mrs Tina Nieman Da storey front bay window
Costa

The Committee had NO OBJECTION to this application.

EPF/1469/07 **45 Oakwood Hill** Loft conversion with rear dormer
Mr & Mrs Carey

The Committee had NO OBJECTION to this application.

PL195 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL196 Licensing Applications

196.1 The Royal Oak, Forest Road, Loughton, IG10 1EG – The Committee strongly 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 was already known for noise and disturbances during the day and the committee did not wish this to be extended into the evening. The Committee understood these premises had already breached previous enforcement notices.

Signed

Date: 30th July 2007

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 30th July 2007 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: J L Woods (in the Chair)
R Barrett D J Wixley (as substitute for R E Pearce)

Officer: M A Burgess (Planning Committee Clerk)

The Committee appointed Councillor J L Woods as the Chairman for this meeting in the absence of the Chairman and Vice-Chairman.

PL197 Apologies for Absence

Apologies for absence had been received from Councillors P S Sheen, M Daniel, B W Moore, E C Murphy and R E Pearce.

PL198 Leave of Absence

The Committee agreed to grant 6 months leave of absence to Cllr R Sheen due to ill health.

PL199 Confirmation of Minutes

The Minutes of the meeting held on 16th July 2007 were CONFIRMED as a correct record and signed by the Chairman.

PL200 Declarations of Interest

Cllr Wixley declared a personal interest in item 4.3 due to being a governor of the school.

PL201 Matters for Report

201.1 Department for Communities & Local Government Consultation on Planning for a Sustainable Future – Min. no. PL193

The Committee considered the consultation document on Planning for a Sustainable Future and made a number of comments on questions which were considered particularly relevant.

Cllrs Barrett, Wixley 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.

201.2 Notice of Appeal – EPF/0444/07 – 258 High Road, Loughton, Essex, IG10 1RB – Min. no. PL140

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application which was 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 was contrary to the Local Plan, which states that there should be no more than two non-retail units together. There were already too many along this stretch which caused various problems with parking, customer noise, litter and general disturbance. The existing takeaway next door already caused problems. The Committee had NO OBJECTION to the extension or to the shop front. The

Committee added that the appellants argued that the current retail unit was too small to be viable; however, the appellants had not pointed out that using the B1 space behind the unit, currently used as offices, would make the retail unit far more viable. As the appeal included the use of the B1 office space for the restaurant, presumably it would likewise be available for retail use.

201.3 For Information – EPF/1118/07 – White Bridge Infant and Junior School, Greensted Road, Loughton, Essex, IG10 3DR – Min. no. PL171

The information received from Epping Forest District Council that the application for fencing had been withdrawn was NOTED.

201.4 Licensing Act 2003 – The Royal Oak, Forest Road, Loughton – Min. no. PL196.1

The Committee NOTED the information provided by Epping Forest District Council and nominated Cllr Woods to attend the Licensing meeting on behalf of the town council.

PL202 Planning Applications

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

EPF/1395/07	37 Alderton Hill Mr & Mrs D Sanders	Two storey rear, first floor side extensions, entrance hall/porch alterations (Revised application)
--------------------	---	---

The Committee had NO OBJECTION to this application.

Cllrs Barrett, Wixley 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/1431/07	Units 1 and 2, 258 High Road Took Us A Long Time	Change of use of the ground floor unit 1, from Class A1 (dry cleaners) and Class B1 (offices) 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 (Resubmitted application)
--------------------	--	--

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application which was 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 was contrary to the Local Plan, which states that there should be no more than two non-retail units together. There were already too many along this stretch which caused various problems with parking, customer noise, litter and general disturbance. The existing takeaway next door already caused problems. The Committee had NO OBJECTION to the extension or to the shop front.

EPF/1432/07	32 Church Lane Mr M Hatton	Removal of existing garage and erection of a two storey side and rear extension
--------------------	--------------------------------------	---

The Committee had NO OBJECTION to this application.

EPF/1466/07 **Davenant Foundation School, Chester Road** Erection of a temporary classroom
Davenant Foundation School

The Committee had NO OBJECTION to this application.

EPF/1479/07 **82 Spring Grove** First floor front extensions, single
Mr & Mrs P Callaghan storey front and rear extensions

The Committee had NO OBJECTION to this application.

Cllrs Barrett, Wixley 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/1481/07 **2 Oakwood Parade** Change of use A1 to A2
Money Wise Estates Ltd

The Committee OBJECTED to this application which would result in the loss of a retail unit.

EPF/1483/07 **38 & 40 Station Road** Extension to approved first floor plans
Mr Vinod Patel (Revised application to EPF/1977/06)

The Committee had NO OBJECTION to this application.

EPF/1491/07 **Unit 4 Prospect Business Park, Langston Road** Alterations to front shop front
Mr Hyman & Mr Levene

The Committee had NO OBJECTION to this application.

EPF/1501/07 **12 Swan Lane** Single storey front extension to garage
Mr G Wilson

The Committee had NO OBJECTION to this application.

EPF/1502/07 **207 High Road** Internally illuminated projecting sign
Barclays Bank Plc and two x fascia signs

The Committee had concerns about the width of the projecting sign.

EPF/1506/07 **The Warren, Epping New Road** Conversion of existing sawmill
City of London Corporation (disused) to workshop/storage building

The Committee had NO OBJECTION to this application.

Cllrs Barrett, Wixley 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/1526/07 **The Last Post, 227 High Road** Erection of a glazed canopy, lighting,
J D Weatherspoon Plc wall mounted heaters and vertical
drinking tables and use as garden for
public house

The Committee OBJECTED strongly to this application due to the side access to the pub having been nominated as a delivery area to prevent congestion on the High Road. As the pub was situated next to a pedestrian crossing, any deliveries from the High Road would be a danger to pedestrians and a traffic hazard.

EPF/1536/07 **79 High Road** Certificate of lawfulness for a proposed
A Lees rear dormer window in a loft conversion
The Committee NOTED this application.

EPF/1547/07 **28 Roundmead** Single storey rear extension (Revised
Avenue application)
Mr & Mrs Rafferty
The Committee had NO OBJECTION to this application.

EPF/1573/07 **18 Fallow Fields** TPO 4/98; 4 x Poplar: Re-pollard
Mr D Smyth
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/1574/07 **25 Pyrles Lane** Single storey side and rear extension
P Gates and garage (Revised application)
The Committee had NO OBJECTION to this application.

PL203 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL204 Decisions by The Planning Inspectorate

The Appeal Decision from The Planning Inspectorate was NOTED.

PL205 Enforcement of Planning Control

The Enforcement Notice in respect of the land at 2 Queens Road, Loughton was NOTED.

Signed
Date: 20th August 2007

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20th August 2007 at 7.45 p.m. at 1 Buckingham Court.

Present:

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

Also present:

Officer: Enid K Walsh (Deputy Town Clerk)

4 members of the public

PL206 Apologies for Absence

Apologies for absence had been received from Councillor E C Murphy.

PL207 Leave of Absence

The Committee AGREED to grant leave of absence until the end of the current electoral term to Cllr Lattimore due to personal reasons.

PL208 Confirmation of Minutes

The Minutes of the meeting held on 30th July 2007 were CONFIRMED as a correct record and signed by the Chairman.

PL209 Declarations of Interest

Councillor Woods declared a personal but non-prejudicial interest in Agenda item 6, 11A Woodland Road, as she is a neighbour of the applicant.

PL210 Matters for Report

No reports were received.

PL211 Epping Forest District Council's Draft Revision to the Planning Protocol

The Committee AGREED to defer this item to the next Planning and Licensing meeting on 10th September 2007.

PL212 Planning Applications

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

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

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

EPF/1639/07	37 Upper Park	Front single storey extension and rear
	P Ingrao Esq	dormer window (Revised application)

The Committee NOTED the contents of five letters of objection.

The Committee OBJECTED to this application which was contrary to Policies DBE 9

(i) and DBE 10 (i) & (a) of Epping Forest District Council's adopted Local Plan and Alterations because it adversely affected the street scene with its scale. The dormer projection on the rear elevation is unattractive and there are concerns about the overlooking of properties in High Silver. The Committee requests that, should the proposal be granted, a condition be imposed that rear velux-style windows should not be installed. It was noted that the front extension has been reduced but still extends too far beyond the natural building line of the other properties in the road.

EPF/1606/07 **18 Hill Top** Part two storey side extension for a
Miss Claire Howling new garage and utility room with first
floor study over (Revised application)

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous OBJECTION as it considered that despite the revisions the proposal was out of proportion to the existing property.

EPF/1226/07 **19 Albion Hill** Single storey front & rear extensions
Mr L Cummings (Resubmitted application)

The Committee had NO OBJECTION to this application subject to the District Council's arboricultural officers' approval of the tree protection works to be employed during construction.

EPF/1316/07 **2 Firs Drive** Installation of roof terrace on existing
Mr E Donellan garage roof (Revised application)

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (ii) of Epping Forest District Council's adopted Local Plan and Alterations because of the overlooking it created.

EPF/1351/07 **Garages for 7 & 14** Demolition and reconstruction of
High Gables neighbouring garages on a new piles
Mrs H Jones & Mr Penn raft

The Committee had NO OBJECTION to this application.

EPF/1503/07 **71 Meadow Road** Certificate of lawfulness for a proposed
A G & J Francis loft conversion with rear dormer window
and front porch

The Committee NOTED this application.

EPF/1521/07 **38 Church Hill** Extension to current office premises
C & L Developments

The Committee had NO OBJECTION to this application but expressed concern that the additional commercial premises proposed would have an impact on this mainly residential area.

EPF/1549/07 **24 Deepdene Path** Loft conversion with a rear dormer
Mr Ayshe Kadir window

The Committee had NO OBJECTION to this application.

EPF/1598/07 **45 High Road** Front extension to garage and new
G R Shaw front gable roof extension as
amendments to planning approval
EPF/304/07

The Committee had NO OBJECTION to this application.

- EPF/1620/07** **2 Crossfields** Single storey side extension (Revised application)
Epping Forest District Council
- The Committee had NO OBJECTION to the proposed extension but expressed concern about the reduced amount of amenity space for a four-bedroom property.
- EPF/1621/07** **76 Queens Road** Loft conversion with a rear dormer window with increased ridge height and a two storey front extension (Revised application)
Mr M D Homer
- The Committee had NO OBJECTION to this application.
- EPF/1625/07** **1 Connaught Avenue** Two storey side extension for office use
Littlecroft Properties Ltd
- Cllrs Moore, 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 was contrary to Policy DBE 9 (iv) of Epping Forest District Council's adopted Local Plan and Alterations as the proposals would potentially cause disturbance to neighbours. The two-storey extension was less than a metre from the boundary and there would be a loss of off-road parking spaces serving the offices.
- EPF/1632/07** **55 Baldwins Hill** Rear conservatory
Mr & Mrs H Wise
- The Committee had NO OBJECTION to this application but expressed concern that the materials used should be appropriate for the conservation area location of this property.
- EPF/1634/07** **1 Rochford Green** Single storey side extension
Ross Lemmings
- The Committee had NO OBJECTION to this application.
- EPF/1635/07** **33 Barrington Road** Single storey rear extension, two storey side extension, loft conversion and front porch
Norman Grace
- The Committee OBJECTED to this application which was contrary to Policy DBE 10 (a) of Epping Forest District Council's adopted Local Plan and Alterations because of its scale and form. The bulky appearance was over-bearing particularly on the rear elevation.
- EPF/1638/07** **9 Foxley Close** Two storey side extension (Revised application)
Mr M Sullivan
- The Committee OBJECTED to this application which was contrary to Policy DBE 10 (a) of Epping Forest District Council's adopted Local Plan and Alterations. The revisions had not addressed the Committee's previous concerns that the extension was out of proportion and overbearing to neighbouring properties.
- EPF/1653/07** **6 Albion Park** Two storey front extension and single storey rear bay window
Mr & Mrs G Mead
- Cllrs Moore, 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 a letter of objection.

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan and Alterations because of its visual impact and the loss of amenity to no. 7 Albion Park.

EPF/1660/07 **11A Woodland Road** Two storey rear and single storey
Mr L Medhurst rebuilt side extension (Revised
application)

The Committee had NO OBJECTION to this application.

EPF/1661/07 **15 Oakwood Hill** Vehicular access (crossover)
Mrs J Larkin

The Committee had NO OBJECTION to this application.

EPF/1665/07 **45 Sparelease Hill** Demolition of existing detached house
Mr & Mrs R Rains and construction of new dwelling
(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/1673/07 **38 River Way** Certificate of lawful development for a
Ms C Latchford single storey rear extension

The Committee NOTED this application.

EPF/1675/07 **125 Grosvenor Drive** Certificate of lawful development for a
Mr & Mrs S Fitzgibbon rear dormer window in connection with
a loft conversion

The Committee NOTED this application.

EPF/1678/07 **45 The Crescent** Demolition of existing detached dwelling
J Moncur and erection of new two storey five
bedroom detached house

Cllrs Moore, 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 was contrary to Policies DBE 10 (i) and (a) of Epping Forest District Council's adopted Local Plan and Alterations because of its adverse affect on the street scene. It considered that the proposed five bedroom property was too bulky for the location.

EPF/1692/07 **Whitebridge Infant and** Replace existing chain link fencing with
Junior School new 1.8m and 2.4m high standard
Greensted Road green palisade fencing to include the
replacement of existing gates to match
proposed fencing (Resubmitted
application)

The Committee had NO OBJECTION to this application.

EPF/1701/07 **23 The Uplands** First floor side extension
Mr & Mrs Taylor

The Committee had NO OBJECTION to this application.

EPF/1711/07 **Broom House,** Dormer to front and rear elevation roofs
29 Spareleaze Hill (Revised application)
 J D Brookes

The Committee had NO OBJECTION to this application.

EPF/1712/07 **5 The Chase** TPO/EPF/4/98; 4 x Black poplar: crown
 Mrs Carolyn Welch reduction by 30%

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

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

EPF/1713/07 **5 Nafferton Rise** TPO/EPF/16/87/A1: Beech selective
 Mr John Martin pruning 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/1719/07 **127 High Road** Change of use of ground floor from
 Littlecroft Properties Ltd A1/B1 to A2 and upper floors from B1
 to A2 uses and new shop front

The Committee had NO OBJECTION to this application.

