

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 19th May 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)

M R M Chalk (until Min. no. PL7)

R T Law

R Thomson

P J C House (from Min. no. PL4.4) (as substitute for C Davies)

Officer: Enid Walsh (Acting Town Clerk)

The Chairman welcomed the new members of the Committee and paid tribute to the work of his predecessor, former councillor Peter Sheen.

PL1 Apologies for Absence

Apologies for absence had been received from Councillors Frankland and Davies. The Clerk reported that Cllr House had been nominated as Cllr Davies' substitute for this meeting.

PL2 Confirmation of Minutes

The Minutes of the meeting held on 28th April 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL3 Declarations of Interest

No declarations of interest were made.

PL4 Matters for Report

4.1 EPF/0409/08 – 92/94 Roding Road – Erection of new house to rear gardens – Min. no. PL335

The Committee CONFIRMED the comments made by the Planning Clerk, under delegated powers, at the meeting held on 28th April 2008.

4.2 Notice of Appeal – EPF/1837/07 – 27 Upper Park – Side dormer window – Min. no. PL222

The Committee NOTED the appeal.

4.3 Withdrawn Applications

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

Cllr House joined the meeting.

4.4 Public Inquiry – EPF/1625/07, EPF/1783/07 and EPF/2598/07 – 1 Connaught Avenue – Min. no. PL328.4

The Committee NOTED the information received and authorised the Acting Town Clerk to write to the Planning Inspector confirming that it did not intend to send a representative to the Inquiry and emphasising that the views of the Town Council had not changed.

PL5 Code of Conduct – Planning Protocol and ‘Dual Hatted’ members.

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

PL6 The Local Development Framework and ‘Visioning’.

extension to kitchen

The Committee had NO OBJECTION to this application but commented that a drawing of the street scene would have afforded easier consideration of the likely impact on neighbouring properties.

Cllr Chalk left the meeting

EPF/0807/08 **7 The Fountains** Single storey side and rear extension
Mrs J Ancell and first floor side extension

The Committee had NO OBJECTION to this application.

EPF/0809/08 **1 Baldwins Hill** Two, first floor side extensions
Mr P Runacres (resubmitted application)

The Committee had NO OBJECTION to this application.

EPF/0813/08 **21 Hilltop Close** Conversion of garage to living room
Mr David Hallahan with additional roof

The Committee had NO OBJECTION to this application.

EPF/0821/08 **20 Albion Park** Two storey rear extension to replace
Mr Dev Joshi existing conservatory and new small
single storey extension to replace
existing conservatory styled extensions
with a new porch

The Committee had NO OBJECTION to this application.

EPF/0824/08 **17 Kirby Close** Retention at rear of covered area with
Mrs A Januskiene pitched roof

The Committee had NO OBJECTION to this application.

EPF/0841/08 **2 Felstead Road** Removal of existing brick built shed and
Mr Roy Barfoot flat roof to existing extension, new brick
built shed with pitched roof to existing
extension

The Committee had NO OBJECTION to this application.

EPF/0851/08 **15 Champions** Single storey rear extension with new
Mr & Mrs R P Jackson front walls and fences to rear garden

The Committee OBJECTED to the single storey rear extension which was contrary to Policies DBE 9 (i) & DBE 10 (ii) of Epping Forest District Council's adopted Local Plan & Alterations as the proposal does not enhance the existing building and the visual impact of the high, flank wall would adversely affect the amenity of the neighbouring property. The Committee had NO OBJECTION to the proposed walls and fences.

EPF/0872/08 **28 Highland Avenue** Single storey rear extension and part
Ms Tracy Selly side extension

The Committee had NO OBJECTION to this application.

EPF/0899/08 **15 Durnell Way** Single storey rear extension
Mr & Mrs Kieran & Sarah
Walsh

The Committee had NO OBJECTION to this application.

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

EPF/0900/08 **12-30 Church Hill**
Chappell Estates Ltd Demolition of existing buildings and erection of three linked blocks of three storeys with accommodation at roof level. The development comprises 24 apartments, 3 retail units and 27 car parking spaces, cycles parking and amenity area. (Revised application)

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

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which was contrary to Policies DBE 1 (i) & (ii), DBE 5 (i), DBE 9 (i) and DBE 10 (i) & (a) of Epping Forest District Council's adopted Local Plan & Alterations. The Committee noted that some of the previous concerns had been addressed, however, it continued to have concerns about the visual impact of the proposals which it considered out of character with the surrounding area and therefore detrimental to the streetscene. In particular, the overhanging balconies on the first and second floors of the front elevations were contrary to the existing style where the properties were set back above the shops. This had a potential for loss of amenities to neighbouring properties in Church Hill. Concerns were also expressed regarding potential highway safety issues arising from the siting of the proposed vehicle entrance.

EPF/0906/08 **139 Englands Lane**
Mr John Baggott Modification to front elevation and conversion of garage to habitable room
The Committee had NO OBJECTION to this application.

PL8 Decisions

8.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed

Date: 2nd June 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 2nd June 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)

C Davies

R T Law

M R M Chalk

R Thomson (from Min. no. PL12)

T Frankland

Officer: Enid Walsh (Acting Town Clerk)

PL9 Apologies for Absence

Apologies for a late arrival had been received from Councillor Thomson.

PL10 Confirmation of Minutes

The Minutes of the meeting held on 19th May 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL11 Declarations of Interest

No declarations of interest were made.

PL12 Matters for Report

12.1 Consultation Process on Proposed Changes to Airspace over parts of London, southern and eastern England – min. no. PL321

The Committee NOTED that the response time for this consultation had been extended to 19th June 2008.

Cllr Thomson joined the meeting.

12.2 EPF/0758/08 – 60 Colson Road – Min. no. PL335 and EPF/0722/08 – 32 Ollards Grove – Min. no. PL335

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

12.3 EPF/2146/07 – Rear of Unit 1 and Unit 2, 258 High Road – Min. no. PL258

The Committee NOTED that an appeal had been made against the decision of Epping Forest District Council to refuse planning permission.

PL13 Epping Forest District Council Planning Services

The Committee AGREED to send a representative to a meeting of the Task & Finish Panel at the Civic Offices, Epping on 19th June 2008, to discuss planning services. In the event that the Chairman was unable to attend, an alternate member of the Committee would be asked to act as his substitute.

PL14 Planning Applications

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

EPF/0837/08 135 Englands Lane

Mrs Deborah King

Erection of a replacement

detached garage

The Committee had NO OBJECTION to this application.

- EPF/0910/08 14 Habgood Road** First floor side extension and
Mr Christopher Godsave single storey rear extension
The Committee had NO OBJECTION to this application.
- EPF/0924/08 7 Baldwins Hill** Side extension over existing
Mr J Cannell garage and carport, front
extension to garage and loft
conversion (Amended application)
The Committee had NO OBJECTION to this application.
- EPF/0925/08 6 Felstead Road** Certificate of lawfulness for a
Mr Paul Nash proposed single storey rear
extension
The Committee NOTED this application.
- EPF/0953/08 7 Queens Road** Certificate of lawful development
Mr Gordon McKirdy for a proposed single storey side
extension
The Committee NOTED this application.
- EPF/0955/08 7 Durnell Way** Two storey side extension
Linda & Gary Hummerston
The Committee OBJECTED to this application which was contrary to Policies
DBE 10 (i) and (ii) of Epping Forest District Council's adopted Local Plan and
Alterations as the extension was considered bulky and detrimental to the
street scene. It was suggested that the front wall of the proposals could be
stepped back from the main frontage of the building to reduce the impact. The
Committee also had concerns that the new accommodation provided could at
some stage be made into a separate dwelling.
- EPF/0957/08 55 Roundmead Avenue** Removal of existing attached
Mr & Mrs R Genis garage and erection of new
detached garage (Revised
application)
The Committee had NO OBJECTION to this application but commented about a
possible negative impact on the amenity of the neighbouring property.
- EPF/0961/08 50 The Crescent** Loft conversion with rear dormer
Mrs Barbara Sweeting window and half hip roof
The Committee had NO OBJECTION to this application.
- EPF/0967/08 236 High Road** Retention of 2 no. satellite receiver
Jennings Racing Limited dishes
The Committee OBJECTED to this application which was contrary to Policies
DBE 10 (i) and (ii) of Epping Forest District Council's adopted Local Plan and
Alterations as the large receiver dishes had an adverse effect on the street scene
in the High Road. The Committee suggested that consideration be given to
relocating the equipment possibly to the rear of the building or reducing the size
of the dishes to lessen the impact.
- EPF/0968/08 21 Church Hill** Single storey garage/side
Mr T Baynard extension
The Committee had NO OBJECTION to this application.

EPF/0978/08 8 West View

Mr Gee

Two storey side extension

The Committee had NO OBJECTION to this application but raised concerns regarding the closeness of the extension to the boundary of the property.

EPF/0980/08 4 Carroll Hill

Mr Richard Kenne

Side and rear extensions and alterations

The Committee had NO OBJECTION to this application.

EPF/1024/08 128 Englands Lane

Mr Anderson

Loft conversion with rear dormer

The Committee had NO OBJECTION to this application.

PL15 15.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL16 Financial Position

The end of year report for 2007/08 was NOTED. The Committee requested more information on the Town Design Statement project.

Signed
Date: 16th June 2008

EPF/1013/08 182 Roding Road Two storey side and rear extensions
Mr Vijay Patel
A member of the public with an interest in this application addressed the meeting.

The Committee had NO OBJECTION to this application.

EPF/0863/08 14 Campions Redesign of front elevation, including first floor extension and new clay tiled roof and cladding
Mr Anthony Crawford

The Committee had NO OBJECTION to this application but commented on the excessive use of clay tiles on the front elevation.

EPF/0902/08 20 Park Hill Internal alterations to convert garage to room, single storey front extension and alterations to first floor windows
Mrs Charlotte Prosser

The Committee had NO OBJECTION to this application.

EPF/1022/08 2 Honeycroft Two storey side extension
Yanko Dimitrov Zaberski

The Committee had NO OBJECTION to this application.

EPF/1028/08 39 Church Hill TPO/EPF/21/86/T1 Ash and T2 Hawthorn; crown reduction as specified
Mr M Slade

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/1044/08 45 Hillcrest Road Single storey rear and front extensions, two storey side extension, alterations to roof with front, rear and side dormers (Revised application)
Mr David Faud

The Committee re-iterated its previous objection which was:
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/1049/08 109 Swans Hope Conversion of single integral garage to habitable accommodation
Mr A Sagoo

The Committee had NO OBJECTION to this application.

EPF/1050/08 3 Marjorams Avenue Loft conversion with rear dormer (revised application)
Jason Parker

The Committee had NO OBJECTION to this application.

EPF/1095/08 27 Doubleday Road Two storey side extension and
Mr Steve Potter rear dormer window to loft room

The Committee had NO OBJECTION to this application.

EPF/1107/08 25 Greenfields Single storey side extension

Donatus Latuskas

The Committee had NO OBJECTION to this application but expressed concern that the extension was up against the boundary and had removed access to the rear of the property.

PL22 22.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed

Date: 30th June 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 30th June 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)

M R M Chalk

R Thomson

C Davies

R T Law

Officer: Enid Walsh (Town Clerk)

2 members of the public

PL23 Apologies for Absence

Apologies for absence had been received from Councillor Frankland.

PL24 Confirmation of Minutes

The Minutes of the meeting held on 16th June 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL25 Declarations of Interest

Cllr Thomson declared a personal and prejudicial interest in EPF/1139/08 as he lived adjacent to the property.

PL26 Matters for Report

26.1 EPF/2395/07 – 60 Sedley Rise – Loft conversion with rear dormer and hip to gable extension – Min. no. PL274

The Committee re-iterated its previous comment which was:

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.

26.2 EPF/0168/08 – 89 High Road – Demolition of existing house and erection of a block of eight, one bedroom flats (revised application) – Min. no. PL300

The Committee re-iterated 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.

In addition, the Committee expressed concerns regarding highway safety issues from the increase traffic to and from the site in an already congested area.

26.3 EPF/0214/08 – Orange Personal Communications Services Ltd – Telecommunications installation comprising the erection of a 12m freestanding column, 3 sectorised antennas, 1 transmission dish and 4 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 – Min. no. PL300

The Committee re-iterated 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 & Alterations as the visual impact and height of the mast at this location would be detrimental to the streetscene.

26.4 Epping Forest District Council Planning Services – Min. no. PL20.2

Cllr Law reported on the issues raised at the Planning Services Scrutiny Standing Panel meeting held at the Civic Offices, Epping on 19th June 2008.

26.5 The Local Development Framework and ‘Visioning’ – Min. no. PL6

The Chairman and the Town Clerk reported on the presentation on the new planning system by Epping Forest District Council at Thornwood Common Village Hall on 20th June 2008.

PL27 Planning Applications

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

The Committee AGREED to bring forward the following item, EPF/1149/08, as members of the public was interested in this application.

EPF/1149/08	32 Ollards Grove Miss Kylie Holton	Proposed rear single storey extension, first floor side extension and new full height bay windows within existing bay window (Revised application)
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A member of the public with an interest in this application addressed the meeting.

The Committee had NO OBJECTION to this application.

EPF/0927/08	31 Church Lane Mr Alan Marcelis	Loft conversion with dormer windows, rear conservatory, extension to utility room and alterations to windows and doors
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The Committee had NO OBJECTION to this application.

EPF/1115/08	4 Southview Road Mr Phillip Richards	Single storey rear extension
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The Committee had NO OBJECTION to this application.

EPF/1121/08	31 Newnham Close Mr Lee Smythe	Single storey orangery/conservatory rear extension
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The Committee had NO OBJECTION to this application.

EPF/1122/08	Station Dry Cleaners, Loughton Station Miss Neziha Kaya	Change of use from A1(shop) to A5 (hot food take-away)
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The Committee NOTED the contents of 9 letters of objection.

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

The Committee OBJECTED to this application which was contrary to Policy TC4 (formerly STC7) of Epping Forest District Council's adopted Local Plan & Alterations. The proposed change of use would have an excessively adverse effect on the amenities of the surrounding area due to a likely increase in the already high levels of anti-social behaviour and litter problems experienced by local residents. The Committee would not wish for the further loss of a retail unit, thereby increasing the amount of non-retail frontage in the High Road area to above the 30% limit, particularly one which is of significant value to both commuters and local residents.

EPF/1139/08 275-277 High Road Change of use of an area of the public
Paramont Restaurants highway for the placing of 20 chairs and
10 tables

Cllr Thomson left the meeting for this item.

The Committee NOTED the contents of a letter of objection.

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

With reference to Policy T3 of Epping Forest District Council's adopted Local Plan & Alterations, the Committee OBJECTED to this application which proposed an unacceptable obstruction of the pavement to pedestrians and would set a dangerous precedent in the parade of business units. The Committee also drew attention to the preferable solution provided by an adjacent restaurant that had set back its front façade to provide al fresco dining space.

Cllr Thomson rejoined the meeting.

EPF/1153/08 Greengates, Proposed new garage to no 24 and new
24/26 Albion Hill house to 26 Albion Hill
Mr T Breyer

Cllr Law declared a personal but non-prejudicial interest in this application due to his membership of Epping Forest District Council. He remained in the Council Chamber but took no part in the discussions.

The Committee NOTED the contents of a letter of objection.

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

EPF/1158/08 Forest House, Nursery Amendment to EPF/1843/07 to include a
Road first floor extension above existing garden
Mr & Mrs D Oliver room to rear of property to provide
additional living room to bedroom 1

The Committee had NO OBJECTION to this application.

EPF/1173/08 42 Hanson Drive Single storey rear extension
Miss Vicky Garrett

The Committee had NO OBJECTION to this application.

EPF/1198/08 60 Colson Road Loft conversion with rear dormer and
Mr John Clarke three front roof windows (Revised
application)

The Committee had NO OBJECTION to this application.

PL28 28.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 14th July 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 14th July 2008 at 8.00 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)

M R M Chalk

R Thomson

T Frankland

B Glassman

Also present:

Cllr R Barrett

Officers: Enid Walsh (Town Clerk)

Nigel Richardson (Epping Forest District Council, Principal Planning Officer)

3 members of the public

The Committee thanked Mr Richardson for providing a training session prior to the meeting and invited him to stay for the start of the meeting.

PL29 Apologies for Absence

Apologies for absence had been received from Cllrs Davies and Law.

PL30 Confirmation of Minutes

The Minutes of the meeting held on 30th June 2008 amended from those circulated to show the correct title of the Town Clerk were CONFIRMED as a correct record and signed by the Chairman.

PL31 Declarations of Interest

Cllrs Chalk, Thomson and Wixley declared a personal and non-prejudicial interest in EPF/1146/08 and EPF/1347/08 as they were Tree Wardens.

Cllr Glassman declared a personal and non-prejudicial interest in EPF/1225/08 as he lives in the vicinity.

PL32 Matters for Report

32.1 Public Inquiry – EPF/1625/07, EPF/1783/07 and EPF/2598/07 – 1 Connaught Avenue – Min. no. PL328.4

The Committee NOTED that the three appeals had been allowed by the Planning Inspector.

32.2 EPF/0955/08 & EPF/0957/08 – Min. no. PL14, EPF/0863/08 & EPF/1044/08 – Min. no. PL21

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

PL33 Planning Applications

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

The Committee AGREED to bring forward the following item, EPF/1263/08, as members of the public were interested in this application.

EPF/1263/08 71 The Lindens Conversion of garage to habitable room
Mr & Mrs Howes with first floor extension above
A member of the public with an interest in this application addressed the Committee.

The Committee OBJECTED to this application which was contrary to policies DBE 9 and DBE 10 (i) of Epping Forest District Council's adopted Local Plan and Alterations due to the bulk of the extension having an adverse effect on the street scene when approaching the cul-de-sac from the main road. The Committee commented that a stepping back of the first floor extension from the front wall of the existing garage might lessen the impact. However, it expressed concerns about a potential loss of light to the neighbouring property which was set back from no 71 and the loss of off-street parking provision of which there was no information provided.

EPF/1113/08 266 Willingale Road First floor rear extension
Mr C Pillai

The Committee OBJECTED to this application which was contrary to policy DBE 10 of Epping Forest District Council's adopted Local Plan and Alterations as the flat roof of the extension did not enhance the existing property.

EPF/1133/08 2 Spareleaze Hill Lean to conservatory to rear
Mr David Marklovitch

The Committee had NO OBJECTION to this application.

EPF/1146/08 1 Branchester Place, Church Hill TPO/EPF/03/94 Horse Chestnut – reduce
Mr Alan Wells all over by 12/15 metres

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

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

Cllr Barrett left the meeting.

EPF/1151/08 21 Stonards Hill Single storey detached playroom, first
Mrs Heidi Collings floor rear extension and rear conservatory

The Committee had NO OBJECTION to this application.

EPF/1197/08 113 Greensted Road Erection of extension to existing front
Mr & Mrs Enzo Musetti porch

The Committee had NO OBJECTION to this application but commented on the poor quality of plans provided which were most indistinct making thorough consideration difficult.

EPF/1221/08 16 Highland Avenue Certificate of lawfulness for proposed rear
Ms Katherine McNamara dormer window in a loft conversion

The Committee NOTED this application.

EPF/1223/08 31 The Broadway Change of use from A1 to Nail Bar
Mr Dung Luong (Sui Generis)

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

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

EPF/1225/08 91 Tycehurst Hill Single storey rear extension at first floor
Mr Antony Shine level over an existing ground floor
extension

The Committee had NO OBJECTION to this application but commented that the lack of a detailed site plan made it difficult to assess the potential loss of amenity for no 89 Tycehurst Hill particularly with reference to the 45° rule from the new windows.

EPF/1228/08 34 Englands Lane Extension to vehicle access
Mrs Carole Cotton

The Committee had NO OBJECTION to this application.

EPF/1230/08 T11 Site, Langston Reserved matters application for
Road proposed data centre
Polofind Ltd and Shali Ltd

The Committee had NO OBJECTION to this application.

EPF/1231/08 20 Connaught Avenue Demolition of existing and erection of new
Mr Sajjad Sain five bedroom house with accommodation
at basement level

The Committee had NO OBJECTION to this application.

EPF/1240/08 89 York Hill Demolition of garage and single storey
Mr Graham Davis extension, erection of two storey side
extension with integral garage, extension
to the rear single storey utility room

The Committee had NO OBJECTION to this application.

EPF/1264/08 Brangold Ltd, 10 Removal of condition 4 on EPF/380/88
Rectory Lane restricting use to applicant
Messrs James Lee and
Joseph Mark Taylor

The Committee commented that it was not clear why it had been thought necessary to place the original restriction and therefore it was not possible to consider the implications of its removal.

EPF/1280/08 4 Ashfields Certificate of lawfulness for a proposed
Mr & Mrs Emsley rear extension

The Committee NOTED this application.

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

EPF/1281/08 85 Staples Road Single storey rear extension
Mr Peter Hayter

The Committee had NO OBJECTION to this application.

EPF/1284/08 7 Kings Place Single storey side extension and front and
Mr Red El-Khamlichi rear dormers in loft conversion

The Committee had NO OBJECTION to this application.

EPF/1285/08 34 The Crescent Conversion of existing bungalow into 2
Mr Robert Pringle storey dwelling involving the addition of a
new 1st floor and alterations

The Committee had NO OBJECTION to this application.

EPF/1290/08 30 The Crescent Single storey rear extension
Mr A Alexandrou
The Committee had NO OBJECTION to this application.

EPF/1306/08 1 Garden Way Two storey side extension and loft
Mr & Mrs Ranjan conversion involving the construction of
two front and two rear dormer windows
(Amended application)
The Committee had NO OBJECTION to this application.

EPF/1336/08 33 Priory Road Single storey rear extension
Mr Craig Elliot
The Committee had NO OBJECTION to this application.

EPF/1347/08 90 Church Hill TPO/EPF/32/98 – Fell and Replace
Miss Kay Dodds
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.

PL34 Decisions

34.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 28th July 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

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

Present:

Councillors:

D J Wixley (in the Chair)	
M R M Chalk	C Davies (from Min. no. PL38)
T Frankland	B Glassman (from Min. no. PL39)
R Law (from Min. no. PL36)	R Thomson

Officers: Enid Walsh (Town Clerk)

PL35 Apologies for Absence

No apologies for absence had been received.

Cllr Law joined the meeting.

PL36 Confirmation of Minutes

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

PL37 Declarations of Interest

Cllr Frankland declared a personal but non-prejudicial interest in EPF/1237/08 as he owns a property in the road.

Cllr Davies joined the meeting.

PL38 Matters for Report

38.1 Consultation Process on Proposed Changes to Airspace over parts of London, southern and eastern England – min. no. PL12

The Committee noted the information received.

Cllr Glassman joined the meeting.

PL39 Licensing and the Control of Lap Dancing Establishments

In response to a request from Epping Forest District Council, the Committee expressed concern about this type of establishment and considered the existing legislation may not be adequate to control issues arising from their operation.

PL40 Planning Applications

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

EPF/1237/08	115 Smarts Lane Mr Michael York	Front porch extension and conversion of garage to habitable room
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The Committee had NO OBJECTION to this application.

EPF/1360/08	Sterling House, Langston Road Workout Ltd	Erection of a two storey entrance building to the south wing of the existing building
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The Committee had NO OBJECTION to this application.

EPF/1390/08 7 Longfield Single storey rear extension and new
Mr Paul Attfield boundary fence (side) 2100 high
The Committee had NO OBJECTION to this application.

EPF/1391/08 94 Roding Road Change of use fro A1 (Newsagents) to A2
Mr Gary Jackson Letting Agents)
The Committee NOTED the contents of a letter of objection.

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

The Committee had NO OBJECTION to this application but expressed regret about the loss of another retail outlet in the town.

EPF/1392/08 31 Forest View Road First floor side extension
Mr John Draper
Cllrs Davies and Wixley declared a personal but non-prejudicial interest in this application as they were acquainted with a neighbour.

The Committee had NO OBJECTION to this application.

EPF/1374/08 6 Ripley View Small first floor side extension over
Andrew Wright existing single storey extension
The Committee had NO OBJECTION to this application.

EPF/1408/08 55 Roundmead Avenue Removal of existing garage and erection
Mr & Mrs R Genis of a new detached garage (Revised application)
The Committee had NO OBJECTION to this application.

EPF/1409/08 Land to rear of 33-35 Erection of a detached house fronting
Spring Grove Summerfield Road (Amended application)
The Committee NOTED the contents of a letter of objection.

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

The Committee had NO OBJECTION to this application.

EPF/1413/08 12 Hill Top Close Extension of main roof and loft conversion
Mr & Mrs Bevis with a rear dormer window (Revised application)
The Committee had NO OBJECTION to this application.

EPF/1451/08 105 Lower Park Road TPO/EPF/07/03 T3 Oak and T7 Oak –
Ms Z Davy crown reduce by 30%
Cllrs Chalk, Thomson and Wixley declared a personal but non-prejudicial interest in this application as they were tree wardens.

The Committee considered that the plans provided for this application were inadequate. It noted that permission had previously been granted in December 2006 for similar tree works although it was not clear if these had been carried out.

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.

PL41 Decisions

41.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 18th August 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

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

Present:

Councillors:

D J Wixley (in the Chair)
 C Davies (from Min no PL44) T Frankland B Glassman
 R Law R Thomson (from Min no PL45)
 J W Angold-Stephens (as substitute for M R M Chalk)

Also present:

R E Brookes (until Min no PL48)

Officers: Enid Walsh (Town Clerk)

2 members of the public

PL42 Apologies for Absence

Apologies for absence had been received from Cllr Chalk and from Cllr Thomson for his late arrival at the meeting.

PL43 Confirmation of Minutes

The Minutes of the meeting held on 28th July 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL44 Declarations of Interest

Cllrs J Angold-Stephens and Wixley declared a personal but non-prejudicial interest in EPF/1563/08 as they were acquainted with a neighbour of the property.

PL45 Planning Applications

The Committee AGREED to bring forward the following item, EPF/1411/08, as members of the public were interested in this application.

EPF/1411/08	2C Goldings Road Mr Arafat	Replace existing garage and rear extension with two storey side extension and loft conversion with rear dormer to provide 1 no. one bedroom flat and 1 no. two bedroom flat
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The Committee NOTED the contents of 3 letters of objection.

Cllrs J Angold-Stephens, Davies, Thomson and Wixley declared a personal but non-prejudicial interest in the following item due to comments received on this application from the Loughton Residents Association Planning Group.

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

The Committee OBJECTED to this application which was contrary to Policies DBE 8, 9, DBE 10 (i) and DBE 11 (i) of Epping Forest District Council's adopted Local Plan & Alterations. There were concerns that this proposal for 2 flats would set an unacceptable precedent in this residential road of family houses. The Committee considered the extension to be overbearing and having an adverse effect on

neighbouring properties. There were also concerns about the lack of amenity space and parking provision and the potential for loss of light to neighbouring properties.

PL46 Matters for Report

PL46.1 EPF/1264/08 – Brangold Ltd, 10 Rectory Lane – Min no PL33

The Clerk reported that condition 4 had restricted use of the unit to light industrial with office space for the named person and that its removal returned the use to solely light industrial as with the rest of the estate. The Planning Officer at Epping Forest Council was liaising with the applicant.

PL46.2 Licensing & the Control of Lap Dancing Establishments – Min no PL39

Cllr Glassman provided copies of information about alternative legislation that could be used to control such establishments which he had forwarded to Epping Forest District Council.

PL47 Licensing Act 2003: Consultation

The Committee considered the Department for Culture, Media and Sport's proposals to amend the Licensing Act 2003 and noted the new process for making minor variations to premises licences and club premises certificates and the removal of the requirement for a Designated Premises Supervisor (DPS) and personal licence for community premises. The Committee expressed its support for these measures which particularly assisted the operation of community halls.

PL48 Planning Applications

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

EPF/1232/08 Epping Forest College Borders Lane Mr Nick Bell	Erection of 6 no. 2400 x 1200 sign boards for Moat and Homegroup Housing
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The Committee NOTED the contents of a letter of objection.

Cllrs J Angold-Stephens, Davies, Thomson and Wixley declared a personal but non-prejudicial interest in the following item due to comments received on this application from the Loughton Residents Association Planning Group.

The Committee OBJECTED to this application as it considered that the advertisement was too large and in that location would adversely affect the amenities of the properties on the opposite side of Borders Lane. It suggested that a smaller sign located to a more westerly position directly opposite to the Murray Hall might be more acceptable. The Committee also requested that, should permission be granted, a time restriction condition should be applied to ensure that the sign was removed as early as possible.

Cllr Brookes left the meeting.

EPF/1295/08 63 Tycehurst Hill Mr J Chapman	Rear conservatory
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The Committee had NO OBJECTION to this application.

EPF/1298/08 43 Tycehurst Hill Mr Joseph Huang	Single storey rear and first floor rear extensions and loft conversion with side and rear dormer windows
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The Committee had NO OBJECTION to this application.