PL213 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL214 Decisions by the Planning Inspectorate

The following Appeal Decisions from the Planning Inspectorate were NOTED.

Dismissed:

APP/J1535/A/07/2038419/NWF – Site at 1 & 1A Warren Hill – proposed demolition of existing buildings and erection of six detached dwellings and all associated works plus removal of Section 52 Agreement.

APP/J1535/A/07/2037031/NWF – J Sainsburys Plc, Old Station Road – to vary condition 17 to allow deliveries to commence from 04.00 on Mondays to Saturdays, and from 07.00 on Sundays.

APP/J1535/A/07/2039057/WF – Site at 10 Pump Hill, Loughton – proposed demolition of one house and the construction of two new houses.

PL215 Licensing Applications

215.1 The Committee NOTED the application for Sainsbury's Supermarkets Ltd, 12 Torrington Drive, Loughton, IG10 3SZ.

215.2 The Committee NOTED the application for Sainsbury's Supermarkets Ltd, Old Station Road, Loughton, IG10 4PE.

PL216 Accounts for Payment**216.1**

The Committee NOTED the following cheques which had been signed between meetings as a matter of urgency:

Cheque no.	Payee	Purpose	VAT	Gross Amount
3572	Cash	Reimburse petty cash		112.23
3573	E K Walsh	Supplies for redecoration of MHall	15.37	103.19
3574	Epping Forest Community Church Kidz Club	Grant 07/08		500.00
3575	Edwards Sports Products Ltd	Goal sockets for RVRec	44.47	298.56
3576	EDF Energy 1 Ltd	RVRec changing rooms supply	2.06	43.30
3577	BT Payment Services Ltd	BCrt & MHall	90.88	614.75
3578	Edwards Sports Products Ltd	Replacement goal posts for RVRec & WRPF	848.75	5,698.75

216.2

The following accounts were APPROVED for payment:

Cheque no.	Payee	Purpose	VAT	Gross Amount
3579	Acumen	Payroll (August)	4.78	32.08
3580	Arwin Services	Cleaning KHall, BCrt, Brdwy toilet and chg rms at RVRec & WRPF	229.60	1,541.60
3581	A to Z Supplies	K/Hall & M/Hall supplies	7.08	47.53
3582	Auditing Solutions Ltd	Internal audit 2006/07 (final)	59.50	399.50
3583	BT Payments Services Ltd	Cemetery	8.35	60.60
3584	Budget Pest Control	Hillyfields works	6.99	46.94
3585	Carpentry & Building Service Ltd.	WRPF bridge repairs	77.88	522.88
3586	Citygate (London) Ltd	Stationery & supplies for BCrt & MHall	17.51	117.56
3587	D.B.J.(Woodford) Ltd	K/Hall boiler service	12.25	82.25
3588	Deltagate Ltd	Electrical works at MHall	10.47	70.32
3589	Epping Forest District Council	Rates B/Crt, KHall, RVRec, WRPF, & MHall (September)		2,188.00
3590	Ernest Doe & Sons Ltd	Equipment & supplies for RVRec & Cemetery	29.66	259.16
3591	Floor Protection Services Ltd	MHall & BCrt supplies	4.74	31.83
3592	Greenside Landscapes Ltd	Fence repairs at Kings Green & Highwood Lane	82.77	555.77
3593	Homebase Ltd	Supplies for Cemetery, MHall & Parks & Amenities Warden	9.92	66.49
3594	W Larkins Ltd	M/Hall & Cemetery bldg maint	21.01	141.01
3595	L & J Hall Digging Services Ltd	Grave digging		630.00
3596	Lubbock Fine	Audit fees for 02/03, 03/04, 04/05 and 05/06	1,801.76	11,855.76
DD	NatWest (credit card)	Diesel & MHall supplies	24.80	168.48
3597	Newitt & Co Ltd	Tennis posts & nets for RVRec	38.39	257.82

3598	Pinnacle Essex	WRPF maintenance & MHall landscaping	4,013.48	26,947.65
3599	Select Business Equipment Ltd	Photocopying	17.45	117.19
3600	Servo	BCrt boiler service	14.88	99.88
3601	Society of Local Council Clerks	Conference fees	63.00	423.00
3602	SMS Cleaning Services	Window cleaning at MHall		100.00
3603	Southern Electric	M/Hall electricity	47.42	318.40
3604	TBS Hygiene Ltd	RVRec works	479.27	3,117.99
3605	Thames Water Utilities Ltd	Cemetery, MHall & RVRec supplies		183.48
3606	UK Fire International Ltd	MHall fire safety check	5.25	35.25
3607	Zurich Municipal Management Services	LCAS subscription	23.63	158.63
TFR	No 2 account (Aug 07)	Reimburse imprest account		22,625.81

Signed

Date: 10th September 2007

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 10th September 2007 at 7.45 p.m. at 1 Buckingham Court.

Present:

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

Officer: Maria Burgess (Planning Committee Clerk)

PL217 Apologies for Absence

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

PL218 Confirmation of Minutes

The Minutes of the meeting held on 20th August 2007 were CONFIRMED as a correct record and signed by the Chairman.

PL219 Declarations of Interest

Councillor Murphy declared a personal but non-prejudicial interest in EPF/1763/07 as she lives in the area and Councillor Sheen declared a personal and prejudicial interest in EPF/1763/07 as he works at the college.

PL220 Matters for Report

No reports were received.

PL221 Epping Forest District Council's Draft Revision to the Planning Protocol – Min. no. PL211

The Committee made its response to Epping Forest District Council's Draft Revision to the Planning Protocol and found it to be satisfactory.

PL222 Planning Applications

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

EPF/1439/07	8 Malvern Gardens	Single storey rear extension
	Mr & Mrs Gormley	

The Committee had NO OBJECTION to this application.

EPF/1596/07	1 Baldwins Hill	Two, first floor side extensions
	Mr P Runacres	(Resubmitted application)

The Committee had NO OBJECTION to this application.

EPF/1650/07	1 Queens Road	Conversion of garage into habitable
	Mr M Christie	room

The Committee had NO OBJECTION to this application.

EPF/1733/07 **94A High Road** Change of use from residential to office
Abbotts Countrywide
The Committee OBJECTED to this application and raised concerns over the loss of a residential unit and problems with extra parking that this proposal may cause.

EPF/1739/07 **125 Grosvenor Drive** Two storey side extension
Mr & Mrs S Fitzgibbon
The Committee had NO OBJECTION to this application.

EPF/1752/07 **Forest Lodge,** Two storey side extension (Revised
1 Fairmeadside application)
Dr S Redia & Dr S K
Sunkara
The Committee had NO OBJECTION to this application.

Councillor Sheen left the meeting for the following item.

Cllrs Barrett, Moore, Wixley 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/1763/07 **Epping Forest College,** Telecommunications application for a 5
Middle Building, metre high 'flagpole' mast on the roof,
Borders Lane together with an integral tri-sector
T-Mobile UK Ltd antenna, two associated radio
equipment cabinets and ancillary
development
The Committee had NO OBJECTION to this application but requested protection of the trees along Borders Lane which would help to disguise the site for nearby residents.

Councillor Sheen rejoined the meeting.

EPF/1775/07 **2 Firs Drive** Retention of ground floor infill extension
Mr E Donnellan
The Committee had NO OBJECTION to this application.

EPF/1779/07 **11 Pyrles Lane** Two storey side and single rear
Mrs R Reeves extensions
The Committee had NO OBJECTION to this application.

EPF/1783/07 **1 Connaught Avenue** Single storey rear extension for office
Littlecroft Properties Ltd use
The Committee OBJECTED to this application which was contrary to Policy DBE 9 (iv) of Epping Forest District Council's adopted Local Plan and Alterations due to it being an overdevelopment of the site which would cause parking problems as well as noise and disturbance in a residential area. The Committee drew attention to its objections made for a previous application for this property, EPF/1625/07.

EPF/1803/07 **44 Sedley Rise** Loft conversion
Mr & Mrs John Smith
The Committee had NO OBJECTION to this application.

EPF/1849/07 **9 Pyrles Lane** Single storey rear extension and porch
Mr D Harriss
The Committee had NO OBJECTION to this application.

EPF/1857/07 **Rear car park of 184 –** Erection of three storey building to
186 High Road provide four 2 bed units and one 1 bed
C K Property unit
Investments

The Committee OBJECTED to this application which was contrary to Policies DBE 1 (i), (ii) & (iii), DBE 2, DBE 8 (i), (ii), (iii), (iv) & (vi), DBE 9 (i), (ii) & (iii) and DBE 10 (i), (a) & (b) of Epping Forest District Council's adopted Local Plan and Alterations due to the size, shape, scale, form and position being detrimental to the existing area, especially the cottages in Clifton Road and the flats at 186 High Road that are about to be built.

EPF/1861/07 **36 Traps Hill** Front porch, first floor side extension
Mr P Ludwin and bay window

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) and DBE 10 (i) & (b) of Epping Forest District Council's adopted Local Plan and Alterations due to the second floor being built to the boundary causing a terracing effect which should be avoided.

EPF/1867/07 **40 The Avenue** Loft conversion with front and rear
Mr & Mrs Simon De dormer windows and rooflights to the
Wilde side roof slopes

The Committee had NO OBJECTION to this application.

EPF/1868/07 **102 Smarts Lane** First floor rear extension
Ms K Y Tong

The Committee had NO OBJECTION to this application.

PL223 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL224 Decisions by the Planning Inspectorate

The following Appeal Decisions from the Planning Inspectorate were NOTED.

Dismissed:

APP/J1535/A/07/2042584/NWF – Site at 121 Roding Road, Loughton, IG10 3BS – proposed change of use from A1 to A2.

APP/J1535/A/07/2041103/WF – Site at Warren House, Manor Road, Loughton, IG10 4RP – proposed development of a new second floor roof extension and new glass extension to rear elevation with stair to basement.

PL225 Decisions by Essex County Council

The Planning Decision by Essex County Council was NOTED.

PL226 Accounts for Payment

The following accounts were approved for payment:

Cheque no.	Payee	Purpose	VAT	Gross Amount
3608	Able Group UK	KHall works	30.63	205.63
3609	Acumen Wages Service	Payroll (September)	4.78	32.08
3610	AtoZ Supplies	KHall & MHall supplies &	21.19	142.28

		stationery		
3611	Buckingham Court Property Management Ltd	BCrt service charge	113.52	762.22
3612	ChapmanDraper	Cemetery supplies	8.10	54.40
3613	Citygate (London) Ltd	Stationery	7.73	51.89
3614	Dax Products Ltd	Cemetery supplies	11.92	80.01
3615	D B J (Woodford) Ltd	Works at KHall, WRPF & RVRec changing rooms	210.35	1,412.35
3616	Floor Protection Services Ltd	MHall & BCrt supplies	4.74	31.83
3617	Lloyds TSB Commercial Finance Ltd	Cemetery sign	88.35	593.23
3618	Maplin Mechanical Services Ltd	BCrt maintenance	33.25	223.25
3619	The National Society of Allotment and Leisure Gardeners Ltd	Subscription 07/08	8.75	58.75
3620	Pinnacle Essex	WRPF maintenance	95.05	638.22
3621	Regional Waste Recycling (Commercial) Ltd	Refuse collection for KHall, Cemetery & MHall	58.35	391.60
3622	Royal Mail Group plc	Newsletter delivery		987.07
3623	SMS Cleaning Services	Window cleaning at MHall		100.00
3624	Thames Water Utilities Ltd	BCrt & WRPF supply		132.29
DD	NatWest (credit card)	Diesel, MHall supplies & postage		316.30

Signed

Date: 24th September 2007

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 24th September 2007 at 7.45 p.m. at 1 Buckingham Court.

Present:

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

Officer: Maria Burgess (Planning Committee Clerk)

PL227 Apologies for Absence

Apologies for absence had been received from Councillors R Barrett, M Daniel and B W Moore. The Planning Committee Clerk reported that Councillor S Pewsey had been nominated as Councillor B W Moore's substitute for this meeting.

PL228 Confirmation of Minutes

The Minutes of the meeting held on 10th September 2007 were CONFIRMED as a correct record and signed by the Chairman.

PL229 Declarations of Interest

No declarations of interest were made.

PL230 Matters for Report

230.1 Notice of Appeal – EPF/0020/07 – 188-194 High Road – Conversion of existing offices to create a total of 14 flats – Min. no. PL139.2

Cllrs Pearce, Pewsey 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 was 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. As a further comment it had great concern over increased traffic in Clifton Road, being a very narrow road which is already struggling to cope.

230.2 Notice of Appeal – EPF/0765/07 – 12A Alderton Close – Part single storey, part two storey extensions on three sides including conservatory – Min. no. PL163

Cllrs Pearce, Pewsey 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 had NO OBJECTION to this application.

230.3 Notice of Appeal – EPF/0836/07 – 22 Station Road – Erection of porch, two storey side extension, alteration to side and rear elevations – Min. no. PL163

The Committee reiterated its previous comment which was:

The Committee had NO OBJECTION to this application.

PL231 Members' Expenses

The Committee agreed to pay the expenses of any councillors wishing to attend Epping Forest District Council's Emergency Planning Awareness Session on 1st October 2007 at the Civic Offices, Epping.

PL232 Essex County Council's Statement of Community Involvement Submission Draft Document

The Committee agreed to defer its response to the above document to the next meeting.

PL233 Planning Applications

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

EPF/1261/07	17 Kirby Close Mr A Januskiene	Demolition of existing detached garage and construction of new detached garage
--------------------	--	--

The Committee had NO OBJECTION to this application but noted that the number of the house shown on the plans was shown as No.7 and not No.17.

EPF/1262/07	17 Kirby Close Mr A Januskiene	Change of roof form to approved EPF/1934/07 rear extension from a flat roof to a pitched roof
--------------------	--	---

The Committee was unable to comment on this application as the approved plans were not available and did not correspond with the EPF number given.

EPF/1468/07	11 Drayton Avenue Samantha Renew	Erection of a first floor extension and a new attached dwelling to side garden
--------------------	--	--

The Committee OBJECTED to this application which was contrary to Policies DBE 1 (ii) and DBE 2 of Epping Forest District Council's adopted Local Plan and Alterations due to the detrimental effect on the property at No.9 Drayton Avenue by turning a pair of semi-detached houses into a row of terraced houses.

EPF/1520/07	3 Lower Belle View Cottage, Smarts Lane Mr D Hurran	Amendment to EPF/1647/06 for repositioning of first floor window and increased length of window
--------------------	---	---

The Committee had NO OBJECTION to this application but was concerned about overlooking of the neighbouring property.

EPF/1624/07	25 Tycehurst Hill Claire	TPO CHI/03/07: Crown lift to 4m and reduce overhang by up to 3m
--------------------	------------------------------------	---

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

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

EPF/1674/07	89 High Road Loughton Construction Ltd	Demolition of existing house and erection of a block of eight, one bedroom flats (Revised application)
--------------------	--	--

The Committee OBJECTED to this application and reiterated its previous comment

which was:

The Committee OBJECTED to this application which was 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 for the site which would dominate the area and spoil the amenity of forest land.

EPF/1679/07 **22 St John's Road** Demolition of existing house and
Mr & Mrs G Fuller erection of new dwelling
The Committee had NO OBJECTION to this application.

EPF/1790/07 **24 Fairmeads** Two storey side extension and single
Mr & Mrs M Parr storey front extension
The Committee had NO OBJECTION to this application.

EPF/1800/07 **46 Alderton Hill** Single storey rear extension
P Page Esq
The Committee had NO OBJECTION to this application.

EPF/1853/07 **1 The Lanterns,** Single storey rear extension
Whitakers Way
Mr M Stephenson-Pope
The Committee had NO OBJECTION to this application.

EPF/1866/07 **2 Catherine Close** TPO/30/89; Oak reduce by 25%
Mr & Mrs Savage

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/1876/07 **126 High Road** Single storey first floor extension to
NRG UK Ltd restaurant

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (iv) of Epping Forest District Council's adopted Local Plan and Alterations due to this being a night club from which it felt that the noise would have an adverse effect on the newly built flats and other residents.

EPF/1882/07 **30 Stanmore Way** First floor extension over existing
Mr & Mrs J Hogan swimming pool
The Committee had NO OBJECTION to this application.

EPF/1885/07 **47 Harvey Gardens** Double storey side extension, porch,
Mrs M Kouzbor conservatory and conversion of a
house to 2 dwellings

The Committee OBJECTED to this application which was contrary to Policies DBE 1 (ii) and DBE 2 of Epping Forest District Council's adopted Local Plan and Alterations due to the detrimental effect on the neighbouring property by turning a pair of semi-detached houses into a row of terraced houses.

EPF/2005/07 **1 Alderton Way** Single storey side extension
Mr & Mrs Foley
The Committee had NO OBJECTION to this application.

EPF/2010/07 **77 Spring Grove** Erection of a front brick wall with
Mr Kirpan Singh railings and gates
The Committee had NO OBJECTION to this application.

PL234 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 8th October 2007

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 8th October 2007 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)
 R Barrett M Daniel B W Moore
 R E Pearce J L Woods

Officer: Maria Burgess (Planning Committee Clerk)

PL235 Apologies for Absence

Apologies for absence had been received from Councillor E C Murphy.

PL236 Confirmation of Minutes

The Minutes of the meeting held on 24th September 2007 were CONFIRMED as a correct record and signed by the Chairman.

PL237 Declarations of Interest

Councillor R Barrett declared a personal and prejudicial interest in EPF/2040/07 and in the Licensing Application for Royal Oak, Forest Road due to having discussed the applications with the applicants. Councillor J L Woods declared a personal but non-prejudicial interest in EPF/2038/07 due to knowing the applicant.

PL238 Matters for Report

238.1 Notice of Appeal – EPF/1311/07 – 72 River Way, Loughton – Loft conversion with front and rear dormers – Min. no. PL194

The Committee reiterated its previous comment which was:

The Committee had NO OBJECTION to this application.

238.2 Amended Description – EPF/2032/07 – 28 Forest View Road, Loughton – Min. no. PL241

The Committee NOTED the amended description.

PL239 Essex County Council's Statement of Community Involvement Submission Draft Document

The Committee considered the above document and found it to be satisfactory.

PL240 Licensing Act 2003

The Committee considered the government consultation on proposals to change some aspects of the Licensing Act 2003. It agreed to support the proposed relaxation of the restrictions on premises licences for the sale of alcohol in village halls, church halls, chapel halls, community halls and similar community premises.

PL241 Planning Applications

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

EPF/1281/07	Maitlands Ltd, 50 Church Hill Maitlands Ltd, Mr Paul J Rooney	Erection of a brick wall with railings
--------------------	--	--

The Committee had NO OBJECTION to this application.

- EPF/1825/07** **16 Broadstrod** Extend existing conservatory
Mr C Collis
The Committee had NO OBJECTION to this application.
- EPF/2014/07** **41 Hillcrest Road** Demolition of existing single storey
Mr & Mrs S Surtees outbuilding and lean-to covered way
and erection of rear two storey
extension and loft conversion with rear
dormer window
The Committee had NO OBJECTION to this application.
- EPF/2032/07** **28 Forest View Road** Retention of front roof dormer window
Mr & Mrs N Carver
The Committee OBJECTED to this application which was contrary to Policies DBE 9
(ii) of Epping Forest District Council's adopted Local Plan & Alterations as it felt that
the balcony would overlook the neighbours. It found the plans to be misleading and
wrongly described.
- EPF/2033/07** **3 The Avenue** Demolition of existing garage and
Mr & Mrs Abbey erection of a single storey side/rear
extension
The Committee had NO OBJECTION to this application.
- EPF/2038/07** **41 Staples Road** Remove boundary hedge with no.43,
Mr C E I Jones remove existing brick-paved frontage,
erection of low retaining walls and
laying new paving blocks
The Committee had NO OBJECTION to this application.
- EPF/2039/07** **8 Mannock Drive** Single storey front porch and single
Mrs S Gold storey rear extensions
The Committee had NO OBJECTION to this application.
- Cllr Barrett left the meeting for the following item.
- EPF/2040/07** **39 Southern Drive** Erection of a detached garage
Mr C Hay
The Committee OBJECTED to this application which was contrary to Policies DBE 9
(i) & (iii) of Epping Forest District Council's adopted Local Plan & Alterations due to
the visual impact, height of the roof and loss of daylight and proximity to the nearby
property in Kenilworth Gardens.
- Cllr Barrett rejoined the meeting.
- EPF/2041/07** **Costa Coffee,** Change of use of section of highway
230 High Road pavement at front of 'Costa Coffee' for
Costa Ltd tables and chairs
The Committee OBJECTED to this application due to the loss of highway pavement
at a busy junction near to a pedestrian crossing.
- EPF/2054/07** **29 Newnham Close** Single storey rear extension
P Ayrton Esq
The Committee had NO OBJECTION to this application.

- | | | |
|--|--|--|
| EPF/2057/07 | 48 Willingale Road
Mr R R Harris | Certificate of lawfulness for a proposed rear dormer window in connection with a loft conversion |
| The Committee NOTED this application. | | |
| EPF/2069/07 | 80 Avondale Drive
Mr A Wilson | Certificate of lawfulness for a proposed single storey rear extension |
| The Committee NOTED this application. | | |
| EPF/2070/07 | 35 Torrington Drive
Ms J Figgins | Single storey rear extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/2076/07 | 15 Carroll Hill
J O'Connor | Demolition of existing dwelling and the erection of a new dwelling |
| The Committee OBJECTED to this application which was contrary to Policies DBE 1 (i) & (ii), DBE 2 and DBE 9 (i) & (ii) of Epping Forest District Council's adopted Local Plan & Alterations due to the overbearing scale of the property and considered the four storeys would be too large in comparison to the other properties in the street. | | |

PL242 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Cllr Barrett left the meeting for the following item.

PL243 Licensing Applications

243.1 The Royal Oak, Forest Road, Loughton, IG10 1EG – The Committee strongly OBJECTED to this application on behalf of a large number of local residents who had written to both Loughton Town Council and Epping Forest District Council, due to it being in the vicinity of too many residents. This pub was already known for noise and disturbances during the day and the committee did not wish this to be extended into the evening. The Committee understood these premises had already breached previous enforcement notices. Nothing appears to have changed since the previous application.

Cllr Barrett rejoined the meeting.

Signed
Date: 22nd October 2007

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 22nd October 2007 at 7.45 p.m. at 1 Buckingham Court.

Present:

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

Officer: Maria Burgess (Planning Committee Clerk)

PL244 Apologies for Absence

Apologies for absence had been received from Councillors M Daniel, B W Moore and E C Murphy.

PL245 Confirmation of Minutes

The Minutes of the meeting held on 8th October 2007 were CONFIRMED as a correct record and signed by the Chairman.

PL246 Declarations of Interest

Cllr Pearce declared a personal and prejudicial interest in EPF/2075/07 as the applicants are close neighbours of his.

PL247 Matters for Report

247.1 For Information – EPF/1803/07 – 44 Sedley Rise, Loughton, Essex, IG10 1LT – Min. no. PL222

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

247.2 For information – EPF/1625/07 – 1 Connaught Avenue, Loughton, Essex, IG10 4DP – Min. no. PL

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

PL248 Estimates for 2008/09

The Committee AGREED to request an extra £5,000 in 2008/09 for the Town Design Statement and accept the Service Re-charge percentage rise.

PL249 Essex County Council's Guide to Development Contributions and the Provision of Community Infrastructure – Consultation Document

The Committee agreed to defer its response to the above document to the next meeting.

PL250 Street Naming and Numbering – Borders Lane Development

The Committee had NO OBJECTION to the numbering of the houses for the above development but OBJECTED to some of the names and suggested alternatives as follows: Borders Crescent and Borders Walk were similar names which could cause confusion and suggested Murray Crescent (after Len Murray, a Loughton resident) and St. Mary's Walk (as this area is in St. Mary's Ward). Greenwood Road (after Ron Greenwood, football manager and Loughton resident in the St. Mary's Ward), as an alternative to The Campus and Watling Close as an alternative to Leaden Close (after Jack Watling eminent actor and Loughton resident of St. Mary's Ward, who lived in Alderton Hall, Alderton Hill).

PL251 Planning Applications

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

EPF/1186/07 **4 Ripley View** Retention of 0.3m of pitched roof to
Ivor Crandon outbuilding and retention of existing
garden wall

The Committee had NO OBJECTION to this application.

EPF/1644/07 **1 Southernhay** Rear conservatory
Mr & Mrs Beaton

The Committee had NO OBJECTION to this application.

EPF/1845/07 **49 Smarts Lane** Rear extension and conservatory
Mr & Mrs Ian Harland

The Committee had NO OBJECTION to this application.

EPF/1910/07 **197 The Broadway** Erection of two storey dwelling house
Mr R Allen

The Committee OBJECTED to this application which was contrary to Policy DBE 2 of Epping Forest District Council's adopted Local Plan and Alterations due to the detrimental effect upon neighbouring properties by causing a terracing effect.

EPF/2009/07 **4 Cloverleys** TPO/EPF/14/85: T2 Oak; T3 Laurel;
Mr Barry Steer 25% crown reduction and 10% 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.

Cllr Pearce left the meeting for the following item.

EPF/2075/07 **28 Millsmead Way** Certificate of lawfulness for a proposed
Mr & Mrs J Donnelly hip to gable, and rear dormer window
extension in a loft conversion

The Committee NOTED this application.

Cllr Pearce rejoined the meeting.

EPF/2098/07 **44 Fairmeads** Front extension to existing garage
B Curtis

The Committee had NO OBJECTION to this application.

EPF/2106/07 **1A Baldwins Hill** Single storey rear conservatory
Mr & Mrs P Newsum extension and first floor rear extension

The Committee had NO OBJECTION to this application but was concerned about the glass doors in the side of the elevation possibly causing overlooking.

EPF/2107/07 **23 Longfield** Single storey front extension
Mr & Mrs G Bryce

The Committee had NO OBJECTION to this application.

- EPF/2111/07** **27 The Avenue** Single storey rear extension
Mr James O Brien
The Committee had NO OBJECTION to this application.
- EPF/2119/07** **21 River Way** Loft conversion with a rear dormer
Mr & Mrs Stephan window
Harris
The Committee had NO OBJECTION to this application.
- EPF/2130/07** **44 Sedley Rise** Loft conversion with alterations to roof
Mr & Mrs John Smith and rear dormer window
The Committee had NO OBJECTION to this application but was concerned about the
side window causing overlooking issues.
- EPF/2135/07** **1 Ollards Grove** Change of use of ground floor part of
Mr D Gibb residential premises to A2 use
The Committee had NO OBJECTION to this application.
- EPF/2136/07** **1 Ollards Grove** Erection of illuminated shop sign
Mr D Gibb
The Committee felt that it did not have enough information on this application to
comment.

PL252 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 5th November 2007

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 5th November 2007 at 7.45 p.m. at 1 Buckingham Court.

Present:

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

Officer: Maria Burgess (Planning Committee Clerk)

PL253 Apologies for Absence

Apologies for absence had been received from Councillors M Daniel and R E Pearce.

PL254 Confirmation of Minutes

The Minutes of the meeting held on 22nd October 2007 were CONFIRMED as a correct record and signed by the Chairman.

PL255 Declarations of Interest

No declarations of interest were made.

PL256 Matters for Report

256.1 Notice of Appeal – EPF/0911/07 – Land to rear of 33 and 35 Spring Grove, Loughton, Essex, IG10 4QD – Erection of a detached four bedroom house fronting Summerfield Road – Min. no. PL192.4

The Committee reiterated its previous comment which was:
 The Committee had NO OBJECTION to this application.

PL257 Essex County Council's Guide to Development Contributions and the Provision of Community Infrastructure – Consultation Document

The Committee considered the above document and found it to be satisfactory.

PL258 Planning Applications

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

EPF/2146/07	Rear of Unit 1 and Unit 2, 258 High Road Mr Peter Pendleton	To change the use of the office space to the rear of the ground floor of unit 1 258 High Road Loughton, to a class A3 restaurant with an ancillary takeaway element, to be used in conjunction with the adjacent existing restaurant (unit 2). Permission is also sought for: the installation of a new shop front to unit 2, the erection of a small extension at the rear of the property and installation some new ventilation/air conditioning equipment
--------------------	---	--

The applicant for this application addressed the meeting.