- EPF/1438/08 26 The Drive** Mr Tomoyo Yamaguchi Front extension to garage (Revised application)
The Committee had NO OBJECTION to this application.
- EPF/1440/08 Millbrook, Summerfield Road** Dr David Waters Erection of a wooden garden shed with apex style construction
The Committee had NO OBJECTION to this application.
- EPF/1455/08 5 Seymour Close** Mr & Mrs L & M Zrinzo Rear conservatory
The Committee had NO OBJECTION to this application.
- EPF/1462/08 7 Durnell Way** Mr Gary Hummerston Two storey side extension (Revised application)
The Committee had NO OBJECTION to this application.
- EPF/1473/08 34 Upper Park** Mr & Mrs Jason Chance Erection of new porch
The Committee had NO OBJECTION to this application.
- EPF/1476/08 6 Warren Hill** Mr Simon Williams Single storey timber orangery extension to rear elevation
The Committee had NO OBJECTION to this application.
- EPF/1479/08 34 Sedley Rise** Mr Paul Silvo Certificate of lawfulness for proposed rear dormer and hip to gable roof extension in a loft conversion
The Committee NOTED this application.
- EPF/1490/08 4 Ripley View** Mr Ivor Crandon Two storey and single storey rear and side extensions, first floor extension to form two storey house and creation of basement (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 9.45pm.
- EPF/1493/08 9 Whitehills Road** Mrs J Speller Certificate of lawfulness for a proposed increased height of first floor roof into gable end and a rear dormer window in a loft conversion
The Committee NOTED this application.
- EPF/1507/08 9 Foxley Close** Mr Martin Sullivan Single storey rear and side extension
The Committee had NO OBJECTION to this application.
- EPF/1510/08 15 Stonards Hill** Mr Stephen Norman Demolish detached garage and erection of a single storey rear extension
The Committee had NO OBJECTION to this application.

EPF/1514/08 132 Roding Road Rear conservatory
Mrs E Russell

The Committee had NO OBJECTION to this application.

EPF/1515/08 Loughton Hall, Rectory Lane New timber fence to part of boundary

Mr Baldev Sohal

The Committee had NO OBJECTION to this application.

EPF/1524/08 41 Millsmead Way Two storey side extension and loft
Mr Barry Bradley-Peat conversion with rear dormer window

The Committee had NO OBJECTION to this application.

EPF/1525/08 37 Church Lane Change of use of an existing detached
Mr Paul Barker garage into a games room including a
front extension

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 10.00pm.

EPF/1529/08 15 Campions Single storey rear extension (Revised
Mr & Mrs R P Jackson application)

The Committee had NO OBJECTION to this application.

EPF/1545/08 4 Albion Hill Rear dormer extension
Mr M Hagger

The Committee had NO OBJECTION to this application.

EPF/1556/08 19 Newnham Close Single storey rear extension
Mr Marc Moy

The Committee had NO OBJECTION to this application.

EPF/1558/08 68 Tycehurst Hill Demolition of existing chalet bungalow
Mr and Mrs P Faud and erection of a detached house
(Revised application)

The Committee NOTED the contents of a letter of objection.

Cllrs J Angold-Stephens, Davies, Thomson and Wixley declared a personal but non-prejudicial interest in the following item due to comments received on this application from the Loughton Residents Association Planning Group.

The Committee had NO OBJECTION to this application.

EPF/1562/08 2 The Fountains Loft conversion with the erection of three
Mrs Nicola Jones rear facing dormer windows. (Renewal of
planning consent EPF/1315/03)

The Committee NOTED this application.

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

EPF/1563/08 19 Eleven Acre Rise Rear single storey extension
Mr & Mrs C Lee

Cllr Davies declared a personal but non-prejudicial interest in this application as she was acquainted with a neighbour.

As the drawings provided for this application appeared to refer to a previous proposal, the Committee requested that clarification be sought for the next meeting.

EPF/1571/08 34 The Crescent Conversion of existing bungalow to house
Mr Anthony Slater with additional new first floor, single
storey/two storey rear extension and
repositioning of garage to front

The Committee had NO OBJECTION to this application.

PL49 Decisions

49.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 1st September 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

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

Present:

Councillors:

C Davies (in the Chair)
B Glassman (from Min. no. PL50) R Thomson
J W Angold-Stephens (as substitute for Cllr Wixley)
S M Harper (as substitute for Cllr Chalk)
G D Martin (as substitute for Cllr Frankland)

Also in attendance:

Councillor A P Copland

Officers: Enid Walsh (Town Clerk)

Vivienne Messenger (Planning Clerk)

In the absence of the Chairman, Cllr Davies took the chair.

PL50 Apologies for Absence

Apologies for absence had been received from Cllrs Chalk, Frankland, Law and Wixley.

Cllr Glassman joined the meeting.

PL51 Confirmation of Minutes

The Minutes of the meeting held on 18th August 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL52 Declarations of Interest

Cllrs Davies and Harper declared a personal but non-prejudicial interest in EPF/1484/08 as they were acquainted with the applicant.

PL53 Matters for Report

53.1 Revised plan – EPF/1545/08 – 4 Albion Hill – Rear dormer extension – Min. no. PL48

The Committee NOTED the information supplied.

53.2 Revised plan – EPF/1562/08 – 2 The Fountains – Loft conversion with the erection of three rear facing dormer windows (Renewal of planning consent EPF/1315/03) – Min. no. PL48

The Committee NOTED the information supplied.

53.3 Notice of Appeal – EPF/0318/08 67 Roundmead Avenue – First floor rear and side extension – Min. no. PL308

The Committee NOTED that an appeal had been made against the decision of Epping Forest District Council to refuse planning permission.

53.4 EPF/1563/08 – 19 Eleven Acre Rise – Construction of rear single story extension

Cllrs J Angold-Stephens, Davies, Harper and Thomson declared a personal but non-prejudicial interest as they were acquainted with a neighbour of the applicant.

The Committee had NO OBJECTION to this application.

53.5 EPF/1361/08 – Land off Debden Lane, Debden Green – Erection of boundary fencing and hardstanding with access to site

The Committee NOTED the information supplied.

53.6 EPF/1146/08 – 1 Brancaster Place, Church Hill – TPO/EPF/03/94 Horse Chestnut – reduce all over by 12/15 metres

The Town Clerk confirmed that permission had been granted for works to be carried out at nos. 1 and 3 Brancaster Place under TPO/EPF/03/94 and TPO/EPF/03/94.

PL54 Planning Applications

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

EPF/1205/08 7 Newnham Close Conversion of garage to room with a side window, thereby not complying with condition 3 of planning application EPF/1209/00
Mr David Jarvis

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 side window overlooking neighbouring property. The Committee had NO OBJECTION to the conversion of the garage but would have preferred a window at the front.

EPF/1441/08 30 Station Road Retention of decking to rear garden
Mr Peter Tomlin

The Planning Committee Clerk informed the Committee that she was acquainted with the applicant.

The Committee had NO OBJECTION to this application.

EPF/1482/08 Oak Tree Cottage Removal of existing white wood picket fence to be replaced by brick wall 1.22m high, brick pillars of 1.5m and pedestrian gate of same height
31 Goldings Hill
Mr Anton French

The Committee had NO OBJECTION to this application.

EPF/1484/08 44 Forest Road Change of use from A1 to A2
Mr David White

The Committee NOTED the contents of a letter of objection.

Cllrs J Angold-Stephens, Davies, Harper and Thomson 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 OBJECTED to this application which would result in the loss of another retail unit. However, if the unit retained some retail use the objection would be waived.

EPF/1508/08 119 Smarts Lane Single storey front extension and conversion of garage to habitable room
Mr Peter Curran

The Committee had NO OBJECTION to this application.

EPF/1518/08 39 The Lindens Two storey rear extension and conversion of garage into habitable rooms
Mr P Marianayagam

The Committee NOTED the contents of a letter of objection.

Cllrs J Angold-Stephens, Davies, Harper and Thomson 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 had NO OBJECTION to this application.

Cllr Copland left the meeting.

EPF/1546/08 244 High Road Change of use to A5 of food take-away,
Mr A Kapasi erection of new shopfront and extract
ducting

Cllr Thomson declared a personal and prejudicial interest as he lives opposite the property. Cllr Thomson left the meeting for this item.

The Committee NOTED the contents of a letter of objection.

Cllrs J Angold-Stephens, Davies, Harper and Thomson 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.

With reference to Policy TC3 of Epping Forest District Council's adopted Local Plan & Alterations, the Committee OBJECTED to this application which would result in the loss of a retail unit in the High Road where the level of non-retail units had already exceeded 30 percent. The Committee also had highway concerns arising from the lack of parking availability adjacent to the proposed take away and its proximity to the pedestrian crossing and bus stop.

Cllr Thomson rejoined the meeting.

EPF/1553/08 42 Church Lane Additional roof lights in side elevation
Mr & Mrs H Kauffman (Revised application)

The Committee had NO OBJECTION to this application.

EPF/1557/08 19 Newnham Close Loft conversion with side and rear dormer
Mr March Moy windows

Cllr Harper declared a personal but non-prejudicial interest as she was acquainted with both neighbours of the property.

The Committee had NO OBJECTION to this application.

EPF/1578/08 20 Albion Park Two no. two storey and one single storey
Mr Dev Joshi rear extension to replace existing
conservatories and a new porch (Revised
application)

The Committee NOTED the revisions but OBJECTED to this application which was contrary to Policies DBE 9 and DBE 10 of Epping Forest District Council's adopted Local Plan & Alterations as the two storey extension's height and depth would cause a loss of amenity to the neighbouring bungalow and the corner window would cause overlooking.

EPF/1583/08 80 Willingale Road Certificate of lawful development for a
Mrs Donna Civiliene proposed front porch

The Committee NOTED this application.

EPF/1622/08 17 Tewkesbury Close Conversion of existing garage to study and enlarged kitchen
 Mr Mark Middleton
 The Committee NOTED the contents of a letter of objection.

Cllrs J Angold-Stephens, Davies, Harper and Thomson 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 had NO OBJECTION to this application but expressed concern at the possible loss of off-street parking.

EPF/1627/08 Greengates, Proposed new garage to no 24 and new
24/26 Albion Hill house to 26 Albion Hill (Revised
 Mr T Breyer application)
 The Committee NOTED the contents of a letter of objection

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

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

PL55 Decisions

55.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
 Date: 15th September 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 15th September 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)
 C Davies (from Min no PL60) M R M Chalk T Frankland
 B Glassman R Law
 S M Harper (from Min no PL57) (as substitute for Cllr Thomson)

Also in attendance:

Cllr A P Copland

Officers: Enid Walsh (Town Clerk)

Vivienne Messenger (Planning Clerk)

PL56 Apologies for Absence

56.1 Apologies for absence had been received from Cllr Thomson and Cllr Harper had been nominated as his substitute for this meeting.

56.2 The Committee agreed to grant a six month leave of absence to Cllr Thomson on health grounds and sent best wishes to Cllr Thomson for a speedy recovery.

Cllr Harper joined the meeting.

PL57 Confirmation of Minutes

The Minutes of the meeting held on 1st September 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL58 Declarations of Interest

Cllrs Chalk, Copland and Wixley declared a personal but non-prejudicial interest in EPF/1654/08, EPF/1697/08 and EPF/1740/08 as they were Tree Wardens.

Cllr Harper declared a personal but non-prejudicial interest in EPF/1696/08 as she was acquainted with the applicant.

PL59 Matters for Report

59.1 EPF/1205/08 – 7 Newnham Close – Conversion of garage to room with a side window, thereby not complying with condition 3 of planning application EPF/2109/00 – Min. no. PL54

The Committee had NO OBJECTION to this application provided a planning condition was imposed for the side window of the garage to be obscurely glazed and permanently retained in that condition.

59.2 Notice of Appeal – EPF/0296/08 – 66 Englands Lane – Demolition of existing house and erection of 2 x 3 bedroom houses and 2 parking spaces (revised application) – Min. no. PL308

The Committee NOTED that an appeal had been made against the decision of Epping Forest District Council to refuse planning permission. The Committee reiterated its previous comments which were: 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.

Cllr Davies joined the meeting.

PL60 London Commuter Belt (East)/M11 Strategic Housing Market Assessment 2008

The Committee agreed to defer this until the next meeting on 29th September 2008 as the deadline for replies was not until 3rd November 2008 and requested a more detailed report.

PL61 Members' Expenses

The Committee APPROVED the attendance of Cllr J Angold-Stephens at the Budget and Precept course in Dunmow on 30th September 2008 and AGREED to pay her expenses.

PL62 Planning Applications

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

EPF/1495/08 231 High Road Illuminated fascia and projecting signs
Specsavers Opticians

The Committee had NO OBJECTION to this application.

However, the Committee made a general comment that they would like to see restrictions on the overnight illumination of signs in shopping centres with a recommended time limit of 11.30pm.

EPF/1535/08 10 Mowbray Gardens Single storey front and rear extensions
Mr Stephen Morris

The Committee had NO OBJECTION to this application.

EPF/1544/08 97 Englands Lane Proposed part single and part double
Ms V Brazauskaite storey rear extension

The Committee had NO OBJECTION to this application.

Cllr Copland left the meeting.

EPF/1579/08 14 Fallow Fields Loft conversion with two front and three
Shoba Dhawan rear dormers, first floor rear extension and
conversion of ground floor conservatory to
sunroom

The Committee had NO OBJECTION to this application but commented on the large expanse of brickwork on one flank wall where the visual impact could be improved with decorative brickwork. In addition, the Committee felt the loss of a window from the rear elevation detracted from the original design.

EPF/1601/08 13 Ladyfields Certificate of lawfulness application for a
Mrs Titley proposed rear dormer

The Committee NOTED this application.

EPF/1629/08 127 High Road Illuminated fascia signage for kitchen
Mr Devyan Joshi showroom

The Committee had NO OBJECTION to this application but expressed concern about the potential brightness of the sign which could adversely affect the neighbouring residential properties, particularly the adjacent almshouses and sheltered housing.

In addition, the Committee reiterated its previous general comment that they would like to see restrictions on the overnight illumination of signs in shopping centres with a recommended time limit of 11.30pm.

EPF/1652/08 32 The Uplands Two storey side extension (Amended Application)
David & Jacqui Marks

The Committee had NO OBJECTION to this application but expressed concern about the loss of the apple and conifer trees which it would like to be replaced elsewhere in the garden.

EPF/1654/08 1 Stanmore Way TPO/EPF/04/79
Gristwood and Toms T3 Horse Chestnut – Crown clean to remove defects, cut back from building by 2m. Lift all round to 3m and 6m over road

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

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

EPF/1679/08 8 West View Two storey side extension (Revised application)
Mr Gee

The Committee had NO OBJECTION to this application but reiterated its previous concern regarding the closeness of the extension to the boundary of the property. The Committee also considered that the proposed stack pipe shown on one side of the property adversely affect the streetscene

EPF/1696/08 18 Hillcrest Road Single storey rear extension
Mrs Heather Lawrence

The Committee had NO OBJECTION to this application.

EPF/1697/08 13-15 Rectory Court, Goldings Hill TPO/EPF/04/79
John Price and Company T36 Willow – Overall reduction of 50%

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

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

EPF/1703/08 Woodberrie House New porch to front and single storey side extension (Revised application)
Woodbury Hill
Mr Roger Leake

The Committee OBJECTED to this revised application as it felt the proposed side extension would still be too close to the boundary posing a threat to the existing hedgerow with the resulting exposure of the building from the footpath impairing the character and the appearance of the Conservation Area. The Committee agreed that it was contrary to Policies LL10 & HC6 of Epping Forest District Council's adopted Local Plan and Alterations.