Cllrs Barrett, Moore, Wixley 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 due to the takeaway element because of the rubbish produced by this type of premises and possible disorderly conduct caused by customers. The retail space remaining does not look big enough to be viable.

EPF/2160/07 **3 Staples Road** First floor dormer additions and ground
Ms I Lawrence floor kitchen extension

Cllrs Barrett, Moore, Wixley 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 but was concerned about the second chimney stack being removed and that the railings, hedges and magnolia should be preserved as this is a conservation area.

EPF/2170/07 **25 Highland Avenue** Single storey front extension forming
Mr & Mrs Handley new porch and conversion of garage to
study

The Committee had NO OBJECTION to this application.

EPF/2177/07 **22 Station Road** Erection of porch, single storey side
Mr & Mrs Trevor Shulton and rear extension, alteration to side
and rear elevations

The Committee had NO OBJECTION to this application but was concerned about the potential of a balcony.

EPF/2199/07 **44 Broadstrood** Single storey rear extension
Mr Taylor

The Committee had NO OBJECTION to this application.

EPF/2200/07 **9 The Fountains** Removal of weather boarding and
J Davey replacement with stone bay

The Committee had NO OBJECTION to this application.

EPF/2212/07 **Church Hill Public Car** Outline planning application for a
Park adj Plume of residential development comprising 8
Feathers no. one bed flats and 2 no. two bed
Epping Forest District flats
Council

Cllrs Barrett, Moore, Wixley 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 was contrary to policy DBE 1 of Epping Forest District Council's adopted Local Plan and Alterations due to the loss of yet another car park, the safety aspect of the vehicle entrance, the unsuitable positioning of a residential building between a public house and a petrol station and the height of the proposed building.

Cllr Woods declared a personal but non-prejudicial interest in the following item due to knowing the objector.

- EPF/2215/07** **6 Albion Park** Two storey front extension and single
Mr & Mrs G Mead storey rear bay window
The Committee NOTED the contents of a letter of objection.
- The Committee had NO OBJECTION to this application.
- EPF/2223/07** **6 Stanmore Way** Rebuild boundary wall between garden
Mr Zaid Ali and Stanmore Way
The Committee had NO OBJECTION but was concerned about the effect of the
height of the wall may have on the street scene.
- EPF/2229/07** **2 Eleven Acre Rise** Amendment to dormers approved
P Spencer under EPF/551/06 from pitched roof to
flat roof finish
The Committee had NO OBJECTION to this application.
- EPF/2235/07** **57 Broadstrod** Single storey front extension to garage
Mr & Mrs P Dackombe
The Committee had NO OBJECTION to this application.
- EPF/2254/07** **39 Pyrles Lane** Conversion of garage and proposed
Mr M Gurrieri front porch
The Committee had NO OBJECTION to this application.
- EPF/2255/07** **28 Habgood Road** Single storey rear extension
Mrs L Marsden
The Committee had NO OBJECTION to this application.
- EPF/2256/07** **1 Malvern Gardens** Single storey side and front extensions
Mr & Mrs Routledge and garage conversion into habitable
room
The Committee had NO OBJECTION to this application.
- EPF/2277/07** **Land adj 18 Dunmow** Erection of two bedroom attached
Close house
Mr & Mrs G Torresan
The Committee OBJECTED to this application which was contrary to policy DBE 2
of Epping Forest District Council's adopted Local Plan and Alterations due to the
detrimental effect on neighbouring properties of turning a semi-detached property
into a terraced.

PL259 Decisions**259.1 Decisions by Epping Forest District Council**

The Planning Decisions from Epping Forest District Council were NOTED.

259.2 Decisions by the Planning Inspectorate

The following Appeal Decisions from the Planning Inspectorate were NOTED.

Allowed:

APP/J1535/A/07/2045456/NWF – Site at Loughton Montessori Nursery, 1 Church Hill, Loughton – The proposed development of eight 2-bed apartments.

Dismissed:

APP/J1535/A/07/2043447/WF – Land to rear of 25 Staples Road, Loughton – The proposed erection of a 3-bedroom dwelling house.

Signed

Date: 19th November 2007

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 19th November 2007 at 7.45 p.m. at 1 Buckingham Court.

Present:

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

Officer: Maria Burgess (Planning Committee Clerk)

PL260 Apologies for Absence

No apologies for absence were received.

PL261 Confirmation of Minutes

The Minutes of the meeting held on 5th November 2007 were CONFIRMED as a correct record and signed by the Chairman.

PL262 Declarations of Interest

Cllr Barrett declared a personal but non-prejudicial interest in EPF/2299/07 as he knew the applicant and gave advice on the application.

PL263 Matters for Report

263.1 For Information – EPF/2076/07 – 15 Carroll Hill, Loughton, Essex, IG10 1NL – Min. no. PL241

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

263.2 CC/EPF/156/07 – Staples Road Infant School, Staples Road, Loughton – Min. no. P392

The Committee was unhappy about another temporary building being given a long life span.

PL264 Essex County Council's Guide to Development Contributions and the Provision of Community Infrastructure – Consultation Document

The Committee agreed to defer its response to the above document to the next meeting.

PL265 Planning Applications

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

EPF/2064/07	Footpath outside 225 High Road	Advertisement measuring 1710mm x 1160mm on pay phone kiosk
	Mr Martin McNamara	

Cllr Daniel declared a personal but non-prejudicial interest in this item as he works in advertising.

The Committee had NO OBJECTION to this application.

EPF/2100/07	4 Wellfields	Two storey side extension and first floor extension/loft extension
	A Patel	

The Committee OBJECTED to this application which was contrary to Policy DBE 9

(ii) of Epping Forest District Council's adopted Local Plan & Alterations due to the two balconies and new extension windows possibly overlooking the neighbouring properties.

EPF/2234/07 **31 Church Lane** Loft conversion with front and rear
Mr A S Marceus Mr A S Marceus dormer windows, new garage and
alteration to windows

The Committee had NO OBJECTION to this application.

EPF/2251/07 **45 The Crescent** Demolition of existing detached
J Moncur J Moncur dwelling and erection of new two storey
five bedroom detached house

The Committee had NO OBJECTION to this application.

EPF/2252/07 **45 Broadstrood** Two storey rear extension with single
John Jessop John Jessop storey front extension and a first floor
side addition set off from boundary

The Committee had NO OBJECTION to this application.

EPF/2280/07 **29 Baldwins Hill** Grade II listed building application for
Philip Keen Philip Keen the installation of a sky dish

The Committee had NO OBJECTION to this application.

EPF/2288/07 **Land adj to 56** Erection of a new dwelling
Alderton Hill
Mr & Mrs B Singh

The Committee had NO OBJECTION to this application.

EPF/2299/07 **99 Forest Road** Extension to existing vehicle crossover
Mr & Mrs Makepeace-
Awosunle

The Committee had NO OBJECTION to this application.

EPF/2302/07 **33 Barrington Road** Single storey rear extension, two storey
Norman Grace Norman Grace side extension, loft conversion and front
porch

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) & (ii), DBE 10 (i), (ii) and (a) of Epping Forest District Council's adopted Local Plan & Alterations due to being overbearing on the streetscene, possible overlooking and it considered the development to be too big for the plot.

EPF/2316/07 **18 Goldings Rise** Enlargement of existing first floor
Mr Fitz Hall Mr Fitz Hall accommodation, new side extension
accommodating swimming pool and
replacement windows with sedum roof
with solar panels (Revised application)

The Committee had NO OBJECTION to this application.

EPF/2321/07 **42 The Drive** Loft conversion with hip to gable roof
Mr & Mrs Kirkpatrick Mr & Mrs Kirkpatrick extension and rear dormer window

The Committee was concerned about the appearance of the new gable roof in relation to the streetscene.

EPF/2334/07 **70 Roundmead Avenue**
Mr Kevin Watts First floor rear extension and two storey side extension and a loft conversion with a rear dormer window (Revised application)

Cllrs Barrett, Pearce, Moore 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 but was concerned about the possible blocking of light to the neighbour's bedroom window.

EPF/2340/07 **75 Roundmead Avenue**
Mr & Mrs Oliver Loft conversion with front and rear dormer with Juliet balcony and two gable ends (Revised application)

The Committee had NO OBJECTION to this application.

EPF/2357/07 **24 Goldings Rise**
Mrs Van Haaren First floor rear extension, alteration to rear dormer and new front dormer

The Committee had NO OBJECTION to this application.

EPF/2362/07 **51 Alderton Hill**
Mr & Mrs Gujral Two storey side for use as annexe and single storey rear extensions

The Committee had NO OBJECTION to this application but was concerned about the height of the rear extension roof over the pool, regarding the neighbour's outlook.

EPF/2365/07 **182 Roding Road**
Vijay R Patel Two storey side and rear extensions and a loft conversion

Cllrs Barrett, Pearce, Moore 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.

Cllr Pearce declared a personal and prejudicial interest in this item due to the neighbour of the applicant being a friend of his. Cllr Pearce left the meeting.

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) and DBE 10 (i), (ii) & (a) of Epping Forest District Council's adopted Local Plan & Alterations and considered the development to be overbearing on the streetscene and too big for the plot.

Cllr Pearce rejoined the meeting.

EPF/2366/07 **Bryony Close and 22-60 School House Gardens**
Mr Alex Newman TPO/27/93 – Lombardy Poplar x 6: Fell, Lime: remove 2 dead limbs

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.

PL266 Decisions

266.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

266.2 Decisions by the Planning Inspectorate

The following Appeal Decisions from the Planning Inspectorate were NOTED.

Allowed:

APP/J1535/A/07/2044363/WF – Site at 18a High Beech Road, Loughton, IG10 4BL – proposed development of a three storey rear extension.

APP/J1535/A/07/2046591/NWF – Site at 2 Lower Park Road, Loughton, IG10 4NA – proposed demolition of existing house and erection of eight flats

APP/J1535/A/07/2043943/WF – Site at 2 Hilltop Close, Loughton, IG10 1PY – proposed development of a double storey rear extension, single storey side extension, loft conversion with 2 no. dormers to front and 2 no. velux style windows to rear elevation.

Dismissed:

APP/J1535/A/07/2047394 – 134 Church Hill, Loughton, Essex, IG10 1LH – proposed development of forecourt car parking.

APP/J1535/A/07/2047957 – 6 Albion Hill, Loughton, Essex, IG10 4RA – proposed development to use the school house at 6 Albion Hill for educational purposes by Oaklands School.

APP/J1535/A/07/2044329/WF – Site at 45 Fallow Fields, Great Woodcote Park, Loughton, IG10 4QP – proposed loft extension/conversion.

APP/J1535/A/07/2043463/NWF – Site at Loughtons Bowls Club, Eleven Acre Rise, Loughton, IG10 1AN – proposed extension to existing club house and erection of new dwelling.

PL267 Licensing Applications

267.1 Notice of Application to Vary a Club Premises Certificate – Minx, 126 High Road, Loughton, Essex - Cllrs Barrett, Pearce, Moore 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 application.

Signed

Date: 10th December 2007

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 10th December 2007 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)
 M Daniel B W Moore E C Murphy (until min. no. PL273)
 R E Pearce J L Woods

Also in attendance:

Councillor: M R M A Chalk (from min. no. PL271)

Officer: Maria Burgess (Planning Committee Clerk)

PL268 Apologies for Absence

Apologies for absence had been received from Councillor R Barrett.

PL269 Confirmation of Minutes

The Minutes of the meeting held on 19th November 2007 were CONFIRMED as a correct record and signed by the Chairman.

PL270 Declarations of Interest

Cllr M Daniel declared a personal and prejudicial interest in EPF/2491/07 due to being a relative of the applicant. Cllrs Sheen, Moore, Murphy, Pearce and Woods declared a personal and prejudicial interest in EPF/2491/07 as the applicant is a fellow councillor.

PL271 Matters for Report

271.1 Amended description – EPF/2277/07 – Land adj 18 Dunmow Close, Loughton, Essex, IG10 3AS – Erection of three bedroom attached house – Min. no. PL258

The Committee reiterated its previous comment which was:

The Committee OBJECTED to this application which was contrary to policy DBE 2 of Epping Forest District Council's adopted Local Plan and Alterations due to the detrimental effect on neighbouring properties of turning a semi-detached property into a terraced.

Cllr Chalk joined the meeting.

271.2 Public Inquiry – EPF/2212/06 – 7 Ashfields, Loughton, Essex, IG10 - Erection of a wind turbine – Min. no. PL162.1

The Committee NOTED the information received.

271.3 Amended Plans & description – EPF/2398/07 – Unit 40, Oakwood Hill Industrial Estate, Loughton, Essex, IG10 3TZ

The Committee had NO OBJECTION to this application.

PL272 East of England Plan: Consultation on the Assessment of the Plan under the European Habitats Directive and the Secretary of State's Further Proposed changes

This item was deferred from a previous meeting. The Committee considered the consultation document and found it to be satisfactory.

PL273 Area Plans Sub Committee – 3 Week Cycle Consultation

Cllrs Pearce, Moore 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 considered the proposal and made its comments as follows:
As the district council is already within the government targets for the turn around of applications, there would seem no real need for this proposal to be adopted. If it were adopted it could restrict the ability of town councils to properly consider planning applications. It could also mean that local councillors would not have as much opportunity to attend subcommittee meetings as there would inevitably be more clashes.

PL274 Planning Applications

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

EPF/1463/07 **7 Kings Place** Single storey side extension and front
Mr & Mrs El-Khamlichi and rear dormer

The Committee had NO OBJECTION to this application.

EPF/1518/07 **20 Connaught Avenue** Demolition of existing and erection of
Mr Sajad Sain new six bedroom house with
accommodation at basement level

The Committee had NO OBJECTION to this application but was concerned about the proximity of the house to the boundary.

EPF/2240/07 **Land adj to 21** Outline application for the erection of
Leycroft Close an attached dwelling
Mr S Stuchfield

The Committee OBJECTED to this application which was contrary to Policies DBE 1 (i) & (ii), DBE 2 and DBE 9 (i) of Epping Forest District Council's adopted Local Plan & Alterations due to a pair of semi-detached properties being turned into a terrace which would have a detrimental effect on the property at No. 20 and to the streetscene.

EPF/2257/07 **2 Ripley View** Single storey rear conservatory
Mr & Mrs G Lock

The Committee had NO OBJECTION to this application.

EPF/2290/07 **Former Bank of** Erection of 2 no. data centres, external
England Sports plant compound, car parking and
Ground, Langston landscaping
Road

Last Zone Ltd and
Pioneer Technologies
Ltd

The Committee had NO OBJECTION to this application.

EPF/2322/07 **6 Valley Hill** Change of use from A3 to A3 and A5
Kazim Has Café Restaurant and Take Away with
opening hours of 12 noon to 11pm

Cllrs Pearce, Moore 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 the change of use which would encourage noise and nuisance to the area and it felt that the proposed closing time would be too late.

EPF/2359/07 **7 The Avenue** Two storey side extension to form
Mr P Chipperfield 'granny' annexe

The Committee OBJECTED to this application which was contrary to Policies DBE 1 (i) & (ii), DBE 2 and DBE 9 (i) of Epping Forest District Council's adopted Local Plan & Alterations on the grounds of a new dwelling being added to this property turning a semi-detached house into a terraced.

Cllr Murphy requested that her objection to the term "granny" annexe which she considered inappropriate and not descriptive of this application should be included in the minutes.

EPF/2378/07 **Land adj Saint Mary's** Erection of three dwellings with
Vicarage, Priory Road garaging/parking and access drive
Hampton Homes Ltd (Revised application)

Cllrs Pearce, Moore 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 was concerned about the possible overlooking from Plot 2 to the existing neighbouring house.

EPF/2382/07 **64 Ibbetson Path** Part single storey, part two storey side
Mr Chaudhary and rear extension

The Committee was concerned about the lack of amenity space.

EPF/2385/07 **6 Warren Hill** Orangery to rear
Mr & Mrs Williams

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) and DBE 10 (a) & (b) of Epping Forest District Council's adopted Local Plan & Alterations due to the very large flank wall on the orangery and had serious concerns about the effect of the orangery on the existing Redwood tree.

EPF/2387/07 **Public Telephone** Replacement of one existing telephone
Kiosk 020 8502 1855, kiosk with ATM kiosk
Outside 258 High
Road
Mrs Mandy Greenslade

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (iv) of Epping Forest District Council's adopted Local Plan & Alterations due to the possibility of more people gathering on the pavement, the security issues and more vehicles parking up in the vicinity.

EPF/2393/07 **22 Spring Grove** Single storey rear extension
Mr Gorgulu

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

EPF/2395/07 **60 Sedley Rise** Loft conversion with rear dormer and
Mr & Mrs T Carter hip to gable extension
Cllr Sheen declared a personal interest in this application due to knowing the applicant in a professional capacity and Cllr Pearce declared a personal interest due to the applicant having been a past neighbour of his.

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

EPF/2398/07 **Unit 40** Addition of 1 no. window to ground floor
Oakwood Hill and 1 no. window to first floor to north
Industrial Estate elevation
Grangewood Builders
Ltd

The Committee had NO OBJECTION to this application.

EPF/2399/07 **88 The Lindens** Removal of existing roof and
Mr & Mrs P Fairhead replacement with new roof with rooms
in roof space with front and rear dormer
windows

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) and DBE 10 (i) & (a) of Epping Forest District Council's adopted Local Plan & Alterations due to the proposed development being out of proportion to the existing and neighbouring properties.

EPF/2409/07 **74 Colebrook Lane** Proposed loft conversion with rear
Mr & Mrs Levy dormer window

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) & (ii) and DBE 10 (a) of Epping Forest District Council's adopted Local Plan & Alterations due to the visual impact of the proposed development, being out of proportion and possible overlooking of the neighbours' gardens.

EPF/2432/07 **215A Forest Lodge,** Loft conversion with mansard roof
Smarts Lane
Rachael Searle

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (ii) of Epping Forest District Council's adopted Local Plan & Alterations due to overlooking from the proposed bedroom window into the neighbouring property at 215 Smarts Lane.

Cllr Murphy left the meeting.

EPF/2434/07 **The Willows,** First floor side extension (Revised
Pollards Close application)
Mr & Mrs G Hilditch

The Committee had NO OBJECTION to this application.

EPF/2436/07 **15 Carroll Hill** Demolition of existing dwelling and the
J O'Connor erection of a new dwelling (Revised
application)

Cllrs Pearce, Moore 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 was contrary to Policies DBE 1 (i) & (ii), DBE 2 and DBE 9 (i) & (ii) of Epping Forest District Council's adopted Local Plan & Alterations due to the overbearing scale of the property and considered the four storeys would be too large in comparison to the other properties in the street.

EPF/2447/07 **26 The Crescent** Single storey rear extension
Mr & Mrs R Gower

The Committee had NO OBJECTION to this application.

EPF/2458/07 **Oakwood Parade,
Oakwood Hill** Erection of 13 metre high slimline
O2 The Colonnades telecommunications column next to
road kerb in front of 1 and 3 Oakwood
Parade, together with ground level
equipment cabinet

Cllrs Pearce, Moore 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 was contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan & Alterations due to the visual impact, bulk and height which would be detrimental to the streetscene.

EPF/2466/07 **Cooperative** Internally illuminated fascia and
Travelcare, 224 High projecting signs
Road
CWS Retail Financial
Services

The Committee had NO OBJECTION to this application.

Cllr Chalk left the meeting.

The Committee AGREED to suspend Standing Order number 1.4 and AGREED to conclude the meeting by 10.00 p.m.

EPF/2486/07 **45 Valley Hill** First floor side/rear extension
Mr J J Murphy

The Committee had NO OBJECTION to this application.

EPF/2488/07 **8 Sparelease Hill** Erection of new front wall
Mr & Mrs Dhaliwal

The Committee had NO OBJECTION to this application.

EPF/2490/07 **25 Summerfield Road** Two storey rear extension and two
Mr & Mrs Sutherland storey front extension

The Committee had NO OBJECTION to this application.

EPF/2491/07 **19 Broadstrood** Two storey front extension and single
Mr & Mrs L Daniel storey front/side and rear extensions

As all members of the committee had declared a personal and prejudicial interest in this application it was not considered.

EPF/2496/07 **41 Alderton Hill** Ground and first floor side extension,
Mrs T Mason rear ground extension and extended
porch and study

The Committee had NO OBJECTION to this application.

EPF/2501/07 **44 Avondale Drive** Single storey rear extension
Mr J Hall

The Committee had NO OBJECTION to this application.

EPF/2506/07 **Rear of 38 Church Hill** Erection of a studio apartment
Jotom Investments Ltd

Cllrs Pearce, Moore 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 was contrary to Policies DBE 2, DBE 11 (i), DBE 9 (i) and DBE 10 (a) of Epping Forest District Council's adopted Local Plan & Alterations as it considered the development to protrude too far into the garden.

EPF/2510/07 **1 and 1a Warren Hill** Demolition of existing buildings and
Warren Hill erection of five detached dwellings and
Development Company all associated works. Removal of
Ltd section 52 agreement. (Revised
application)

Cllrs Pearce, Moore 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 due to not having appropriate plans of the site or information regarding the Section 52 agreement.

EPF/2515/07 **12 Hill Top Close** Extension of main roof and loft
Mr & Mrs Beavis conversion with a rear balcony window

Cllr Pearce declared a personal and prejudicial interest in this application due to having friends who live nearby and withdrew from the meeting. Cllrs Daniel, Moore, Sheen and Woods declared a personal interest due to the adjoining property being owned by Loughton Town Council.

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (ii) of Epping Forest District Council's adopted Local Plan & Alterations due to the balcony overlooking the neighbouring gardens.

The Committee AGREED to suspend Standing Order number 1.4 and AGREED to conclude the meeting by 10.10 p.m.

Cllr Pearce rejoined the meeting.

EPF/2525/07 **53 Smarts Lane** Erection of conservatory
Joanne Coombs

The Committee had NO OBJECTION to this application.

PL275 Decisions

275.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed

Date: 7th January 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 7th January 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

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

Officer: Maria Burgess (Planning Committee Clerk)

3 members of the public

PL276 Apologies for Absence

Apologies for absence had been received from Cllrs R Barrett, M Daniel, B W Moore and E C Murphy. The Planning Committee Clerk reported that Cllr Wixley had been nominated as Cllr Moore's substitute for this meeting.

PL277 Confirmation of Minutes

The Minutes of the meeting held on 10th December 2007 were amended in item EPF/2395/07 to read that Cllr Pearce had undertaken some professional work on the applicants' behalf. The minutes were CONFIRMED as a correct record and signed by the Chairman.

PL278 Declarations of Interest

No declarations of interest were made.

PL279 Matters for Report

279.1 Notice of Appeal – EPF/1625/07 – 1 Connaught Avenue, Loughton, Essex, IG10 4DP – Two storey side extension for office use – Min. no. PL212

The Committee strongly OBJECTED to this application and reiterated its previous comment, which was:

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (iv) of Epping Forest District Council's adopted Local Plan and Alterations as the proposals would potentially cause disturbance to neighbours. The two-storey extension was less than a metre from the boundary and there would be a loss of off-road parking spaces serving the offices.

279.2 Notice of Appeal – EPF/1638/07 – 9 Foxley Close, Loughton, Essex – Two storey side extension (revised application) – Min. no. PL212

The Committee reiterated its previous comment which was:

The Committee OBJECTED to this application which was contrary to Policy DBE 10 (a) of Epping Forest District Council's adopted Local Plan and Alterations. The revisions had not addressed the Committee's previous concerns that the extension was out of proportion and overbearing to neighbouring properties.

279.3 Notice of Appeal – EPF/1783/07 – 1 Connaught Avenue, Loughton, Essex, IG10 4DP – Two storey side and single storey rear extension for office use – Min. no. PL222

The Committee very strongly OBJECTED to this application and reiterated its previous comment which was:

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (iv) of Epping Forest District Council's adopted Local Plan and Alterations due to it

being an overdevelopment of the site which would cause parking problems as well as noise and disturbance in a residential area. The Committee drew attention to its objections made for a previous application for this property, EPF/1625/07.

279.4 Amended Plan – EPF/2525/07 – 53 Smarts Lane, Loughton, Essex, IG10 4BU – Erection of conservatory – Min. no. PL274

The Committee had NO OBJECTION to this application.

279.5 Amended Plan – EPF/2100/07 – 4 Wellfields, Loughton, Essex, IG10 1NX – Two storey side extension and first floor extension/loft extension – Min. no. PL265

The Committee reiterated its previous comment which was:

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (ii) of Epping Forest District Council's adopted Local Plan & Alterations due to the two balconies and new extension windows possibly overlooking the neighbouring properties.

279.6 For information – EPF/2385/07 – 6 Warren Hill, Loughton, Essex, IG10 4RL – Min. no. PL274

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

PL280 Planning Applications

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

The following application was brought forward due to members of the public with an interest in this application being registered to speak.

EPF/2603/07 52 Marjorams Avenue Two storey side extension
Mr T Gibson

The Committee NOTED the contents of 6 letters of objection.

Two members of the public addressed the committee.

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i), (ii) & (iii) and DBE 10 (b) of Epping Forest District Council's adopted Local Plan & Alterations due to the second storey being too close to no's. 7-22 Maple Gate and overlooking of amenity space from the window. The possibility of the second storey being closer than 1m to the boundary could cause a terracing effect and the slope of the ground makes the proposed building seem taller.

EPF/2241/07 Woodbury Hollow Detached garden store/boiler house
Cottages, 2 Woodbury
Hollow
Mr & Mrs J Holloway

The Committee had NO OBJECTION to this application.

EPF/2520/07 3 Marjorams Avenue Loft conversion with hipped to gable
Jason Parker roof alteration and construction of a
rear dormer window

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) and DBE 10 (i) & (a) of Epping Forest District Council's adopted Local Plan & Alterations as the hip to gable conversion would make the property look out of proportion to neighbouring properties.

EPF/2564/07 63 The Lindens Two storey front extension
Mr F Crossley

The Committee had NO OBJECTION to this application.

EPF/2583/07 **The Body Shop,** Alterations to shop front
206 High Road
The Body Shop

The Committee had NO OBJECTION to this application.

EPF/2584/07 **The Body Shop,** Internally illuminated new fascia sign
206 High Road and projecting sign
The Body Shop

The Committee had NO OBJECTION to this application.

EPF/2598/07 **1 Connaught Avenue** Single storey side and rear extension
Littlecroft Properties Ltd

The Committee NOTED the contents of a letter of objection.

Cllrs Pearce, Wixley 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 was contrary to Policies DBE 9 (i) & (iii) of Epping Forest District Council's adopted Local Plan & Alterations due to the overdevelopment of the office building in a residential area causing noise and disturbance, parking and road safety issues. This should be where the commercial expansion stops in this road.

EPF/2607/07 **1 The Hawthorns** Extension to garage at front,
G Hanafi amendment to planning permission
EPF/1464/06

The Committee had NO OBJECTION to this application.

EPF/2619/07 **1 Catherine Close** Conversion of single integral garage to
Mr A Morris habitable accommodation

The Committee had NO OBJECTION to this application.