EPF/1712/08 275-277 High Road Change of use of an area of the public highway for the placing of 5 tables, 10 chairs and 5 café barriers (Revised application)
Paramont Restaurants

The Committee NOTED the contents of a letter objection.

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

The Committee reiterated its previous comments which were: With reference to Policy T3 of Epping Forest District Council's adopted Local Plan & Alterations, the Committee OBJECTED to this application which proposed an unacceptable obstruction of the pavement to pedestrians and would set a dangerous precedent in the parade of business units. The Committee also drew attention to the preferable solution provided by an adjacent restaurant that had set back its front façade to provide al fresco dining space.

In addition, the Committee felt this application would only add to the potential noise and disturbance of residents in the flats above and despite the 5 café barriers still pose an unacceptable danger, as regards health and safety issues to the public, with hot food and drinks being carried out onto the pavement.

EPF/1717/08 5 High Beech Road New pitched roof to front to accommodate
Mr William Fox rooms in roof space
The Committee had NO OBJECTION to this application.

EPF/1718/08 9 Stanmore Way Two storey side and rear extensions,
Mrs Jacqueline Mumford single storey front and rear extension, rear
conservatory and new vehicle crossover
forming part of in and out driveway

The Committee OBJECTED to this application which was contrary to Policies DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations as it would adversely affect the streetscene giving a terracing effect with neighbouring properties due to the close proximity of the proposed extension to the boundary.

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

EPF/1740/08 White Cottage TPO/EPF/04/79
Baldwins Hill T26 Oak – Crown reduce by 20% and thin
Mr Balbir Doal 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/1744/08 51 Meadow Road Certificate of lawful development for
Mr Ryan Moore proposed rear and side windows in
connection with a loft conversion

The Committee NOTED this application.

EPF/1749/08 51 Forest View Road Proposed single storey rear extension
Mr John Clark with exposed stainless steel and folding
timber doors

The Committee had NO OBJECTION to this application.

PL63 Decisions

63.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed

Date: 29th September 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 29th September 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)
M R M Chalk (from Min. no. PL65) R Law
J W Angold-Stephens (as substitute for Cllr Thomson)

Officers: Enid Walsh (Town Clerk)
Vivienne Messenger (Planning Clerk)

PL64 Apologies for Absence

Apologies for absence had been received from Councillors Davies, Frankland and Glassman. Cllr J Angold-Stephens had been nominated as the substitute for Cllr Thomson for this meeting.

Cllr Chalk joined the meeting.

PL65 Confirmation of Minutes

The Minutes of the meeting held on 15th September 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL66 Declarations of Interest

Cllr Law declared a personal but non-prejudicial interest in EPF/1742/08 and EPF/1770/08 as he had relatives living in Roding Road.

Cllrs Chalk and Wixley declared a personal but non-prejudicial interest in EPF/1794/08 as they were Tree Wardens.

Cllrs J Angold-Stephens, Law and Wixley declared a personal but non-prejudicial interest in EPF/1291/08 as they were registered with the Health Centre.

PL67 Matters for Report

67.1 Notice of Appeal – EPF/1409/08 – Land to the rear of 33-35 Spring Grove – Erection of a detached house fronting Summerfield Road (Amended application) – Min. no. PL40

The Committee NOTED the appeal.

67.2 EPF/1230/08 – T11 Site, Langston Road – Reserved matters application for proposed data centre – Min. No. PL33

The Committee NOTED that the application had been withdrawn by the applicant.

67.3 EPF/1779/08 – 9–11 High Beech Road – Ground and first floor extensions to sides, first floor infill extension to rear, new roof and front elevation remodelling (Resubmitted application) – Min. no. PL280

The Committee NOTED the contents of a letter of objection.

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

The Committee also expressed a concern about the potential noise from open office windows adversely affecting the nearby properties in Smarts Lane.

67.4 EPF/1629/08 – 127 High Road – Illuminated fascia signage for kitchen showroom – Min. No. 62

The Chairman provided information leaflets on advertising signage to the members of the Committee.

67.5 Withdrawn Applications – EPF/1387/08 –14 St John’s Road – Min. No. PL48 and EPF/1557/08 – 19 Newnham Close – Min. No. PL54

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

PL68 Planning Applications

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

EPF/1291/08 Loughton Health Centre Illuminated fascia sign, part illuminated
The Drive fascia sign and illuminated projecting sign
SSc Admin (Pharmacy)

The Committee had NO OBJECTION to this application.

EPF/1720/08 101 Tycehurst Hill Rear conservatory
Mr J Melo

The Committee had NO OBJECTION to this application.

EPF/1742/08 153 Roding Road Removal of existing conservatory and
Mrs Stokes erection of single storey rear extension

The Committee had NO OBJECTION to this application but expressed concern about the adverse effect of the proposed rear extension on neighbouring properties.

EPF/1770/08 94 Roding Road Change of use from A1 (Newsagents) to
Mr Gary Jackson A2 (Letting Agents) (Resubmitted
application)

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

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comment which was:

The Committee had NO OBJECTION to this application but expressed regret about the loss of another retail outlet in the town.

EPF/1780/08 45 Hillcrest Road Two storey side extension, single storey
Mr David Faud rear extension one front, two rear and two
side dormers to replace existing side
dormers and rear dormer and single
storey front extension

The Committee NOTED the proposed two storey side extension would be built 1150mm away from the site boundary but reiterated its previous objection which was: 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/1783/08 71 Meadow Road Single storey rear conservatory
Mr & Mrs Francis

The Committee had NO OBJECTION to this application.

EPF/1788/08 123 River Way Single storey rear conservatory
Mrs Jean Stewart
The Committee had NO OBJECTION to this application.

EPF/1794/08 Highview Court TPO/EPF/24/88/A1
20 High Road T1 Sycamore – Fell to ground level
Mr Philip Macaree
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/1798/08 11 Hanson Drive Single storey front extension
Mr & Mrs Brandon
The Committee had NO OBJECTION to this application.

EPF/1806/08 Loughton Hall New fence to western boundary (Revised
Rectory Lane Application)
Mr Baldev Sohal
The Committee had NO OBJECTION to this application.

EPF/1814/08 Roundabouts - South Sponsor and Information display signs on
Area – various roundabouts
locations
Epping Forest District
Council – Lee Savill

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

The Committee NOTED the contents of a letter of objection.

The Committee welcomed the desire to bring in more income for the District Council but considered the proposal conflicted with the slogan “safer, cleaner, greener” on the proposed signs.

The Committee strongly OBJECTED to the proposed installation of signs at the busy roundabouts/dangerous junctions in the Loughton area detailed below, on grounds of highway safety and that they would be visually intrusive in these rural and forested areas.

Roundabout: **Epping New Road/Earls Path**

The Committee strongly OBJECTED to this proposal on safety grounds and felt the two proposed signs would be detrimental to the forest appearance.

Roundabout: **Epping New Road/Woodridden Hill**

The Committee strongly OBJECTED to this proposal on safety grounds and felt the five proposed signs would be detrimental to the forest appearance.

Roundabout: **London Road A113/A112**

The Committee strongly OBJECTED to this proposal on safety grounds and felt the three proposed signs would be detrimental to the rural surroundings.

Central Reservation: **Chigwell Lane opposite Exit from M11**

The Committee strongly OBJECTED to this proposal on safety grounds, as where traffic crosses the busy dual carriageway joining and exiting the M11, it felt the proposed signs would only serve as an increased hazard and obscure the view of drivers.

The Committee NOTED there was an apparent discrepancy in the measurements given for the signs which had not been given in the h x w x d format required on the form. It also questioned whether the landowner's permission had been received for the two sites in the Epping New Road which appeared to be part of Epping Forest and hence owned by the City of London.

PL69 Decisions

69.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 13th October 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 13th October 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)
 M R M Chalk C Davies (from Min. no. PL73.1) R Law
 J W Angold-Stephens (as substitute for Cllr Thomson)

Also in attendance:

Cllr A P Copland (from Min. no. PL73.2, until Min. no. PL75)

Officer: Vivienne Messenger (Planning Clerk)

PL70 Apologies for Absence

Apologies for absence had been received from Cllrs Frankland and Glassman with apologies received for a late arrival from Cllr Davies. Cllr J Angold-Stephens had been nominated as the substitute for Cllr Thomson for this meeting.

PL71 Confirmation of Minutes

The Minutes of the meeting held on 29th September 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL72 Declarations of Interest

Cllrs Chalk and Wixley declared a personal but non-prejudicial interest in EPF/1841/08 as they were Tree Wardens. Cllr J Angold-Stephens also declared a personal but non-prejudicial interest in EPF/1841/08 as she lives in the same road.

PL73 Matters for Report

73.1 London Commuter Belt (East)/M11 Strategic Housing Market Assessment 2008 – Min. no. PL60

Cllr Davies joined the meeting.

The Committee asked the Planning Clerk to formulate a reply in discussion with the Chairman based on the following issues:

Loughton Town Council was concerned about over-development in the town resulting in the loss of green amenity spaces and areas including a nature reserve and a site identified as a potential nature reserve. In particular, the Council did not want building on the five urban open spaces below:

- urban open space between Jessel Drive and Goldingham Avenue
- land between Westall Road and Rochford Green
- land between Rectory Lane and Newman's Lane
- former allotments at Willingale Road
- wooded area between the Oakwood Hill Estate and Chigwell Lane

The Council was against development of green belt land.

The Council also had concerns that the existing infrastructure would not support an increasing population with regards to its schools, medical facilities (doctors and

dentists), transport (underground trains and buses) and road congestion in addition to an overburden on the utility services for gas, electricity, water and sewerage.

Cllr Copland joined the meeting.

73.2 Land adjacent to 95 Spring Grove, Loughton – Requested removal of highway rights – Section 247 Town & Country Planning Act 1990

A letter had been received from Essex County Council inviting the Council's comments on the above request made by the owner of 95 Spring Grove. The Committee agreed to consider this at the meeting on 27th October 2008 as the deadline for replies was not until 7th November 2008. This would allow members time to view the site.

PL74 Members' Expenses

The Committee APPROVED the attendance of Cllr J Angold-Stephens at training courses on Emergency Planning, Environmental Awareness and the Freedom of Information in Epping on 14th October and 13th November 2008 and 6th February 2009 and AGREED to pay her expenses.

The Committee APPROVED the attendance of Cllr Frankland at a training course on S106 Agreements in Epping on 27th October 2008 and AGREED to pay his expenses.

PL75 Planning Applications

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

EPF/1554/08 42 Church Lane Installation of 4 no. solar panels on roof
Mr & Mrs H Kauffman (Revised application)

The Committee had NO OBJECTION to this application or the alterations to the velux windows.

Cllr Copland left the meeting.

EPF/1597/08 50 The Crescent Loft extension with rear and side dormer,
Mrs Barbara Sweeting providing additional bedroom and shower room (Revised application)

The Committee OBJECTED to this revised application because the size of the proposed development would have a detrimental effect on the streetscene and was contrary to Policies DBE 9 (i) and DBE 10 (i) & (a) of Epping Forest District Council's adopted Local Plan & Alterations.

EPF/1619/08 47 Englands Lane Certificate of lawful development for a
Mr A Haley proposed single storey rear extension

The Committee NOTED this application.

EPF/1807/08 122 High Road Change of Use from A1 (Retail) to D1
Mr Mahendra Patel (Dental Surgery)

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

The Committee NOTED the contents of a letter objection.

The Committee OBJECTED to the change of use and the loss of another retail outlet in the town.

EPF/1841/08 105 Lower Park Road TPO/EPF/07/03
 Mrs Z Davy T1 and T2 Sycamore - 25% crown thin
 The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

EPF/1861/08 Pavement outside Advertisement panel on part of bus shelter
Chigwell Lane Service
Station
 Miss Carol Crowhurst
 The Committee had NO OBJECTION to this application.

EPF/1884/08 T11 Site Reserved matters application for
Langston Road proposed Data Centre (Resubmitted
 Polofind Ltd and Pioneer application)
 Technology Ltd
 The Committee NOTED the resubmitted application.

EPF/1902/08 266 Willingale Road First floor rear extension (Revised
 Mr C Pillai application)
 The Committee had NO OBJECTION to this application.

PL76 Decisions

76.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
 Date: 27th October 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 27th October 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C Davies (in the Chair)

M R M Chalk

R Thomson

B Glassman

R Law

J W Angold-Stephens (as substitute for Cllr Wixley)

Officer: Vivienne Messenger (Planning Clerk)

5 members of the public

In the absence of the Chairman, Cllr Davies took the chair.

PL77 Apologies for Absence

Apologies for absence had been received from Cllrs Frankland and Wixley. Cllr J Angold-Stephens had been nominated as the substitute for Cllr Wixley for this meeting.

PL78 Confirmation of Minutes

The Minutes of the meeting held on 13th October 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL79 Declarations of Interest

Cllr Law declared a personal and prejudicial interest in EPF/1958/08 as he was acquainted with the applicant/owner.

Cllr J Angold-Stephens declared a personal and prejudicial interest in EPF/1958/08 as she was a member of the Loughton Residents Association Plans Group that wrote this letter of objection.

Cllrs Chalk, Davies and Thomson declared a personal but non-prejudicial interest in EPF/1958/08 due to a letter of objection received from the Loughton Residents Association Plans Group.

PL80 Matters for Report

80.1 Land adjacent to 95 Spring Grove, Loughton– Proposed removal of Highway Rights – Section 247 Town & Country Planning Act 1990 – Min. no. PL73.2

The Committee NOTED the information supplied from Essex County Council but had NO OBJECTION to the proposed removal of Highway Rights.

80.2 Notice of Appeal – EPF/0260/08 – 25 Albion Hill, Loughton – Basement excavation and remodelling of upper level and internal works – Min. no. PL308

The Committee NOTED the information received.

PL81 Planning Applications

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

The Committee AGREED to bring forward the following item, EPF/1958/08, as members of the public were interested in this application.

EPF/1958/08	199 High Road / 2 Station Road Mr M Brown	Change of use of car showroom (sui generis) to form two class A1 units and two class A3 restaurants
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Cllrs J Angold-Stephens and Law left the meeting for this item.

A member of the public with an objection to this application addressed the meeting.

A letter of objection was received from the Loughton Residents Association Plans Group and the Committee NOTED the contents.

The Committee had NO OBJECTION to the change of use to form two class A1 retail units for units 2 and 3.

However, the Committee OBJECTED to the change of use to form two class A3 restaurants for units 1 and 4 as it would result in the level of non-retail frontage exceeding 30 percent and as both units were adjacent to each other, it was contrary to Policies TC4 (i) and (ii) of Epping Forest District Council's adopted Local Plan & Alterations. The Committee considered that were sufficient restaurant premises in this area of the High Road to satisfy the local need.