EPF/2621/07 **22 The Summit** TPO/5/93: Oak – Fell and replace
Mrs Sheila Davies

Cllrs Pearce, Wixley 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 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/2630/07 **12 Wellfields** TPO/14/83: Ash - Fell
Mr Patel

Cllrs Pearce, Wixley 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 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/2633/07** **87 Grosvenor Drive** Single storey rear extension
Daniel Martin
The Committee had NO OBJECTION to this application.
- EPF/2640/07** **9-11 High Beech Road** Ground and first floor extensions to
Littlecroft Properties Ltd sides, first floor infill extension to rear,
new roof and front elevation
remodelling
Cllrs Pearce, Wixley 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 was contrary to Policy DBE 9 (ii) of Epping Forest District Council's adopted Local Plan & Alterations due to overlooking at the rear, intensification of parking and road safety problems in an already dangerous street.
- EPF/2647/07** **66 Englands Lane** Demolition of existing house and
Rigg Developments Ltd erection of 2 x 3 bedroom houses and 2
parking spaces
Cllrs Pearce, Wixley 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 was contrary to Policies DBE 1 (i) & (ii) and DBE 9 (i) of Epping Forest District Council's adopted Local Plan & Alterations due to the height and size of the roof having a detrimental effect on the streetscene and neighbouring properties.
The Committee AGREED to suspend Standing Order 1.4 and AGREED to conclude the meeting by 9.45 p.m.
- EPF/2655/07** **7 The Croft** Two storey and single storey rear
Mr Aylett extensions and new porch and
conversion of single dwelling into two
dwellings
The Committee had NO OBJECTION to this application.
- EPF/2669/07** **22 Wellfields** Front dormer window
Mr & Mrs Coleing
The Committee had NO OBJECTION to this application.
- EPF/2672/07** **8 Ripley View** Replacement side extension with
Mr & Mrs G Crawford pitched roof
The Committee had NO OBJECTION to this application.
- EPF/2682/07** **Plume of Feathers,** Installation of 2 no. external decking
Church Hill areas to front
Mr Simon Clayton
Cllrs Pearce, Wixley 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 AGREED to suspend Standing Order 1.4 and AGREED to conclude the meeting by 10.00 p.m.

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (iv) of Epping Forest District Council's adopted Local Plan & Alterations due to the noise and disturbance to nearby residents, road safety issues caused by restricted delivery parking and exiting the car park. Anti-social behaviour may be encouraged on the public footway.

EPF/2692/07 **1 Rectory Lane** Demolition of existing garage, single
Mr & Mrs S Pritchard storey side extension, porch and room
in the roof

The Committee had NO OBJECTION to this application.

EPF/2707/07 **68 Alderton Hill** Certificate of lawfulness for a proposed
Richard Lester loft conversion

The Committee NOTED this application.

PL281 Decisions

281.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

281.2 Decisions by Essex County Council

The Planning Decision from Essex County Council was NOTED.

281.3 Appeal Decisions by the Planning Inspectorate

The Appeal Decisions by the Planning Inspectorate were NOTED.

PL282 Licensing Applications

282.1 The Committee NOTED the application for The Murray Hall, 106 Borders Lane, Loughton, Essex, IG10 3SB.

282.2 The Committee NOTED the application for Plume of Feathers, 123 Church Hill, Loughton, Essex, IG10 1QR.

Signed

Date: 21st January 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 21st January 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

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

Officer: Enid K Walsh (Deputy Town Clerk)

1 member of the public

PL283 Apologies for Absence

No apologies for absence were received.

PL284 Confirmation of Minutes

The Minutes of the meeting held on 7th January 2008 were amended at PL277 to read "in item EPF/2395/07 to read that the applicant had undertaken some professional work on Cllr Pearce's behalf". The Minutes which had also been amended at PL276 from those circulated were CONFIRMED as a correct record and signed by the Chairman.

PL285 Declarations of Interest

No declarations of interest were made.

PL286 Matters for Report

286.1 Notice of Appeal – EPF/1754/06 – Land to rear of 8 Connaught Avenue, Loughton, Essex, IG10 4DP – Erection of two storey detached house with partial basement (Revised application) – Min. no. PL154

The Committee reiterated its previous comment which was:

The Committee had NO OBJECTION to this application.

286.2 Notice of Appeal – EPF/1876/07 – Minx Bar & Sheesha Restaurant, 126 High Road – Min. no. PL233

Cllrs Barrett, Moore, 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 a letter of objection.

The Committee reiterated its previous comment, which was:

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (iv) of Epping Forest District Council's adopted Local Plan and Alterations due to this being a night club from which it felt that the noise would have an adverse effect on the newly built flats and other residents.

286.3 Amended Plan – EPF/2598/07 – 1 Connaught Avenue – Single storey side extension and first floor extension/loft extension – Min. no. PL280

Cllrs Barrett, Moore, 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 a letter of objection.

The Committee reiterated its previous comment, which was:

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) & (iii) of Epping Forest District Council's adopted Local Plan & Alterations due to the overdevelopment of the office building in a residential area causing noise and disturbance, parking and road safety issues. This should be where the commercial expansion stops in this road.

PL287 Epping Forest District – Planning Protocol

The Committee welcomed the District Council Standards Committee's offer to hold training courses in the revisions to the Protocol but, in view of the forthcoming elections, suggested that these were delayed until after May 2008.

PL288 Planning Applications

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

The Committee AGREED to bring forward the following item, EPF/0023/08, as a member of the public was interested in this application.

EPF/0023/08	37 Upper Park	Front balcony extension
	Mr P Ingrao	

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

The Committee had NO OBJECTION to this application.

EPF/2045/07	Debden House Debden Green	Grade II listed building application for internal works and works to external paving in garden area and ramped access to main reception area from disabled parking space
	M Brummer – London Borough of Newham	

The Committee had NO OBJECTION to this application.

EPF/2689/07	11 Drayton Avenue	Erection of a first floor rear extension and a new attached dwelling to side garden (revised application)
	Samantha Renew	

Cllrs Barrett, Moore, 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 two letters of objection.

The Committee reiterated its previous comment, which was:

The Committee OBJECTED to this application which was contrary to Policies DBE 1 (ii) and DBE 2 of Epping Forest District Council's adopted Local Plan and Alterations due to the detrimental effect on the property at No.9 Drayton Avenue by turning a pair of semi-detached houses into a row of terraced houses.

EPF/2721/07	Hillcrest, 36 Traps Hill	Front porch, first floor side extension and bay window (revised application)
	I Kennard	

The Committee had NO OBJECTION to this application.

EPF/0018/08	59 Spareleaze Hill	First floor front infill of balcony and erection of porch
	Mr M Dias	

The Committee had NO OBJECTION to this application.

- EPF/0020/08 Police Station**
158 High Road
 Essex Police Authority
 The Committee had NO OBJECTION to this application. Refurbishment and extension to custody and the front office for improved disabled access
- EPF/0021/08 5 Church Close**
 Carmen & Dermott Drain
 The Committee NOTED this application. Certificate of lawfulness for a proposed garage conversion and a small rear extension
- EPF/0028/08 49 The Crescent**
 Mr G Miller
 The Committee had NO OBJECTION to this application. First floor side extension and loft conversion with rear dormer window (Revised application)
- EPF/0033/08 101 Southern Drive**
 Mr Sawyer
 The Committee had NO OBJECTION to this application. Single storey rear extension
- EPF/0037/08 Barclays Bank Plc**
207 High Road
 Barclays Plc
 The Committee had NO OBJECTION to this application. Alterations to the shopfront, including repositioning of one existing ATM (Automatic Telling Machine) and installation of one new ATM
- EPF/0043/08 16 Stanmore Way**
 Mr & Mrs Leggett
 Cllr Pearce declared a personal and prejudicial interest in this application as he was acquainted with the neighbours, and left the meeting.
 The Committee had NO OBJECTION to this application.
 Cllr Pearce rejoined the meeting. First floor rear extension
- EPF/0047/08 Leach & Burton Ltd**
48 Pyrles Lane
 Mr Gary Crawford
 The Committee had NO OBJECTION to this application. Demolition of existing outbuilding and erection of new single storey rear extension to existing pharmacy

PL289 Decisions**289.1 Decisions by Epping Forest District Council**

The Planning Decisions from Epping Forest District Council were NOTED.

Signed

Date: 4th February 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4th February 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)
 R Barrett B W Moore E C Murphy
 R E Pearce J L Woods

Officer: Enid K Walsh (Deputy Town Clerk)

PL290 Apologies for Absence

Apologies for absence were received from Cllr M Daniel.

PL291 Confirmation of Minutes

The Minutes of the meeting held on 21st January 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL292 Declarations of Interest

No declarations of interest were made.

PL293 Matters for Report

No reports were received.

PL294 Planning Applications

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

EPF/2062/07 27 Wellfields Proposed single storey rear extension
 Mr Paul Purser

The Committee had NO OBJECTION to this application.

EPF/2527/07 5 Regents Place Two storey side extension and single
 Mr P Dhaliwal storey extension

The Committee had NO OBJECTION to this application.

EPF/2702/07 Adj. 35 Albion Hill Outline application for the erection of a
 P Corbett detached house

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which was contrary to Policies DBE 1 (i) & (ii) and DBE 2 of Epping Forest District Council's adopted Local Plan and Alterations. It considered the proposal an overdevelopment of the site with the large detached house having a detrimental effect on neighbouring properties.

EPF/0071/08 26 Harwater Drive Erection of porch and first floor front
 David Goodhew extension

The Committee had NO OBJECTION to this application.

EPF/0081/08 44 The Avenue Raise roof in connection with loft
Mr & Mrs D Bourn conversion, single storey and two storey
rear extension and first floor front
extension

The Committee reiterated its previous comment, which was:

The Committee had NO OBJECTION to this application but had concerns about possible overlooking of the neighbouring property from the top part of the stairwell window on the flank wall.

EPF/0082/08 6 Baldwins Hill Rear conservatory extension
Mr & Mrs J Nestola

The Committee had NO OBJECTION to this application.

EPF/0092/08 7 The Avenue Two storey side extension to form
Mr P Chipperfield "granny" annexe (revised application)

The Committee did not consider that the revised plans, with alterations to the internal layout, addressed the existing concerns and removed the potential to create a separate dwelling. It reiterated its previous comment, which was:

The Committee OBJECTED to this application which was contrary to Policies DBE 1 (i) & (ii), DBE 2 and DBE 9 (i) of Epping Forest District Council's adopted Local Plan & Alterations on the grounds of a new dwelling being added to this property turning a semi-detached house into a terraced.

Cllr Murphy also requested that her objection to the term "granny" annexe, which she considered inappropriate and not descriptive of this application, should again be included in the minutes.

EPF/0099/08 90 Church Hill TPO 32/98 Oak: Fell
Miss Kay Dodds –
Marishal Thompson & Co

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.

The Committee preferred for remedial work to be carried out to the property rather than see the removal of the oak tree.

EPF/0115/08 34 Spareleaze Hill Basement below raised patio, orangery,
Mr S Gill first floor rear infill extension, front porch
and rear dormer window (revised
application)

The Committee had NO OBJECTION to this application.

EPF/0121/08 14 The Uplands Rear single storey extension
Mr & Mrs Toulmin

The Committee had NO OBJECTION to this application.

EPF/0128/08 52 Spring Grove Rear lower ground, ground and first floor
Mr & Mrs D Lyfield extension and extension for roof room
with rear dormer windows

The Committee had NO OBJECTION to this application.

PL295 Decisions

295.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 18th February 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 18th February 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)
E C Murphy J L Woods

Officer: Enid K Walsh (Deputy Town Clerk)

4 members of the public

PL296 Apologies for Absence

Apologies for absence were received from Cllrs R Barrett, B W Moore and R E Pearce. The Deputy Town Clerk reported that Cllr D J Wixley had been nominated as Cllr Pearce's substitute but he was not in attendance.

PL297 Confirmation of Minutes

The Minutes of the meeting held on 4th February 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL298 Declarations of Interest

Cllr Murphy declared a personal but non-prejudicial interest in EPF/0214/08 as she lived in the vicinity of the application site.

PL299 Matters for Report

299.1 EPF/1187/07 – 2 Queens Road – Min. no. PL178

The Committee NOTED the appeal.

299.2 EPF/2647/07 – 66 Englands Lane and EPF/2682/07 – Plume of Feathers, Church Hill – Min. no. PL280

The Committee NOTED that these two applications had been withdrawn by the applicants.

PL300 Planning Applications

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

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

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

EPF/0213/08	258 High Road	Change of use of existing office to A3
	Manos Brasseries Ltd	restaurant use

Cllr 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 two letters of objection.

The Committee OBJECTED to this application which was contrary to Policy STC7 of

Epping Forest District Council's adopted Local Plan and Alterations because it would result in more than two adjacent units being in non-retail use. The Committee considered the retail area retained at the front of unit 1 to be inadequate to provide a viable space and would like to see the full-sized retail unit retained.

EPF0245/08 Units 1 & 2, 258 High Road Installation of new shopfronts and
Manos Brasseries Ltd canopies
The Committee had NO OBJECTION to this application.

EPF/0246/08 Units 1 & 2, 258 High Road 2 fascia and 1 projecting sign all
Manos Brasseries Ltd illuminated
The Committee had NO OBJECTION to this application.

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

EPF/0214/08 Land adj Playing Field at Telecommunications installation
Oakview School, Borders comprising the erection of a 12m
Lane freestanding column, 3 sectored
Orange Personal antennas, 1 transmission dish and 4
Communications Service equipment cabinets on public highway.
(On grass verge, north side of Borders
Lane, opposite junction with The
Hawthorns) This installation to replace
existing one located in school grounds

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan & Alterations as the visual impact and height of the mast at this location would be detrimental to the streetscene.

EPF/0061/08 17 Connaught Avenue Two storey side and single storey rear
Mr N W P Igoe extension (re-submission)
The Committee had NO OBJECTION to this application but expressed concern about the proximity of the side extension to the boundary.

EPF/0109/08 20 Hill Top Close Loft conversion with front and rear
Mr & Mrs M Radley dormer window and single storey rear
extension
The Committee had NO OBJECTION to this application but expressed concern that the proposed dormer window shown in the side elevation may overlook the neighbouring property.

EPF/0168/08 89 High Road Demolition of existing house and
L & C Design and Build erection of a block of eight, one
bedroom flats (revised application)
Cllr 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 a letter of objection.

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 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/0170/08 **The Broadway Post Office,** Installation of ATM cash machine
12–14 The Broadway
 Post Office Ltd – EC Hariss
 LLP

The Committee had NO OBJECTION to this application.

EPF/0173/08 **20 Newnham Close** Two storey side extension and rear two
 J Picther storey/single storey extensions

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan and Alterations due to the visual impact of the proposal. The Committee expressed concern regarding the closeness of the first floor front corner of the side extension to the boundary with no 21 Newnham Close.

EPF/0176/08 **216 High Road** Change of use from retail to office use,
 BNP Paribas Securities creation of new window openings and
 Services Trust Co Ltd modification of existing roof lights. New
 landscaped roof terrace to existing flat
 roof.

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (iv) and DBE 11 (ii) of Epping Forest District Council's adopted Local Plan and Alterations. The intensification of use resulting from the proposal would be likely to result in increased nuisance for neighbours and cause parking problems in the locality.

EPF/0196/08 **5 Alderton Rise** First floor extension over approved
 Mr Henry Weston single storey extension (EPF/216/03)

The Committee had NO OBJECTION to this application.

EPF/0206/08 **95 Spring Grove** Front porch, pitched roof over garage,
 Mr G Foster and creation of balconies in side
 elevation

The Committee had NO OBJECTION to this application. However, as the proximity of the housing development at North Farm was not clear, the Committee expressed concern regarding possible overlooking from the side balconies.

EPF/0207/08 **4 Tycehurst Hill** Two storey/single storey rear extension
 Syed Vigar Ali

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan and Alterations. It considered the proposal an overdevelopment of the rear of the property, which would have an adverse effect on the neighbours.

EPF/0222/08 **3 Marjorams Avenue** Certificate of lawful development for a
 Jason Parker proposed hip to gable roof extension

The Committee NOTED this application.

EPF/0252/08 **Land adj 151 Willingale** Proposed new attached dwelling
Road
 Mr & Mrs Backhouse

The Committee had NO OBJECTION to this application.

EPF/0257/08 64 Ibbetson Path Part single storey, part two storey side
Mr Chaudhary and rear extension (revised application)
The Committee reiterated its previous concerns about the lack of amenity space as it considered the proposals to be an overdevelopment of the site.

EPF/0264/08 65 Alderton Hill TPO 13/80; Lime: crown reduce by
Mrs Sheila Holland 30%
The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

PL301 Decisions

301.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

301.2 Decisions by The Planning Inspectorate

Noted:

EPF/0911/07 – Land to rear of 33 and 35 Spring Grove – proposed erection of a detached four bedroomed house fronting Summerfield Road - Granted

Signed

Date: 3rd March 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3rd March 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: M Daniel (in the Chair)
 R Barrett B Moore J L Woods
 D J Wixley (as substitute for R E Pearce)

Officers: Enid K Walsh (Deputy Town Clerk)
 Valarie Slade (Administrative Assistant)

PL302 Apologies for Absence

Apologies for absence were received from Cllrs E C Murphy, R E Pearce and P S Sheen. The Deputy Town Clerk reported that Cllr D J Wixley had been nominated as Cllr Pearce's substitute for this meeting.

PL303 Confirmation of Minutes

The Minutes of the meeting held on 18th February 2008 were CONFIRMED as a correct record and signed by the Chairman. Cllr Wixley clarified that there had been an administrative misunderstanding regarding his reported substitution at that meeting.

PL304 Declarations of Interest

Cllr Woods declared a personal and prejudicial interest in EPF/0058/08 as she knew the applicant's neighbour socially.

PL305 Matters for Report

No reports were received.

PL306 1APP and Local Validation Checklists

The Committee AGREED to defer this item to the next Planning and Licensing Committee meeting on 17th March 2008.

PL307 Consultation Process on Proposed Changes to Airspace

The Committee AGREED to defer this item to the Planning and Licensing Committee meeting on 31st March 2008.

PL308 Planning Applications

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

EPF/0058/08	19 Eleven Acre Rise	Two storey side extension and dormer window to rear
	Mr & Mrs C Lee	

Councillor Woods left the meeting for the following item.

The Committee had NO OBJECTION to this application but expressed concern that the proposed velux windows on the side elevation may overlook the adjacent property.

Cllr Woods rejoined the meeting.

EPF/0197/08 192 High Road Change of use from retail (A1) to
 EP Investments Ltd Financial and Professional Services (A2)
 Cllrs Barrett, Wixley, 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.

The Committee NOTED the contents of a letter of objection.

The Committee strongly OBJECTED to this application which was contrary to Policy
 TC4 of Epping Forest District Council's adopted Local Plan and Alterations as it would
 result in the loss of a retail unit from this prime site within a key frontage section of the
 High Road.

EPF/0260/08 25 Albion Hill Basement excavation and remodelling of
 Chris Buchanan upper level and internal works
 The Committee had NO OBJECTION to this application.

EPF/0261/08 24 Roding Gardens Two storey side extension
 K Horton/B Milliken
 The Committee had NO OBJECTION to this application.

EPF/0273/08 1 Summerfield Road Two storey side and rear extension
 Mr & Mrs Witten including garage conversion, and raise
 roof for loft conversion with rear dormer
 window
 The Committee had NO OBJECTION to this application.

EPF/0296/08 66 Englands Lane Demolition of existing house and erection
 Rigg Developments of 2 x 3 bedroom houses and 2 parking
 spaces (revised application)
 Cllrs Barrett, Wixley, 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.

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comment which was:
 The Committee OBJECTED to this application which was contrary to Policies DBE 1 (i)
 & (ii) and DBE 9 (i) of Epping Forest District Council's adopted Local Plan and
 Alterations due to the height and size of the roof having a detrimental effect on the
 streetscene and neighbouring properties.

EPF/0297/08 38 Upper Park Three storey rear addition and new roof
 Caroline Kyprian with dormers to front
 The Committee had NO OBJECTION to this application but expressed concern
 regarding possible loss of light to no. 40 Upper Park.

EPF/0307/08 31 Church Hill Single storey rear extension to kitchen
 Mr D Bibolini
 The Committee had NO OBJECTION to this application.

EPF/0314/08 20 Hillcrest Road First floor side extension and loft
 Mr Vivek Mehta conversion with alterations to roof and
 front and rear dormer windows
 The Committee OBJECTED to this application which was contrary to Policy DBE 10 (b)

of Epping Forest District Council's adopted Local Plan and Alterations due to the proposed extension extending to within 1 metre of the boundary thereby creating a terraced effect.

EPF/0316/08 Portland House Single storey front extension and
Baldwins Hill widening of vehicle access
 Mr J Rungasamy

The Committee had NO OBJECTION to this application but expressed concern that, contrary to Policy DBE 9 (iii) of Epping Forest District Council's adopted Local Plan and Alterations, there may be a loss of daylight to the neighbouring property.

EPF/0318/08 67 Roundmead Avenue First floor rear and side extension
 Mr V Lindsell

The Committee had NO OBJECTION to this application.

EPF/0321/08 Land r/o Erection of a block of 4 no. apartments
188 – 194 High Road and associated works
 EP Investments Ltd

Cllrs Barrett, Wixley, 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.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which was contrary to Policies DBE 1 (i) & (ii), DBE 2, DBE 3 (i), DBE 8 and DBE 9 of Epping Forest District Council's adopted Local Plan and Alterations due to its overpowering bulk and lack of amenity space.

If the District Council is minded to grant this proposal, the Committee requested that every effort be made to ensure that a Section 106 Agreement be used to enhance the surrounding area and improve the road access system.

EPF/0333/08 Adj 23 Station Road Erection of a detached house
 Mrs D Simpson

The Committee had NO OBJECTION to this application.

PL309 Decisions

309.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

309.2 Decisions by The Planning Inspectorate

The Planning Appeal decision by the Planning Inspectorate was NOTED.

Signed
Date: 17th March 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 17th March 2008 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 J L Woods
 D J Wixley (as substitute for R E Pearce)

Also in attendance:

Councillor: M R M A Chalk (until min. no. PL315)

Officer: Enid K Walsh (Deputy Town Clerk)

PL310 Apologies for Absence

Apologies for absence were received from Cllr R E Pearce. The Deputy Town Clerk reported that Cllr D J Wixley had been nominated as Cllr Pearce's substitute for this meeting.

PL311 Confirmation of Minutes

The Minutes of the meeting held on 3rd March 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL312 Declarations of Interest

No declarations of interest were made.

PL313 Matters for Report

PL313.1EPF/0173/08 – 20 Newnham Close – Two storey side extension and rear two storey/single storey extensions – Min. no PL300

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

PL313.2EPF/0207/08 – 4 Tycehurst Hill – two storey/single storey rear extension – Min. no. PL300

The Committee NOTED the amended plans and 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 and Alterations. It considered the proposal an overdevelopment of the rear of the property, which would have an adverse effect on the neighbours.

PL314 1APP and Local Validation Checklists

The Committee considered the draft planning documents received from Epping Forest District Council and Essex County Council and made the following comments regarding the local validation requirements:

- i. The submission of a streetscene elevation should be mandatory for all development applications not merely those for in-fill or redevelopment, as this will allow for better consideration of the significance of the proposals.
- ii. The Committee requested that all applications that had a potential to impact on the existing parking provision should provide full details of the existing and proposed provision. For example, in addition to those proposals which involve

the loss of parking spaces or the provision of new spaces, applications resulting in a potential increase in the number of persons residing at the property should be included. Designs for a new or changes to a highway egress should also be shown, particularly in new developments.

- iii. An additional requirement to the list that would be welcomed is the identification of street furniture on the plans to avoid potential highway problems.

The Committee commented that paper version of the local validation forms received from Essex County Council did not appear to be particularly easy to use possibly due to the rather austere layout on the grey paper. However, it was reported that the on-line version of the forms seemed to be more user-friendly.

PL315 Planning Applications

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

EPF/2703/07 **29 Baldwins Hill** Single storey side and rear extension
Mr P Keen

The Committee had NO OBJECTION to this application.

EPF/2708/07 **29 Baldwins Hill** Grade II listed building application for a
Mr P Keen single storey side and rear extension

The Committee had NO OBJECTION to this application.

EPF/0180/08 **4 Ripley View** Two storey and single storey rear and side
Ivor Crandon extensions, first floor extension to form
two storey house, front portico and
creation of basement

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i), (ii) & (iii), DBE 10 (ii), (iii), (a) and (b) of Epping Forest District Council's adopted Local Plan. It considered that proposal did not enhance the property by reason of its size and height which was particularly important as the site is within the Metropolitan Green Belt. Concerns were expressed about the overly large swimming pool extension and the closeness of the extensions to the boundary.

EPF/0287/08 **Land adj to 21 Leycroft** Erection of an attached dwelling (Revised
Close application)
Mr Stuart Stuchfield

The Committee reiterated its previous comment which was:

The Committee OBJECTED to this application which was contrary to Policies DBE 1 (i) & (ii), DBE 2 and DBE 9 (i) of Epping Forest District Council's adopted Local Plan & Alterations due to a pair of semi-detached properties being turned into a terrace which would have a detrimental effect on the property at No. 20 and to the streetscene.

EPF/0294/08 **18 Albion Park** TPO 2/89; Horse Chestnut: reduce height
Mr Keith Wire by 30%; reduce overhang at 18
Hazelwood by 2.5m

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/0340/08** **45 Audley Gardens** Rear conservatory
Mrs O'Donnell
The Committee had NO OBJECTION to this application.
- EPF/0343/08** **25 Broadstrood** Two storey rear extension, partial
Cyclebrick Ltd extension to front and side extension to
roof
The Committee had NO OBJECTION to this application.
- EPF/0360/08** **11 The Crescent** Certificate of Lawful development
Edrich Builders Ltd application for detached garden studio
building
The Committee NOTED this application.
- EPF/0370/08** **182 Roding Road** Two storey side and rear extensions and a
Mr Vijay Patel loft extension (Resubmission)
The Committee reiterated its previous comment which was:
The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i)
and DBE 10 (i), (ii) & (a) of Epping Forest District Council's adopted Local Plan &
Alterations and considered the development to be overbearing on the streetscene and
too big for the plot.
The Committee further noted this application was contrary to Policy DBE 10 (iii) of
Epping Forest District Councils adopted Local Plan & Alterations due to the close
proximity of the site to the Metropolitan Green Belt.
- EPF/0373/08** **2B Goldings Road** Ground and first floor side extensions and
M Koumis alterations to roof
The Committee had NO OBJECTION to this application.
- EPF/0401/08** **72 River Way** Loft conversion with rear dormer (Revised
N Lindsell Esq application)
The Committee had NO OBJECTION to this application.
- EPF/0404/08** **114 Smarts Lane** Certificate of lawful development for a
Ms J Burman proposed rear dormer window in a loft
conversion
The Committee NOTED this application.
- EPF/0405/08** **2 Hilltop Close** Amendment to EOF/2107/06 in respect of
Jane Dashwood rear dormers, pitched roof to side
extension, rooflight to loft extension and
window to side elevation at first floor
The Committee AGREED to defer this item to the next Planning and Licensing
Committee meeting to be held Monday 31st March 2008.
- EPF/0410/08** **36 Barrington Green** Retention of a detached shed
Mr Lionel Van Schalkwyk
The Committee had NO OBJECTION to this application.

Cllr Chalk left the meeting.
- EPF/0416/08** **82 Tycehurst Hill** Second floor side extension (Revised
Mr P Minhas application)
The Committee reiterated its previous comment which was:

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan as the style of the proposal did not seem to enhance the appearance of the building.

EPF/0428/08	18 Goldings Rise	Rear extension with side pool enclosure
	Mr Fitz Hall	and upgrading of existing glazing and external finishes

The Committee had NO OBJECTION to this application.

PL316 Decisions

316.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed

Date: 31st March 2008

LOUGHTON TOWN COUNCIL**PLANNING AND LICENSING COMMITTEE**

MINUTES of the Meeting held on Monday 31st March 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

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

Also in attendance:

Officer: Enid K Walsh (Deputy Town Clerk)

1 member of the public

PL317 Apologies for Absence

Apologies for absence were received from Cllrs Barrett, Murphy and Pearce. The Deputy Town Clerk reported that Cllr Wixley had been nominated as Cllr Pearce's substitute for this meeting.

PL318 Confirmation of Minutes

The Minutes of the meeting held on 17th March 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL319 Declarations of Interest

Cllr Woods declared a personal and non-prejudicial interest in EPF/0463/08 as she lives in the vicinity of the application site.

PL320 Matters for Report

PL320.1 EPF/0405/08 – 2 Hilltop Close – Amendment to EPF/2107/06 in respect of rear dormers, pitched roof to side extension, rooflight to loft extension and window to side elevation at first floor – Min. no. PL315

The Committee NOTED the amendment and made NO OBJECTION to the proposal.

PL321 Consultation Process on Proposed Changes to Airspace over parts of London, southern and eastern England

The Committee considered the proposed changes and noted that they did not appear to have a detrimental effect in the Loughton area. However, a response was to be made that it hoped all relevant operators of the proposed changes, including air traffic controllers and the pilots associations, had been properly consulted.