The Committee was also concerned about the increased risk of noise pollution, littering and anti-social behaviour that might arise contrary to Policy DBE 9 (iv) of Epping Forest District Council's adopted Local Plan & Alterations. The Committee also had highway safety concerns arising from the site's location at a busy crossroads and the resulting additional traffic arising from the two proposed restaurants. The lack of parking provision proposed was also commented on.

EPF/0923/08	Adjacent, 118 Valley Hill Mr E Donnellan	Two storey side extension for the construction of 2 no. one bedroom maisonettes and single storey rear extension to existing house
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The Committee OBJECTED to this application which was contrary to Policies DBE 10 (i), (ii), (a) & (b) and DBE 11 (i) & (iv) of Epping Forest District Council's adopted Local Plan & Alterations, as it was out of character with neighbouring properties and would adversely affect the existing streetscene.

EPF/1854/08	Woodbury Hollow Cottages Woodbury Hill Mr James Holloway	Erection of a detached summer house and driveway gates
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The Committee had NO OBJECTION to this application.

EPF/1917/08	17 Pyrles Lane Mr Ian Joyce	Demolition of existing rear and single storey side extensions, construction of two storey side extension and new single storey rear extension, hip to gable loft conversion with rear dormer window
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The Committee had NO OBJECTION to this application.

EPF/2009/08	247 Willingale Road Mr Rafe Bicker	Single and two storey rear extensions
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The Committee had NO OBJECTION to this application.

PL82 Decisions

82.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 10th November 2008

LOUGHTON TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 10th November 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)

M R M Chalk

B Glassman

C Davies

R Law

T Frankland

R Thomson

Officer: Vivienne Messenger (Planning Clerk)

PL83 Apologies for Absence

No apologies for absence had been received.

PL84 Confirmation of Minutes

The Minutes of the meeting held on 27th October 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL85 Declarations of Interest

Cllr Wixley declared a personal and prejudicial interest in EPF/1909/08 as he was acquainted with the applicant.

Cllrs Chalk, Davies, Frankland, Glassman, Law and Thomson declared a personal but non-prejudicial interest in EPF/1909/08 as they were acquainted with the applicant as he was a town councillor.

Cllr Davies declared a personal but non-prejudicial interest in EPF/2021/08 and EPF/2022/08 as she had been in contact with the Planning Enforcement Officer.

PL86 Matters for Report

86.1 Withdrawn Application – EPF/1779/08 – 9-11 High Beech Road – Ground and first floor extensions to sides, first floor infill extension to rear, new roof and front elevation remodelling (Resubmitted application) – Min. nos. PL280 and PL67

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

PL87 Development Plan Provision for Gypsies and Travellers in Epping Forest District: Consultation on Options

The Committee agreed to consider this at the meeting on 24th November 2008 as the consultation period had been extended to 23rd January 2009. This would allow members time to attend the public exhibition and prepare a response.

PL88 Planning Applications

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

EPF/1774/08 8 Longfield

Mr J Tarrant

Single storey rear extension

The Committee had NO OBJECTION to this application.

EPF/1909/08 162 Forest Road Roof extension and raising of first floor
Mr Rodney Barrett flank wall
Cllr Wixley left the meeting for this item.

In the absence of the Chairman, Cllr Davies took the chair for this item only.

The Committee had NO OBJECTION to this application.

Cllr Wixley rejoined the meeting.

EPF/1936/08 23 The Crescent Rear conservatory
Mr Oneal Hall
The Committee had NO OBJECTION to this application.

EPF/2014/08 72 Sedley Rise Two storey rear extension and part single
Darren Moule storey side extension

The Committee had NO OBJECTION to this application. However, the Committee commented on the close proximity of the proposed extension to the boundary on the south facing side, which appeared to be a distance of less than a metre.

EPF/2021/08 Brook House Retention of wooden fence enclosing
Debden Lane property
Mr & Mrs J Wood

The Committee expressed a very strong concern that this was a retrospective planning application and that planning permission should have been sought prior to the erection of the wooden boundary fence.

The Committee requested that the suggestion from the applicant shown below should be implemented. In the accompanying letter from the agent regarding both EPF/2021/08 and EPF/2022/08 it stated that – ‘...they [the applicant] will be happy to stain the timber fencing any colour considered appropriate and or plant the area in front of it, on the roadside but on the land that they own, with a hedge made up of appropriate native species. Holly, hawthorn, hazel and the like come to mind but they will be guided by experts at the Council...’

EPF/2022/08 Brook House Change of use of area to garden and
Debden Lane retention of children’s play house and
Mr & Mrs J Wood rustic steps

The Committee had a very strong concern that this was a retrospective planning application and that planning permission should have been sought beforehand.

The Committee was also dissatisfied that a letter was not attached to the planning application as quoted below where it stated that the applicants – ‘...spoke to Dominic Poston, Arboricultural Officer with Essex County Council. I attach a copy of his letter and his opinion in respect of the Wood’s proposed use of the land.’

The Committee also expressed a very strong concern about the erection of a children’s play house as this could potentially lead to further development of the land. As the property is within the Green Belt, the Committee requested that a condition be imposed that no further development of the land be permitted and for it to remain an “informal woodland garden”.

EPF/2038/08 6 Tewkesbury Close Demolition of existing and rebuild rear
Miss E Marsh conservatory on new piled raft foundations
The Committee had NO OBJECTION to this application.

EPF/2040/08 10 Valley Hill Extension and conversion of detached garage to one bedroom residential unit
 Mr Russell Huntley
 Cllrs Chalk, Davies, Thomson and Wixley declared a personal but non-prejudicial interest in this item due to comments received on this application from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application as it was felt there was potentially a need for small dwellings in the area, but drew attention to Policy DBE 8 of Epping Forest District Council's adopted Local Plan and Alterations regarding the lack of sufficient amenity space.

EPF/2076/08 41 Paley Gardens Certificate of lawfulness for proposed single storey rear extension and a rear dormer window in a loft conversion
 Mr Dennis Reynolds

The Committee NOTED this application.

PL89 Estimates for 2009/10

The Committee requested an additional £5,000 of funding to supplement the amount of reserves for the Town Design Statement in the Estimate for 2009/10.

The Committee agreed that the Strategy and Staff Group be asked to review where this project lay within the committees' Terms of Reference.

PL90 Decisions

90.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
 Date: 24th November 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 24th November 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)		
M R M Chalk	C Davies (from Min. no. PL94)	T Frankland
B Glassman	R Law	R Thomson

Also in attendance:

Councillor A P Copland

Officers: Vivienne Messenger (Planning Clerk)
Enid Walsh (Town Clerk) until PL95

2 members of the Olympic Delivery Authority and 1 member of the public

PL91 Apologies for Absence

No apologies for absence had been received.

PL92 Confirmation of Minutes

The Minutes of the meeting held on 10th November 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL93 Declarations of Interest

Cllr Law declared a personal but non-prejudicial interest in EPF/1650/08 as he was a member of the Epping Forest District Council Area Planning Subcommittee South and had discussed this planning application previously. He indicated his intention to remain in the meeting but take no part in the discussion or vote on this item.

Cllr Glassman declared a personal but non-prejudicial interest in EPF/2161/08 as he was acquainted with the applicant.

PL94 Planning Applications

The Committee AGREED to bring forward the following planning application EPF/1650/08, as members of the public were interested in this item.

EPF/1650/08	M11 Motorway Service Area Roding Lane Chigwell Essex IG7 Olympic Delivery Authority	Construction of a compound for the undertaking of security checks on, and controlling the movement of, heavy goods vehicles. Works to include change levels, construction of a drainage pond, hard surfacing, perimeter fencing, and associated structures (amended plans)
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Cllr Davies joined the meeting.

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

The Committee NOTED the contents of two letters that confirmed the amended plans had addressed the previous concerns.

Mr Ray Payne, Head of Construction for the Olympic Delivery Authority, addressed the Committee.

With the agreement of the Committee, the Chairman used his discretion to adjourn the meeting for fifteen minutes to allow clarification of several issues concerned with this application.

The Committee had NO OBJECTION to this revised application and was satisfied with the explanations received from the ODA speaker. However, the Committee expressed concerns about the potential for noise pollution from the forecasted level of lorries travelling to the logistics centre along the M11, which would start from 05.30 hours except on Sundays and Bank Holidays. The Committee was also concerned about the levels of air pollution that could arise from the movements of the lorry traffic while at the logistics centre and welcomed the environmental monitoring that would take place.

Cllr Copland left the meeting.

The Committee AGREED to bring forward the following planning application EPF/2013/08, as a member of the public was interested in this item.

EPF/2013/08 2 Goldings Hill Change of use to full A3 use
Mr Anthony Banister

The Committee NOTED the contents of a letter of objection.

A member of the public with an objection to this application addressed the meeting.

The Committee OBJECTED to this planning application as it was considered there were sufficient restaurants in this area of the town and given that the number of non-retail premises already exceeded 30 percent in the High Road.

The Committee also had highway safety concerns arising from the site's location at a busy staggered crossroads with two adjacent mini-roundabouts and commented on the lack of parking provision in an already congested area.

PL95 Matters for Report

95.1 Development Plan Provision for Gypsies and Travellers in Epping Forest District: Consultation on Options – Min. no. PL87

The Committee agreed to defer this item until the next meeting on 8th December 2008 as the deadline for replies was not until 23rd January 2009 and this would allow members time to attend a training session and prepare a response.

The Town Clerk left the meeting.

95.2 Withdrawn application – EPF/1597/08 – 50 The Crescent – Loft extension with rear and side dormer, providing additional bedroom and shower room (Revised application) – Min. no. PL75

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

95.3 EPF/2021/08 and EPF/2022/08 – Brook House, Debden Lane – Retention of wooden fence enclosing property, and change of use of area to garden and retention of children's play house and rustic steps – Min. no. PL88

The Chairman reported to the Committee the contents of a letter received from Dominic Poston, Arboricultural Officer with Essex County Council, that had not been attached to the original planning application.

PL96 Planning and Licensing Committee

The Committee NOTED the additional meeting to be held on Monday 8th December 2008.

PL97 Planning Applications

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

EPF/1079/08 Sports Pavilion Langston Road Mr Giles Perry The Football Academy Ltd	Erection of a marquee over the old kids zone/tennis court capable of catering for up to 1000 people (including use for private functions)
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The Committee had NO OBJECTION to this application but expressed concerns over the loss of the existing amenities of the kids zone and tennis court and asked whether it would be possible to obtain a Section 106 agreement as a result of the loss of this facility.

The Committee would like a condition imposed with a view to the applicant reapplying after a set period of time to ensure that the usage of temporary buildings doesn't set a precedent. The Committee was also concerned about the lack of parking provision.

EPF/1559/08 Land adj to 10 Sycamore Close Mr Joseph Mulroue	Change of use of land (for garden area) and erection of a detached garage
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The Committee OBJECTED to the change of use as it was not in keeping with the surrounding area and felt it was very difficult to make an informed opinion from the drawings supplied with the planning application.

EPF/1971/08 68 Southern Drive Mr J Baker	Demolition of existing garden shed and erection of replacement garden/games room, demolition of existing glazed conservatory and erection of a new conservatory and alteration to existing kitchen extension flat roof to a single pitched roof with velux style windows
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The Committee had NO OBJECTION to this application.

EPF/1974/08 3A Forest Road Mrs Patricia Oakley	Retention of alterations to shopfront
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The Committee had NO OBJECTION to this application.

EPF/2041/08 6 Chigwell Lane Mr Samuel Gibson	Detached garage and covered way and new vehicular crossover
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The Committee had NO OBJECTION to this application.

EPF/2077/08 132 Church Hill Mrs A Tuck	Vehicle crossover
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The Committee had NO OBJECTION to this application.

EPF/2109/08 Homebase 140 Church Hill Mr Neil Hotson Homebase Ltd	New store and car park signage
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The Committee had NO OBJECTION to this application.

EPF/2120/08 31 Forest View Road First floor side/rear extension (Revised application)
Mr John Draper
The Committee had NO OBJECTION to this application.

EPF/2143/08 193 High Road Conversion of existing residential space to 2 no. self contained bedsits
Mr Alexander Lyons
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to the conversion of the building to two bedsits, but strongly OBJECTED to the proposed alterations to the façade with possible use of UPVC windows. As a landmark building on the High Road, as well as being listed in the Local List, this property was built in approximately 1883 and is described in 'The Buildings of Loughton and Notable People of the Town' (C C Pond 2003) as having "*an excellent timber frontage*". The building is the work of local architect Edmond Egan, who was responsible for the design of many buildings in Loughton including the adjacent Lopping Hall. The proposed alterations would be bland by comparison as the present building complements nearby structures of historical importance including Lopping Hall and the drinking fountain. It is also "*one of Loughton's oldest shops*" ('A Walk Round Loughton' - Chris Pond 3rd edition 2005).

The Committee felt the proposed alterations would be detrimental to the streetscene and therefore contrary to Policy DBE 10 (i) and (ii) of Epping Forest District Council's adopted Local Plan & Alterations.

EPF/2146/08 134 Church Hill 2 no. fascia signs with internal illuminations
Mr Paul Riddle
Swift Travel

The Committee had NO OBJECTION to this application but reiterated its previous general comment that they would like to see restrictions on the overnight illumination of signs with a recommended time limit of 11.30pm.

EPF/2150/08 103 Grosvenor Drive Single storey side/rear extension
Mr Iain Bass
The Committee had NO OBJECTION to this application.

EPF/2161/08 4 Albion Hill First floor side extension
Mr M Hagger
The Committee had NO OBJECTION to this application.

EPF/2188/08 3A Forest Road Retention of new fascia sign
Mrs Patricia Oakley
The Committee had NO OBJECTION to this application.

PL98 Decisions

98.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 8th December 2008

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 8th December 2008 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)

M R M Chalk

B Glassman

C Davies

R Law

T Frankland

R Thomson

Officer: Vivienne Messenger (Planning Clerk)

PL99 Apologies for Absence

No apologies for absence had been received.

PL100 Confirmation of Minutes

The Minutes of the meeting held on 24th November 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL101 Declarations of Interest

Cllrs Frankland and Law declared a personal but non-prejudicial interest in EPF/2204/08 due to being ward members.

Cllr Chalk declared a personal but non-prejudicial interest in EPF/0409/08 as she was acquainted with owners of neighbouring properties on both sides of this planning application.

Cllr Wixley declared a personal but non-prejudicial interest in EPF/0409/08 due to being a ward member and had previously been in contact with two residents within the vicinity of the property on the original planning application.

PL102 Matters for Report

102.1 Withdrawn application – EPF/0923/08 – Adjacent, 118 Valley Hill – Two storey side extension for the construction of 2 no. one bedroom maisonettes and single storey rear extension to existing house – Min. no. PL81

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

102.2 Notice of Appeal – EPF/0409/08 – 92/94 Roding Road – Erection of new house to rear gardens – Min. nos. PL335 and PL4

The Committee re-iterated its previous comment which was:

The Committee OBJECTED to this application which was contrary to Policy DBE 6 (ii) & DBE 8 (iii) of Epping Forest District Council's adopted Local Plan and Alterations as the proposals might cause parking problems on an already overcrowded street and the amenity space was considered insufficient for a family house.