PL322 Planning Applications

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

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

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

EPF/0513/08 **15 Carroll Hill** Demolition of existing dwelling and the
Mrs J O'Connor erection of two new dwellings
Cllrs Moore, Wixley 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.

The Committee NOTED the contents of a letter supporting this application.

The Committee had NO OBJECTION to this application.

EPF/0292/08 **42 Church Lane** Additional roof lights in side elevation and
Mr & Mrs H Kauffman solar panels
The Committee had no objection to the solar roof panels but OBJECTED to the large velux windows which had a potential for overlooking the neighbouring property contrary to Policy DBE 9 (ii) of Epping Forest District Council's adopted Local Plan & Alterations.

EPF/0412/08 **91 Tycehurst Hill** First and second floor rear extensions with
Mr Antony Shine 4 x Juliet balconies and two front dormer windows
The Committee considered the site plan provided with the application to be totally inadequate to allow proper consideration. However, regarding the detailed plans, it OBJECTED to this application which was contrary to Policies DBE 9 (i) & (ii) and DBE 10 (ii) & (a) of Epping Forest District Council's adopted Local Plan & Alterations. It considered that the proposed extensions did not respect the streetscene or existing building due to their scale and visual impact. The rear extension was out of proportion and there was a potential for overlooking of the neighbouring property.

EPF/0426/08 **27 Pyrles Lane** Single storey side and rear extension
K Brown

The Committee had NO OBJECTION to this application.

EPF/0439/08 **Plume of Feathers** Proposed new timber pergola and external
Church Hill lobby area to the rear of the existing
Mitchells & Butlers – building
Simon Clayton

Cllrs Moore, Wixley 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.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

EPF/0455/08 **22 Wellfields** Front pitched roof dormer (Revised
Mr & Mrs Coleing application)

The Committee had NO OBJECTION to this application.

EPF/0457/08 **153 Willingale Road** Extension and conversion to create single
Mrs R McCarthy attached dwelling with porch

The Committee had NO OBJECTION to this application.

EPF/0458/08 **62 Brooklyn Avenue** Certificate of lawful development for a
Mr & Mrs G Wright proposed loft conversion with hip to gable
roof extension and rear dormer window

The Committee NOTED this application.

- EPF/0463/08** **26 The Drive** Front extension to garage
Mr & Mrs Tomoyo
Yamaguchi
The Committee OBJECTED to this application which was contrary to Policy DBE 9 (i) and DBE 10 (i), (ii) and (a) of Epping Forest District Council's adopted Local Plan and Alterations as it considered the proposal out of keeping with the street scene.
- EPF/0464/08** **3 Brady Avenue** Single storey front extension
Mr J Kent
The Committee had NO OBJECTION to the front extension but noted that the plans showed a rear extension which was not included in the application details.
- EPF/0466/08** **27 Church Lane** First floor side extension
Mrs A Scott
The Committee OBJECTED to this application which was contrary to Policy DBE 9 (i) and DEBE 10 (a) & (e) of Epping Forest District Council's adopted Local Plan and Alterations due to the scale, form and visual impact of the extension, which would create a large flank wall visible to the neighbours.
- EPF/0470/08** **42 Alderton Hill** Reserved matters application for the
D S Vive Kananda erection of private dwelling for the
proprietor of 'Beechlands'
The Committee had NO OBJECTION to this application.
- EPF/0484/08** **74 Colebrook Lane** Proposed loft conversion with rear dormer
Mr & Mrs Levy window (Revised application)
The Committee noted the amendments but reiterated its previous comment which was:
The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) & (ii) and DBE 10 (a) of Epping Forest District Council's adopted Local Plan & Alterations due to the visual impact of the proposed development, being out of proportion and possible overlooking of the neighbours' gardens.
- EPF/0489/08** **19 Algiers Road** Rear conservatory
Mr M L Ross
The Committee had NO OBJECTION to this application.
- EPF/0491/08** **o/s 225 High Road** Replacement of two BT payphones kiosks
BT Payphones with one new BT payphone kiosk
The Committee had NO OBJECTION to this application.
- EPF/0500/08** **1 West View** Erection of detached double garage
Mr L Wright
The Committee had NO OBJECTION to this application.

PL323 Decisions**316.1 Decisions by Epping Forest District Council**

The Planning Decisions from Epping Forest District Council were NOTED.

PL324 Licensing Applications

The Committee NOTED the application for Manos Brasseries Limited, 'The Olive Tree', 258 High Road, Loughton, Essex IG10 1RB and in particular that the times of last night refreshment provision advertised may be inaccurate.

Signed
Date: 14th April 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 14th April 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)
R Barrett B W Moore R E Pearce
J L Woods

Officer: Valarie Slade (Administrative Assistant)

PL325 Apologies for Absence

No apologies for absence were received.

PL326 Confirmation of Minutes

The Minutes of the meeting held on 31st March 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL327 Declarations of Interest

No declarations of interest were made.

PL328 Matters for Report

328.1 Essex County Council's Statement of Community Involvement (SIC) – Min PL239

The Committee NOTED the information provided by Essex County Council.

328.2 Notice of Appeal – EPF/2488/07 – 8 Sparelease Hill – erection of newfront wall – Min no. PL274

The Committee NOTED the appeal.

328.3 EPF/0180/08 – 4 Ripley View – two storey and single storey rear and side extensions, first floor extension to form two storey house, front portico and creation of basement – Min no. PL315

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

328.4 Public Enquiry – 1 Connaught Avenue – EPF/1625/07, EPF/1783/07 and EPF/2598/07

The Committee NOTED the information provided by Epping Forest District Council and AGREED to consider sending a representative to the preliminary meeting on 15th May 2008.

PL329 Planning Applications

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

EPF/0188/08	36 The Crescent	Rear conservatory
	Mr & Mrs Matthews	

The Committee OBJECTED to this application which was contrary to policies DBE 9 (i) & (iii) and DBE 10 (ii) & (a) of Epping Forest District Council's adopted Local Plan and Alterations, by reason of its scale and form and that the proposed flank wall would have a detrimental effect on the adjacent property.

EPF/0393/08	6 Warren Hill	TPO 6/90; Wellingtonia: remove deadwood and crown reduce; and Monkey Puzzle: Fell
	Simon Williams	

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/0467/08 **45 Hillcrest Road** Single storey rear and front extensions, two
Mr & Mrs Faud storey side extension, front, rear and side
dormers

The Committee OBJECTED to this application which was contrary to policies DBE 9 (i) & (iii) and DBE 10 (ii) & (a) of Epping Forest District Council's adopted Local Plan and Alterations due to the side extension being built close to the boundary, which could cause a terracing effect, also the rear extension is out of proportion and may adversely affect the neighbouring properties.

EPF/0485/08 **8 Eleven Acre Rise** Demolition of existing house and erection of
Mr Mark Kass new detached house of 3-storey and attic, also
extra front driveway entrance
(Revised application)

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.

The Committee NOTED the contents of a letter of objection.

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

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

EPF/0494/08 **25 Pump Hill** Loft conversion with front and rear dormers
Mr G Smith

The Committee NOTED it was difficult to consider this application as the building was not indicated on the site plan, however it reiterated its previous comment which was:

The Committee had NO OBJECTION to this application but commented that it had concerns as to whether the site plan showed the location of all adjacent properties and if this was not the case, there may be issues with overlooking of the neighbouring property.

EPF/0495/08 **3 Millsmead Way** Rear conservatory
Mr J Kelly

The Committee had NO OBJECTION to this application.

EPF/0501/08 **55 Roundmead** Removal of existing attached garage and
Avenue erection of new detached garage
Mr & Mrs R Genis

The Committee had NO OBJECTION to this application.

EPF/0522/08 **34 Ollards Grove** First floor extension above existing garage
Mrs J Schofield

The Committee OBJECTED to this application which was contrary to policies DBE 9 (i) & (iii) of Epping Forest District Council's adopted local plan and alterations due to the visual impact on the adjacent property because of its size and height.

EPF/0552/08 **6 The Fountains** TPO 4/98; 1 Poplar: Fell; 3 Poplars: crown
Bayfords Tree Care reduction as previous

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/0553/08 **3,4,5,6 Woodcote Mews** TPO 4/98; Poplars x 12: Crown reduce by 30%
Great Woodcote Park
 Bayfords Treecare

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/557/08 **27 Willingale Road** Two storey side extension
 Mr Steven Gregory

The Committee had NO OBJECTION to this application.

EPF/567/08 **24 Hanson Drive** Single storey side and rear extensions
 Ms Cheryl Butler

The Committee had NO OBJECTION to this application.

EPF/0568/08 **2 Cloverleys** Loft conversion with one dormer to front and
 Mr & Mrs Andrew three rear dormers windows
 Blackshaw

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which was contrary to policy DBE 9 (ii) of Epping Forest District Council's adopted Local Plan and Alterations due to the possibility of the overlooking of adjacent properties.

PL330 Decisions

330.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

330.2 Decisions by the Planning Inspectorate

The following Appeal Decisions from the Planning Inspectorate were NOTED.

Dismissed:

APP/J1535/A/2040847 – land to rear of 8 Connaught Avenue – erection of two storey detached house with partial basement (Revised application)

APP/J1535/A/07/061333 – 9 Foxley Close – two storey side extension (Revised application)

Signed
 Date: 28th April 2008

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 28th April 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)
B W Moore R E Pearce J L Woods

Also in attendance:

Councillor: M R M A Chalk (until Min. no. PL335)

Officer: Valarie Slade (Administrative Assistant)

PL331 Apologies for Absence

Apologies for absence had been received from Councillor M Daniels.

PL332 Confirmation of Minutes

The Minutes of the meeting held on 14th April 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL333 Declarations of Interest

Councillor Woods declared a personal but non-prejudicial interest in EPF/0611/08 due to her delivering election notices in that road.

PL334 Matters for Report

334.1 Notice of Appeal – EPF/2432/07 – 215A Forest Lodge, Smarts Lane – Loft conversion with mansard roof – Min no. PL274

The Committee NOTED the appeal.

334.2 Notice of Appeal – EPF2458/07 – Oakwood Parade, Oakwood Hill – Erection of 13 metre high slimline telecommunications column next to road kerb in front of 1 and 3 Oakwood Parade, together with ground level equipment cabinet – Min no. PL274.

The Committee NOTED the appeal.

334.3 Notice of Appeal – EPF/2598/07 – 1 Connaught Avenue – Single storey side and rear extension – Min no. PL280.

The Committee NOTED the appeal.

334.4 Public Enquiry – 1 Connaught Avenue – EPF/1625/07, EPF/1783/07 and EPF/2598/07

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

334.5 Introduction of 1 APP Application Forms

The Committee NOTED the information provided by Essex County Council.

PL335 Planning Applications

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

EPF/0409/08 92/94 Roding Road Erection of new house to rear gardens
Mr N Sahota

Cllrs Moore, Pearce and Woods declared a personal and prejudicial interest in this item and left the meeting room as they knew the objector.

The meeting then became inquorate.
The contents of a letter of objection was NOTED.

The Planning Committee Clerk was asked to exercise her delegated powers to comment on the application.

Cllrs Moore, Pearce and Woods rejoined the meeting which was then quorate again.

EPF/0596/08 **78 Whitehills Road** Two storey side extension and
Mr A Bishop alterations

The Committee had NO OBJECTION to this application.

EPF/0611/08 **42 The Drive** Loft conversion with side and rear
Mr & Mrs Kirkpatrick dormer windows (Revised application)

The Committee had NO OBJECTION to this application.

EPF/063108 **10 Kenilworth Gardens** Single storey rear extension to replace
Mr David Thomas conservatory

The Committee had NO OBJECTION to this application.

EPF/0632/08 **12 St Johns Road** Erection of replacement dwelling
Mr Stuart Brazill

The Committee OBJECTED to this application which was contrary to Policy DBE 1 (i), (ii) & (iii) of Epping Forest District Council's adopted Local Plan & Alterations as the proposals were considered over large compared to neighbouring properties and could be too significant in the street-scene.

Cllr Chalk left the meeting.

EPF/0634/08 **12 Cranleigh Gardens** Certificate of lawful development for
Mr A Megelatis proposed single storey rear extension

The Committee NOTED this application.

EPF/0636/08 **27 Lower Park Road** Single storey rear extension and loft
Mr & Mrs M Dawson conversion with rear dormer windows

The Committee had NO OBJECTION to this application.

EPF/0637/08 **7 Church Hill** TPO 29/04; Cedar: Selective prune as
Miss Amanda King 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/0639/08 **23 Queens Road** Loft conversion with rear dormer and
Ms Louise Mead front velux windows

The Committee had NO OBJECTION to this application.

EPF/0652/08 **5 Cheltenham Gardens** Replacement of workshop/storage
M & A Tapper outbuilding

The Committee had NO OBJECTION to this application.

EPF/0756/08 **23 Spring Grove** Two storey side/rear extension and
 Mr Mark Patterson single storey rear extension
 The Committee had NO OBJECTION to this application but expressed concern that the side elevation could have an adverse impact on the adjacent property (no 21).

EPF/0758/08 **60 Colson Road** Loft conversion with two front dormers
 Mr John Clarke and one rear dormer
 The Committee OBJECTED to this application which was contrary to Policy DBE 9 (i) and DBE 10 (i) & (a) of Epping Forest District Council's adopted Local Plan & Alterations as it was felt the dormer windows would have a detrimental effect to the house and street-scene.

EPF/0773/08 **30 Forest Way** Two storey rear extension with part
 Mr P French basement conversion and roof
 alterations
 The Committee OBJECTED to this application which was contrary to Policy DBE 9 (i) and DBE 10 (i) & (a) of Epping Forest District Council's adopted Local Plan & Alterations as the proposed rear extension was out of proportion with the current building, detrimental to the street-scene by virtue of its size and bulk, and of an unsympathetic design.

PL336 Decisions

336.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

336.2 Decisions by the Planning Inspectorate

Noted:

APP/J1535/A/08/206-344 – 2 Queens Road, Loughton IG10 1RS – variation to Condition no. 4. Allowed.

PL337 Licensing Applications

282.1 The Committee NOTED the application for Manos Brasseries Ltd for 'The Olive Tree' 258 High Road, Loughton IG10 1RB.

Signed
Date: 19th May 2008