102.3 Notice of Date of Hearing of Appeal – EPF/0470/08 – 42 Alderton Hill – Reserved matters application for the erection of private dwelling for the proprietor of 'Beechlands' – Min. no. PL322

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

102.4 Development Plan Provision for Gypsies and Travellers in Epping Forest District: Consultation on Options – Min. nos. PL87 and PL95.1

The Chairman informed the Committee that the consultation period had now been extended to 6th February 2009 and this would allow members time to attend a training session and prepare a response.

Cllr Frankland left the meeting to take a telephone call.

102.5 EPF/2161/08 – 4 Albion Hill – First floor side extension (Amended plans) – Min. no. PL97

Cllr Glassman declared a personal but non-prejudicial interest in EPF/2161/08 as he was acquainted with the applicant.

The Committee had NO OBJECTION to this application.

Cllr Frankland rejoined the meeting.

PL103 Planning Applications

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

EPF/2163/08 20 Park Hill Internal alterations to convert garage to room, single storey front elevation and alterations to first floor windows
Mrs Charlotte Prosser

The Committee had NO OBJECTION to this application.

EPF/2181/08 39 Cherston Road Two storey side extension
Mr Martin Blundell

The Committee had NO OBJECTION to this application.

EPF/2182/08 5 Highview Close Replacement conservatory to side of dwelling
Ms Hayley Fells

The Committee had NO OBJECTION to this application.

EPF/2201/08 16 Sycamore Close New fence to rear and side and change of use from public amenity to private garden
Mr Parmeet Juttla

The Committee expressed a concern that this was a retrospective planning application and that planning permission should have been sought prior to the erection of the wooden boundary fence. However, the Committee had NO OBJECTION to this application, but would have preferred some of the perimeter to have been left as a shrub/flowerbed.

EPF/2202/08 1 Connaught Avenue Amendment to EPF/1783/07 for a two storey side extension and single storey rear extension for office use to include an additional single storey rear extension
Littlecroft Properties Ltd

The Committee had NO OBJECTION to this application.

EPF/2204/08 Unit 40 Oakwood Hill Industrial Estate Conversion of part warehouse into two storey offices
Grangewood Ltd

The Committee had NO OBJECTION to this application.

EPF/2205/08 134 Church Hill Replace window with door opening to Church Hill elevation
Mr Paul Riddle
Swift Travel

The Committee had NO OBJECTION to this application.

EPF/2229/08 9 Stanmore Way Two storey side and rear extensions,
Mrs Joan Mumford single storey front and rear extension, rear
conservatory and new vehicle crossover
forming part of in and out driveway.
(Revised application)

The Committee had NO OBJECTION to this application provided the proposed extension was at least a metre from the boundary, which the Committee felt wasn't made entirely clear from the submitted plans.

EPF/2232/08 31 The Lindens First floor rear extension
Miss Sam Bennett

The Committee had NO OBJECTION to this application.

EPF/2247/08 43 Broadstrood Extension and alterations and new room
Mrs Harris in roof

The Committee had NO OBJECTION to this application.

EPF/2272/08 2 Hill Top Close Amendment to EPF/405/08 in respect of
Miss Jane Dashwood enlarged single storey side extension

The Committee had NO OBJECTION to this application.

PL104 Decisions

104.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 5th January 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 5th January 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)		
M R M Chalk	C Davies (from Min. no. 109)	T Frankland
B Glassman	R Law	

Officer: Vivienne Messenger (Planning Clerk)

2 members of the public

PL105 Apologies for Absence

Apologies for absence had been received from Cllr Thompson.

PL106 Confirmation of Minutes

The Minutes of the meeting held on 8th December 2008 were CONFIRMED as a correct record and signed by the Chairman.

PL107 Declarations of Interest

Cllr Law declared a personal and prejudicial interest in EPF/2436/08 as his father-in-law lives in a neighbouring property. However, this item was deferred to the next meeting.

Cllr Wixley declared a personal but non-prejudicial interest in EPF/2322/08 and EPF/2364/08 as he was a Tree Warden. He also declared a personal but non-prejudicial interest in EPF/2328/08 as his father lived diagonally opposite this property and in EPF/2355/08 as he knew the owner of a nearby property.

Cllr Chalk declared a personal but non-prejudicial interest in EPF/2322/08 and EPF/2364/08 as she was a Tree Warden.

PL108 Matters for Report

108.1 Withdrawn application – EPF/1079/08 – Sports Pavilion, Langston Road – Erection of a marquee over the old kids zone/tennis court capable of catering for up to 1000 people (including use for private functions) – Min. no. PL97

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

108.2 Development Plan Provision for Gypsies and Travellers in Epping Forest District: Consultation on Options – Min. nos. PL87 and PL95.1

The Planning Clerk informed the Committee members that a training session had been scheduled for January 2009 but the exact date had to be confirmed.

Cllr Davies joined the meeting.

PL109 Planning Applications

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

The Committee AGREED to bring forward the following item, EPF2343/08, as two members of the public were interested in this application.

EPF/2343/08 27 Doubleday Road Two storey side extension and rear
Mr Steve Potter dormer window to loft room (Revised
application)

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to this revised application as the first floor still remained too close in proximity to the side boundary and would therefore not leave enough visual gap with the neighbouring property, which was contrary to policy DBE 10 (i) and (ii) of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee also felt that the revised application had an even greater detrimental impact on the street scene as the proposed extension wasn't stepped back from the original building.

EPF/1851/08 102 Englands Lane Certificate of lawful development for
Mrs Sharon Dheraj proposed rear dormer and hip to gable
roof extension in loft conversion

The Committee NOTED this application.

EPF/2085/08 Adj 35 Albion Hill Outline application for the erection of
P Corbett detached bungalow

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

The Committee NOTED the contents of a letter of objection.

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

EPF/2279/08 70 Greenfields Certificate of lawful development for
Mr Michael Stubbings existing garage

Cllr Law declared a personal but non-prejudicial interest in this item as he was the ward councillor and had previously had contact with the owner.

Cllr Wixley declared a personal and prejudicial interest in this item as he was acquainted with the neighbour, named in a letter accompanying this planning application, and left the meeting.

In the absence of the Chairman, Cllr Davies took the chair for this item only.

The Committee NOTED this retrospective application for permitted development. The Committee felt unclear on whether the carport part of the garage was a permanent structure.

Cllr Wixley rejoined the meeting.

EPF/2290/08 Goldtone House
Langston Road
 Goldtone House DC
 Holdings Ltd

Internal refit works and change of use to Data Storage centre (Sui Genris). Erection of roof top plant equipment and a separate external plant compound within an enclosure and new 3m high security fence to all boundaries

Cllr Glassman declared a personal but non-prejudicial interest in this item as he was acquainted with the owner.

The Committee had NO OBJECTION to this application but was concerned about the loss of parking amenity. In addition, if any trees were lost in this proposed development the members would like to see them replaced elsewhere on the site.

EPF/2292/08 16 Shelley Grove
 Ms Charlotte Williams

Certificate of lawful development for a proposed double and single storey rear extension

The Committee NOTED this application.

EPF/2302/08 12-18 Pump Hill
 Mr Gordon Morris

Erection of a new two storey 3 bedroom dwelling (Amendment to planning approval EPF/2212/04)

The Committee had NO OBJECTION to this application.

EPF/2322/08 19 Albion Hill
 Mrs Eve Cummings

TPO/EPF/23/88
 T22 Robinia - Cut back off roof to approx 1m clearance
 T26 Horse Chestnut - Crown lift to approx 5.5m and remove low lateral
 T32 Holly - Reduce bent top by 1.5-2m and cut back low lateral
 T35 Holm Oak - Crown lift to approx 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/2326/08 48 Alderton Hall Lane
 Ms Emma Watson

Single storey rear extension

The Committee had NO OBJECTION to this application.

EPF/2328/08 14 The Meadway
 Mr Nicholas Dwyer

First floor side extension and loft conversion with roof dormer addition

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) & DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations as the proposal would have a detrimental impact on the street scene.

The Committee felt a pitched roof in place of the proposed flat roof on the roof dormer addition would lessen the visual impact as regards the potential overdevelopment of the roof in its present design.

EPF/2344/08 95 Spring Grove Change of use from highway to residential
Mr G Foster (footpath and carriageway becoming part
of front garden and driveway area to 95
Spring Grove, Loughton)

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

The Committee NOTED the contents of three letters of objection.

The Committee had NO OBJECTION to this application.

EPF/2348/08 New Look Illuminated fascia signage with 'bus stop'
216 High Road and vinyl applications
Mr John Butcher
New Look

The Committee had NO OBJECTION to this application. However, the Committee made a general comment that they would like to see restrictions on the overnight illumination of signs in shopping centres with a recommended time limit of 11.30 p.m. and additionally, in the interests of the environment, the recommendation of the use of low wattage light bulbs.

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

EPF/2355/08 33 Millsmead Way Two storey side extension and alterations
Mr Steve Waters to front bay

The Committee had NO OBJECTION to this application.

EPF/2357/08 201 High Road Retention (for a further three years) of 2
St Mary's Loughton PCC room portacabin (24' x 9') to be used for
storage and use by young persons group
for one and a half hours on Sunday
mornings

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

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, the Committee was concerned about the portacabin's long term use since it was originally erected while the new church was built and despite appreciating its current use by young people, would like a condition imposed so that this temporary accommodation is reviewed after one year.

EPF/2364/08 1 The Heights TPO/EPF/11/83 T1 Oak - Crown reduce
Mrs Eileen Malpass low crown over garden area of 2 The
Heights

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/2370/08 36 Spareleaze Hill Erection of a replacement dwelling
Mr James Taylor

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

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application and considered it to be an overdevelopment of the site due to its excessive size which would have an adverse effect on neighbouring properties, contrary to Policies DBE 1 (i) & (ii), DBE 2 and DBE 9 (i) & (ii) of Epping Forest District Council's adopted Local Plan and Alterations.

EPF/2376/08 4 Tycehurst Hill Amendment to EPF/207/08 for two
Syed Viqar Ali storey/single storey rear extension and
new roof formed over existing two storey
side extension to include a rear dormer

The Committee had NO OBJECTION to this application.

EPF/2388/08 97 Swanshope Conversion of integral garage to habitable
Mrs Jodie Saunders room

The Committee had NO OBJECTION to this application.

EPF/2394/08 Grange Court Extended bin store for improved
High Road refuse storage and recycling facilities
Grange Court Management Co

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

The Committee had NO OBJECTION to this application.

EPF/2399/08 72 Sedley Rise Two storey rear extension and part
Darren Moule single storey side extension (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 10.15 p.m.

Cllr Law declared a personal but non-prejudicial interest on the following three items as he was a former employee of the company on this site.

EPF/2403/08 Plot 1 Illuminated and non illuminated box
Oakwood Hill Industrial signs
Estate, Oakwood Hill
Mr Gary Spicer

The Committee had NO OBJECTION to this application. However, the Committee made a general comment that they would like to see restrictions on the overnight illumination of signs with a recommended time limit of 11.30 p.m.

EPF/2404/08 Plot 2 Two x non illuminated box signs
Oakwood Hill Industrial
Estate, Oakwood Hill
Mr Gary Spicer

The Committee had NO OBJECTION to this application.

EPF/2405/09	Plot 8 Oakwood Hill Industrial Estate, Oakwood Hill Mr Gary Spicer	Three x non illuminated box signs
The Committee had NO OBJECTION to this application.		
The Committee AGREED to defer the following applications until the next meeting due to the late running of the meeting.		
EPF/2416/08	62 Lower Park Road Mr Robert Avery	Two storey side and front extensions, two storey infill extension at rear and minor alterations to dwelling
EPF/2426/08	20 Newnham Close Mr J Pitcher	Rear single and two storey extension and two storey side extension
EPF/2432/08	Roundabouts: WEST AREA - Honey Lane south of M25, Honey Lane north of M25, Sewardstone Road/A121, Lower Island Way A121, Abbey View/Highbridge Street, Abbey View/Crooked Mile EAST AREA - The Talbot/A414, Four Wantz/A414, Ongar Road/Stapleford Aerodrome, Rayley Lane North/A414, Rayley Lane South/Vicarage Lane SOUTH AREA – 1) Epping New Road/Earls Path 2) Epping New Road/Woodridden Hill 3) London Road A113/A112 4) Central Reservation: Chigwell Lane opposite exit from M11 Epping Forest District Council – Lee Savill	Sponsor Information signs on roundabouts listed. (Revised application)
EPF/2436/08	3 Oakwood Parade Oakwood Hill Mr Shamim Uddin	Change of use from betting shop to take away (A5)
EPF/2452/08	20 Brooklyn Avenue Mr Richard Jackson	Single storey side extension and raised patio

PL110 Decisions**110.1 Decisions by Epping Forest District Council**

The Planning Decisions from Epping Forest District Council were NOTED.

PL111 Licensing Application

111.1 Notice of Application to vary the Premises Licence at Bayliss News, 159 High Road, Loughton, Essex IG10 4LF.

The Committee NOTED the contents of two letters of objection from members of the public residing in the vicinity of these premises.

Cllrs Chalk, Davies, Frankland, Glassman, Law and Wixley declared a personal but non-prejudicial interest in the following item as one of the letters of objection was from Cllr Howe, the St Mary's Ward councillor.

The Committee OBJECTED to the extension of licensing hours from 6.00 a.m. to 2.00 a.m. on Fridays and Saturdays as it felt this would encourage drinking on the streets which could potentially lead to an increase in violence, public nuisance, litter and broken glass, as well as putting extra strain on police resources. They were particularly concerned about the length of the licensing hours applied for, from early in the morning starting at 6.00 a.m. until the early hours of the following morning at 2.00 a.m.

Signed
Date: 19th January 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 19th January 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)		
M R M Chalk	C Davies	T Frankland
B Glassman	R Law	R Thomson

Officer: Vivienne Messenger (Planning Clerk)

PL112 Apologies for Absence

No apologies for absence had been received.

PL113 Confirmation of Minutes

The Minutes of the meeting held on 5th January 2009 were CONFIRMED as a correct record and signed by the Chairman.

PL114 Declarations of Interest

Cllr Law declared a personal and prejudicial interest in EPF/2436/08 as he had been involved in organising a petition and declared his intention to address the Committee when this application arose.

Cllr Chalk declared a personal but non-prejudicial interest in EPF/2436/08 as a ward councillor.

Cllr Wixley declared a personal but non-prejudicial interest in EPF/2436/08 as a ward councillor and that he had also received a letter of objection from a local resident.

Cllr Wixley declared a personal but non-prejudicial interest in EPF/2452/08 as he was acquainted with the owners of a neighbouring property.

PL115 Matters for Report

No reports were received.

PL116 Training session

Cllr Frankland was confirmed as the Committee's representative at the training session for the Development Plan Provision for Gypsies and Travellers in the District on 21st January 2009 at the Civic Offices in Epping.

PL117 Planning Applications

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

EPF/2366/08	223 Willingale Road	Rear conservatory
	Mrs B Bristow	

The Committee had NO OBJECTION to this application.

EPF/2416/08	62 Lower Park Road	Two storey side and front extensions, two storey infill extension at rear and minor alterations to dwelling
	Mr Robert Avery	

The Committee had NO OBJECTION to this application.

EPF/2426/08 20 Newnham Close Rear single and two storey extension
Mr J Pitcher and two storey side extension
The Committee had NO OBJECTION to this application.

EPF/2432/08 Roundabouts: WEST AREA - Sponsor Information signs on
Honey Lane south of M25, roundabouts listed. (Revised
Honey Lane north of M25, application)
Sewardstone Road/A121,
Lower Island Way A121, Abbey
View/Highbridge Street, Abbey
View/Crooked Mile EAST
AREA - The Talbot/A414, Four
Wantz/A414, Ongar
Road/Stapleford Aerodrome,
Rayley Lane North/A414,
Rayley Lane South/Vicarage
Lane
SOUTH AREA –
**1) Epping New Road/Earls
Path**
**2) Epping New
Road/Woodridden Hill**
3) London Road A113/A112
**4) Central Reservation:
Chigwell Lane opposite exit
from M11**
Epping Forest District Council –
Lee Savill

The Committee NOTED the contents of a letter of objection.

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

The Committee re-iterated its previous comment which was:
The Committee welcomed the desire to bring in more income for the District Council but strongly OBJECTED to the proposed installation of signs at the busy roundabouts/dangerous junctions in the Loughton area detailed below, on grounds of highway safety and that they would be visually intrusive in these rural and forested areas.

Roundabout: **Epping New Road/Earls Path**

The Committee strongly OBJECTED to this proposal on safety grounds and felt the two proposed signs would be detrimental to the forest appearance.

Roundabout: **Epping New Road/Woodridden Hill**

The Committee strongly OBJECTED to this proposal on safety grounds and felt the five proposed signs would be detrimental to the forest appearance.

Roundabout: **London Road A113/A112**

The Committee strongly OBJECTED to this proposal on safety grounds and felt the three proposed signs would be detrimental to the rural surroundings.

Central Reservation: Chigwell Lane opposite Exit from M11

The Committee strongly OBJECTED to this proposal on safety grounds, as where traffic crosses the busy dual carriageway joining and exiting the M11, it felt the proposed signs would only serve as an increased hazard and obscure the view of drivers.

It also questioned whether the landowner's permission had been received for the two sites in the Epping New Road which appeared to be part of Epping Forest and hence owned by the City of London. An additional comment was made that the Committee hoped that as a matter of courtesy Epping Forest District Council had consulted that body.

Also, the Committee NOTED the re-clarification of the dimensions of the proposed sponsorship signs and the inclusion of an Essex County Council Road Safety Assessment report with this revised application. The Committee was pleased the road safety audit recommendation for the Chigwell Lane location supported their comments that no signs should be deployed here.

**EPF/2436/08 3 Oakwood Parade
Oakwood Hill**

Mr Shamim Uddin

Change of use from betting shop to
take away (A5)

The Committee NOTED the contents of six letters of objection and two petitions comprising 115 and 30 signatures respectively.

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

Cllr Law addressed the Committee and then left the meeting.

The Committee strongly OBJECTED to this change of use to take away (A5) because of highway concerns regarding its location on a busy junction and near a bus stop, which would severely limit parking in the immediate vicinity for customers due to parking restrictions. As adjacent roads were heavily used by residents this also curtailed the availability of any additional parking in neighbouring roads.

The Committee felt that this proposal could potentially cause increased disruption for local residents from large groups of youths that already congregated on the streets in this vicinity and add to the likelihood of public nuisance and noise, as well as increasing the risk of littering. The Committee also commented on the possible danger of anti-social behaviour and littering escalating in an adjacent alleyway and nearby service road.

The Committee was concerned at the potential loss of retail space and commented that there was already another take away and café in the immediate vicinity. It also felt that a precedent had been set when a previous application for an eatery was refused planning permission for premises nearby in 2006.

Cllr Law rejoined the meeting.

EPF/2452/08 20 Brooklyn Avenue

Mr Richard Jackson

Single storey side extension and
raised
patio

The Committee had NO OBJECTION to this application but drew attention to the access to the rear of the property that had been reduced to 500mm at one point.

EPF/2455/08 6 Wallers Hoppit Retention of replacement
Mr Kenneth Brine greenhouse
The Committee had NO OBJECTION to this application but regretted that it was retrospective.

EPF/0009/09 18 Upper Park Two storey side and single storey
Mr Bora Avni rear extension
The Committee had NO OBJECTION to this application but wished to ensure no trees were damaged during the proposed development works.

EPF/0016/09 Loughton Station Grade II listed building for the
Station Approach installation of an Electronic Service
Mr Ed Beswick Update Board (ESUB) in the Ticket
Hall area of Loughton Underground
Station

Cllr Law declared a personal but non-prejudicial interest in this item as the company he was employed by was a sub-contractor to London Underground Ltd.

The Committee had NO OBJECTION to this application.

EPF/0018/09 1 Treetops View Hip to gable roof extension with 3
Mr Barclay Creasey rear dormer windows and 3 front
dormer windows and single storey
rear extension

The Committee had NO OBJECTION to this application but expressed a concern about the possibility of overlooking.

EPF/0031/09 14 St Johns Road Two storey and single storey front
Mr Brendan Murphy and rear extensions (Revised
application)

The Committee had NO OBJECTION to this application.

PL118 Decisions

118.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 2nd February 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 2nd February 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)

C Davies

R Law

R Thomson

In the absence of the Planning Clerk, Cllr Wixley took the notes of the meeting.

PL119 Apologies for Absence

Apologies for absence had been received from Councillors Chalk, Frankland and Glassman, and the Planning Clerk Vivienne Messenger, due to the inclement weather.

PL120 Confirmation of Minutes

The Minutes of the meeting held on 19th January 2009 were CONFIRMED as a correct record and signed by the Chairman.

PL121 Declarations of Interest

Cllrs Law and Wixley declared a personal but non-prejudicial interest in Agenda item 4.1, Development Plan Provision for Gypsies and Travellers in Epping Forest District: Consultation on Options by virtue of being district councillors.

Cllrs Davies and Wixley declared a personal but non-prejudicial interest in EPF/2305/08 as they were acquainted with the owners of a nearby property.

PL122 Matters for Report

The Committee AGREED to bring forward the following items ahead of Agenda item 4.1.

122.1 Notice of Appeal – EPF/1390/08 – 7 Longfield – Single storey rear extension and new boundary fence (side) 2100 high – Min. no. PL40

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

122.2 Notice of Appeal – EPF/1546/08 – 244 High Road – Change of use to A5 of food take-away, erection of new shopfront and extract ducting – Min. no. PL54

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

The Committee NOTED the contents of a letter of objection.

The Committee NOTED that an appeal had been made against the decision of Epping Forest District Council to refuse planning permission. The Committee reiterated its previous comments which were:

With reference to Policy TC3 of Epping Forest District Council's adopted Local Plan & Alterations, the Committee OBJECTED to this application which would result in the loss of a retail unit in the High Road where the level of non-retail units had already exceeded 30 percent. The Committee also had highway concerns arising from the lack of parking availability adjacent to the proposed take-away and its proximity to the pedestrian crossing and bus stop.

In addition, the Committee was concerned that the take-away could generate litter.

122.3 EPF/2432/08 – Roundabouts: SOUTH AREA –1) Epping New Road/Earls Path 2) Epping New Road/Woodridden Hill 3) London Road A113/A112 4) Central Reservation: Chigwell Lane opposite exit from M11 – Min. no. PL109

The Committee AGREED that the Town Clerk would represent the Council at the District Development Control Committee meeting on 3rd February 2009.

122.4 Training session for the Development Plan Provision for Gypsies and Travellers in the District on 21st January 2009 at the Civic Offices in Epping – Min. no. PL116

The Chairman advised that he and fellow Committee members Cllrs Frankland and Law had attended the training session and a brief report was given.

122.5 Development Plan Provision for Gypsies and Travellers in Epping Forest District: Consultation on Options – Min. no. PL108.2

The Chairman advised that the consultation period had been extended until 5 p.m. on 20th February 2009. The Committee made the following comments in time for the previous deadline of 6th February 2009, but reserved the right to make, if necessary, any further comments at the next Planning and Licensing Committee meeting on 16th February 2009 to reach the District Council before the revised deadline of 20th February 2009.

The following statement was AGREED:

“The Committee does not wish to comment on sites affecting other parishes, but makes the following observations and comments.

While recognising the benefits of having authorised, regulated and well managed sites it understands that there are already 90 gypsy and traveller sites within the Epping Forest District Council area. Whilst the number of additional sites the District Council is required to provide has been reduced from 49 to 39, the Committee wonders if there is scope for further reduction considering that apparently some authorities in Essex and elsewhere have far fewer sites, either existing or that they are required to supply under the East of England Plan.

The Committee regrets that the use of Compulsory Purchase Orders could be invoked to supply some sites and sympathises with the owners of such sites who may not wish to sell. The prospect of compulsory purchase must be worrying and stressful to these people. The Committee notes that some gypsies and travellers may have permanent housing elsewhere although this, apparently, is not a ‘material consideration’.

Finally, although at present there are no plans for sites in Loughton, sites nearby are a possibility. Therefore there may be an indirect impact on Loughton in terms of public services, e.g. doctors, dentists, school provision etc. The Committee hopes that these factors will be considered when selecting sites as Loughton already has an increasing population.”

PL123 Planning Applications

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

EPF/2255/08	Costcutter	Installation of 3 no. condensing units
	38 Pyrles Lane	(compressors) for remote dairy cabinets
	Mr Harjit Chahal	
	Costcutter	

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

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application but were concerned that noise from the equipment and also any noise produced by vibrations from the equipment could be transmitted to the flats above the premises thereby disturbing the residents.

EPF/2305/08 17 Eleven Acre Rise Formation of new roof incorporating three
Mrs Margeret Lorenzo small rear dormers, one front dormer and
single storey ground floor front extension

The Committee had NO OBJECTION to this application.

EPF2368/08 92 Forest Road Retention of new roof to cover yard
Mr Brian Bridgman
LWC Engineering

The Committee had NO OBJECTION to this application.

EFP/2439/08 Land off Abridge Road Provision of commuter car park on land off
(ex Old Forrester Club) Abridge Road, Theydon Bois
Theydon Bois
Parkeng Limited

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

The Committee NOTED the contents of a letter of objection.

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

EPF/0010/09 23 Marjorams Avenue Single storey rear extension
Mr & Mrs Sollof

The Committee had NO OBJECTION to this application.

EPF/0050/09 Lynwood Part two storey and single storey rear
Steeds Way extension, single storey bay window and
Mr Steve Gregory porch to front elevation and loft
conversion with two front and one rear
dormer windows

The Committee had NO OBJECTION to this application.

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

EPF/0051/09 39 Wellfields Two storey annexe extension to side
Mr Edward Hoare

The Committee had NO OBJECTION to this application but had a concern about the bulk of the extension being out of keeping with neighbouring properties and having an adverse impact on the streetscene.

EPF/0056/09 4 Clifton Road Certificate of lawfulness for a proposed
Mr James Rampton single storey rear extension

The Committee NOTED this application.

EPF/0057/09 2 The Chase Certificate of lawful development for proposed single storey rear extension
Mrs L Crudgington
The Committee NOTED this application.

EPF/0083/09 50 The Crescent Loft extension with rear dormer window with juliet balcony (Revised application)
Mrs Barbara Sweeting
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 p.m.

EPF/0097/09 6 Tewkesbury Close Demolition and replacement two storey side extension
Ms Elizabeth Marsh
Cllr Davies declared a personal but non-prejudicial interest in this item as she noted that the architect engaged in this application was the husband of Cllr Howe.

The Committee had NO OBJECTION to this application.

EPF/0100/09 3A Forest Road Retention of alterations to shopfront (Revised application)
Mrs Patricia Oakley
The Committee noted a letter of support on this application received from Cllr Barrett.

Cllr Thomson declared a personal but non-prejudicial interest in this item as he was acquainted with the applicant.

The Committee had NO OBJECTION to this application.

EPF/0106/09 134 Church Hill 2 no. fascia signs, one externally illuminated (Revised application)
Mr Paul Riddle
Swift Travel

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

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

PL124 Decisions

124.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 16th February 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16th February 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)		
C Davies (from Min no PL127)		T Frankland
B Glassman (from Min no PL129)	R Law	R Thomson

Officers:

Enid K Walsh (Town Clerk)
Shirley Haynes (Deputy Town Clerk)

PL125 Apologies for Absence

Apologies for absence had been received from Councillor Chalk.

PL126 Confirmation of Minutes

The Minutes of the meeting held on 2nd February 2009 were CONFIRMED as a correct record and signed by the Chairman.

Cllr Davies joined the meeting.

PL127 Declarations of Interest

Cllr Frankland declared a personal but non-prejudicial interest in EPF/0048/09 as he owned a property in Smarts Lane.

Cllrs Thomson and Wixley declared a personal but non-prejudicial interest in EPF/0163/09 as they were tree wardens.

Cllr Davies declared a personal but non-prejudicial interest in EPF/0124/09 as she was acquainted with the residents of the property.

PL128 Matters for Report

128.1 Development Plan Provision for Gypsies and Travellers in Epping Forest District: Consultation on Options – Min. no. PL122.5

The Committee NOTED that the consultation period now concluded on 20th February 2009 but did not wish to add any further comments to the statement prepared at its last meeting.

128.2 Withdrawn application – EPF/2085/08 – Adj 35 Albion Hill – Outline application for the erection of detached bungalow – Min. no PL109

The Committee NOTED that this application had been withdrawn by the applicant.

128.3 Illuminated Fascia and Illuminated Signage

The Committee NOTED the response from Epping Forest District Council regarding its request to restrict the night time illumination of shop signs. The Chairman agreed to prepare a statement for use with future applications of this type, for consideration by the Committee.

128.4 Notice of Appeal – EPF/0900/08 – 12-30 Church Hill – Demolition of existing buildings and erection of three linked blocks of three storeys with accommodation at roof level. The development comprises 24 apartments, 3 retail units and 27 car parking spaces, cycles parking and amenity area. (Revised application) – Min. no. PL7

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

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous objection which was:

The Committee OBJECTED to this application which was contrary to Policies DBE 1 (i) & (ii), DBE 5 (i), DBE 9 (i) and DBE 10 (i) & (a) of Epping Forest District Council's adopted Local Plan & Alterations. The Committee noted that some of the previous concerns had been addressed, however, it continued to have concerns about the visual impact of the proposals which it considered out of character with the surrounding area and therefore detrimental to the streetscene. In particular, the overhanging balconies on the first and second floors of the front elevations were contrary to the existing style where the properties were set back above the shops. This had a potential for loss of amenities to neighbouring properties in Church Hill. Concerns were also expressed regarding potential highway safety issues arising from the siting of the proposed vehicle entrance.

The Committee also expressed its strong support for the refusal reasons given by Epping Forest District Council.

Cllr Glassman joined the meeting.

PL129 Planning Applications

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

EPF/0048/09 87 Smarts Lane Single storey rear extension
Mrs Sophie Camilleri

The Committee had NO OBJECTION to this application.

EPF/0088/09 5 Steeds Way Single storey side extension
Mrs Heather Oxley

The Committee had NO OBJECTION to this application.

EPF/0114/09 6 Fairmeadside Certificate of lawfulness for a proposed
Mr Karunakaran single storey rear extension

The Committee NOTED this application.

EPF/0124/09 7 Kings Place Single storey side extension and loft
Mr Red El-Kamlichi conversion with front and rear dormers

The Committee had NO OBJECTION to this application.

EPF/0137/09 11 Baldwins Hill First floor side extension and single storey
Mr Garm Balasuriya front extension and loft conversion with
front and rear dormer windows

The Committee OBJECTED to this application in the Conservation area which was contrary to Policies DBE 9 (i), DBE 10 (i) and HC7 of Epping Forest District Council's adopted Local Plan & Alterations. It considered the proposals to be overbearing and dominant in the street scene with a potentially adverse effect on the neighbouring property due to the height of the side extension.

EPF/0144/09 119 York Hill Conversion of single dwelling back to two
Mr Steve Gipson dwellings (117 and 119 York Hill)

The Committee had NO OBJECTION to this application.

EPF/0163/09 2 Potters Close TPO/CHI/02/68/A1 Oak x2 - Crown
Mrs V J Locks reduce by approx 2m and crown thin by
approx 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.

The Committee requested that no tree works were carried out during the forthcoming bird nesting season.

EPF/0181/09 15 Roundmead Close Two storey extensions to front and side of
Mr Paul Collier property, including rebuilding of existing
garage and hardstanding for vehicular
parking to front of property

The Committee had NO OBJECTION to this application but expressed concerns that the hardstanding should be of a porous construction and the drainage issues should be addressed with regard to the lowering of the garage floor. The Committee further suggested that this would be the ideal opportunity to provide rain water storage tanks/butts at the property for environmental reasons.

EPF/0195/09 14 Hillcrest Road Two storey rear/side extension and
Mr Alex Alexandrou conversion of garage into habitable room
The Committee had NO OBJECTION to this application.

EPF/0200/09 33 Albion Hill Demolition and rebuild of attached garage
Mr Babic and entrance lobby
The Committee had NO OBJECTION to this application.

EPF/0202/09 Loughton Hall (i) Three storey side extension
and Rectory Lane
EPF/0208/09 Mr Baldev Sohal (ii) Grade II listed building application for a
Veecare Ltd three storey side extension

The Committee had NO OBJECTION to this application appreciating that this solution to provide an external lift and emergency staircase retained more accommodation space for residents of the care home. However, whilst recognising these practicalities, the Committee was keen to ensure that the works and materials used were in keeping with this important listed building.

EPF/0203/09 84 Roding Road Certificate of lawful development for a
Mr Marc Gear proposed single storey rear extension

The Committee NOTED this application.

PL130 Decisions

130.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 2nd March 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 2nd March 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)		
M R M Chalk	C Davies (from Min no PL133)	T Frankland
B Glassman	R Law	R Thomson

Officers: Vivienne Messenger (Planning Clerk)

1 member of the public

PL131 Apologies for Absence

No apologies for absence had been received.

PL132 Confirmation of Minutes

The Minutes of the meeting held on 16th February 2009 were CONFIRMED as a correct record and signed by the Chairman.

PL133 Declarations of Interest

No declarations of interest were made.

The Committee AGREED to bring forward the following planning application, EPF/0229/09, as a member of the public was interested in this item.

Cllr Davies joined the meeting.

PL134 Planning Application

EPF/0229/09 38 – 40 Station Road Rear conservatory
Mr Vinod Patel

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

The Committee had NO OBJECTION to this planning application.

PL135 Matters for Report

135.1 Notice of Appeal – EPF/1717/08 – 5 High Beech Road – New pitched roof to front to accommodate rooms in roof space – Min no. PL62

The Committee NOTED that an appeal had been made against the decision of Epping Forest District Council to refuse planning permission.

PL136 Planning Protocol

The Committee agreed to defer this for consideration at the next meeting on 16th March 2009, as responses were not due until 20th March 2009.

PL137 Taxi Licensing Consultation

The Committee completed a questionnaire regarding improvements to the services provided by licensed vehicles, for return to Epping Forest District Council Licensing Authority.

PL138 Planning Applications

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

EPF/0169/09 119 York Hill Grade II listed building application to
Mr Steve Gipson convert single dwelling back to two
dwellings

Since this item, previously planning application EPF/0144/09 – Min. no. PL129, had been resubmitted for listed building consent, the Committee re-iterated its previous comment which was:

The Committee had NO OBJECTION to this application.

EPF/0210/09 34 Traps Hill Single storey front porch extension
Mr & Mrs Toumazos

The Committee had NO OBJECTION to this application.

EPF/0212/09 1 Summerfield Road Two storey side and rear extension
Mr & Mrs Witten including garage conversion, and new
attached garage, and raise roof for loft
conversion with rear dormer window
(Amended application)

The Committee had NO OBJECTION to this application.

EPF/0213/09 62 Spring Grove Demolition of existing small porch and
Mr Brian Chapman erection of a larger porch

The Committee had NO OBJECTION to this application but expressed concern about the possible loss of the holly tree which it would like to be replaced elsewhere in the garden.

EPF/0250/09 43 Broadstrood Extension and alterations and new room
Mrs Harris in roof (Amended application)

The Committee had NO OBJECTION to this application.

EPF/0256/09 St Marys Vicarage Retention of sign board
201 High Road
Mr David Kwan

Cllr Law briefly left the meeting during the discussion of this item only.

The Committee had NO OBJECTION to this application. However the Committee proposed that this sign should only be allowed to stay for a period of one year.

EPF/0263/09 59 Valley Hill Single storey rear extension
Mr Michael Eaves

The Committee had NO OBJECTION to this application and in view of the proposed additional roof, the Committee would like to encourage the installation of a water butt.

EPF/0272/09 265 High Road Illuminated new fascia and projecting sign
Landgate Property Dev.
Ltd

Cllr Thomson declared a personal but non-prejudicial interest in this item, as he lives in the block of flats immediately above the shops.

The Committee had NO OBJECTION to this application but was concerned about the lighting possibly disturbing residents in the flat above and would welcome the installation of some type of deflector/shield. Furthermore, in the interests of the environment, the use of low wattage light bulbs would be preferred.

PL139 Decisions

139.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL140 Enforcement of Planning Control

The Enforcement Notice in respect of the land at the car parking bay for 23 Lytton Close, Loughton was NOTED.

PL141 Licensing Application

Notice of Application for a Premises Licence at Roding House, Oakwood Hill Industrial Estate, Loughton, Essex IG10 3TZ

The Committee NOTED this licensing application.

Signed
Date: 16th March 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16th March 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)		
M R M Chalk	C Davies	T Frankland
B Glassman	R Law	R Thomson

Officers: Vivienne Messenger (Planning Clerk)

7 members of the public

PL142 Apologies for Absence

No apologies for absence had been received.

PL143 Confirmation of Minutes

The Minutes of the meeting held on 2nd March 2009 were CONFIRMED as a correct record and signed by the Chairman.

PL144 Declarations of Interest

Cllrs Chalk and Wixley declared a personal but non-prejudicial interest in EPF/0326/09 as they were tree wardens.

Cllr Thomson declared a personal but non-prejudicial interest in EPF/0271/09, as he lives in the block of flats immediately above the shops.

The Committee AGREED to bring forward the following planning applications, EPF/0206/09, EPF/0284/09 and EPF/0361/09, as members of the public were interested in these items.

PL145 Planning Applications

EPF/0206/09	Car park to rear of Enterprise House 10 Church Hill	Demolition of five derelict garages to create six secure parking spaces enclosed by 2.4m high painted timber hoarding
	Mr James Gillard Westwood Structural Services Ltd	

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

The Committee OBJECTED to this application and expressed a very strong concern that this was a retrospective planning application and that planning permission should have been sought prior to the demolition of these garages.

The Committee also felt that the choice of timber hoarding subsequently erected, taking into account its height and length, was both extremely unsightly and unnecessary for the protection of vehicles, in addition to being out of keeping with its immediate surroundings.

The Committee was also concerned about the possibility of a change of use and that this area may not be being used just for car parking, as its appearance seemed more aligned to that of a builder's yard.

EPF/0284/09 15 Carroll Hill Outline application for a proposed new building containing 8 no apartments
 Mr Kevin O'Connor
 Cllr Glassman declared a personal and prejudicial interest in this item as he was acquainted with the member of public who was to address the Committee, and left the meeting.

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

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

The Committee NOTED the contents of 5 letters of objection.

The Committee OBJECTED to this planning application which was contrary to Policies DBE 1 (i) & (ii) and DBE 11 (i), (ii) & (iv) of Epping Forest District Council's adopted Local Plan & Alterations, as the proposed development failed to respect its setting and would create an undesirable intensification of use. In addition the Committee was concerned about excessive noise to neighbouring properties and loss of garden to create parking as well as room for refuse and recycling bins.

The Committee also considered it contrary to Policy CP7 of Epping Forest District Council's adopted Local Plan & Alterations that introduced an unsympathetic change out of character with properties in the immediate vicinity and set a precedent.

Cllr Law briefly left the meeting after the discussion of this item only.

Cllr Glassman rejoined the meeting.

EPF/0361/09 2 Goldings Hill Change of use to full A3 with side extension for toilets and store (Revised application)
 Mr Anthony Bannister

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

The Committee NOTED the contents of 17 letters of objection.

The Committee OBJECTED to this revised application and reiterated its previous comments which were:

The Committee OBJECTED to this planning application as it was considered there were sufficient restaurants in this area of the town given that the number of non-retail premises already exceeded 30 percent in the High Road.

The Committee also had highway safety concerns arising from the site's location at a busy staggered crossroads with two adjacent mini-roundabouts and commented on the lack of parking provision in an already congested area.

In addition, the Committee also felt that the increased potential for noise and disturbance from this change of use posed an undesirable burden for residents nearby. It was also concerned that if planning permission is granted by the District Council that a condition be imposed limiting opening hours to those proposed in the planning application, so that any extension be subject to a new planning application. The Committee also NOTED the omission of the type of cuisine proposed for the restaurant.

PL146 Matters for Report**146.1 Notice of Appeal – EPF/1392/08 – 31 Forest View Road – First floor side extension – Min no. PL40**

The Committee NOTED that an appeal had been made against the decision of Epping Forest District Council to refuse planning permission.

146.2 Withdrawn Applications – EPF/0009/09 – 18 Upper Park – Min. no. PL117 and EPF/0051/09 – 39 Wellfields – Min. no. P123

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

146.3 Planning Protocol

The Committee AGREED with the comment received prior to the meeting from the Town Clerk that:

“In view of the recent consultation on the ‘Code of Conduct for Local Authority Members and Employees’, Epping Forest District Council might consider delaying a decision on the review of the protocol in case there are any amendments required as a result.”

The Committee had no other substantive comments that it wished to make.

146.4 Environmental concerns

The Committee received Cllr Frankland’s report and AGREED the Committee Clerk should write to the District Council with regard to encouraging the use of both rainwater harnessing devices and those for solar and wind power in future planning applications for environmental reasons.

PL147 Planning Applications

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

EPF/0193/09 20 Alderton Hill Replacement detached dwelling with
Mr & Mrs S Shah integral garage (Amended application)

The Committee had NO OBJECTION to this application but was concerned about the sheer bulk of the proposed development. Members also regretted the probable loss of the lime tree which it would suggest be replaced elsewhere in the garden.

EPF/0222/09 19 Roundmead Avenue Proposed conversion of garage, side and
Mr P Hawthorn first floor extension to form additional
living space

The Committee had NO OBJECTION to this application.

EPF/0234/09 35 Hilltop Single storey side extension
Mr & Mrs Byers

The Committee had NO OBJECTION to this application but felt concerned that the proposed extension would cause a terracing effect.

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

EPF/0244/09 3 Habgood Road Single storey and two storey rear
Mr Steven Humphries extensions

The Committee had NO OBJECTION to this application but commented that the lack of information submitted made it difficult to assess whether the proposed extensions would impinge on neighbouring properties and lead to a potential loss of amenity and light, particularly with reference to the 45° rule.

EPF/0252/09 29 Hatfields Rear conservatory
Mr R Thwaites

The Committee had NO OBJECTION to this application.

EPF/0271/09 265 High Road New shopfront
Landgate Property Dev.
Ltd

The Committee had NO OBJECTION to this application.

EPF/0293/09 26 Queens Road First floor rear extension
Mr John Goddard

The Committee had NO OBJECTION to this application, but was concerned the proposal may breach the 45° rule.

EPF/0311/09 117 High Road Replace existing 3' fence to front of
Mr Gary Scott property with fence to a maximum height
of 5' 6"

The Committee OBJECTED to this planning application as it considered that the proposals for wooden fencing of this height would have a detrimental effect on the streetscene and was out of keeping with other fences on neighbouring properties. The Committee would prefer the erection of a lower fence used in conjunction with taller foliage behind.

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

EPF/0313/09 1 Parsonage Court Conversion of single dwelling house into
Rectory Lane ground floor offices and first floor flat for
Housing Services elderly person including minor works to
EFDC no. 2 and surrounding external areas

The Committee OBJECTED to this planning application and reiterated its comments to the previous planning application EPF/1611/05 which were:

The Committee OBJECTED to this application which currently falls under C3 of the Use Classes Order and expressed concern that the first floor accommodation would be unsuitable for elderly persons without provision for a lift.

In addition, the Committee felt noise from the office below could disturb the occupier in the flat above.

EPF/0318/09 27 Summerfield Road Single storey front extension including
Mrs Margaret Howell pitched roof to existing garage and garage
conversion, first floor side extension and
single storey rear extension (demolish
existing bay window)

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 10.05pm.

EPF/0326/09 Connaught Mews TPO/EPF/19/97 T1 Horse Chestnut -
124 High Road Crown reduction and removal of limb
Mr Paul Lyons overhanging road

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

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

The Committee also added that this protected Horse Chestnut tree was the subject of a petition to save it from being felled approximately seven years ago and questioned whether the proposed removal of the overhanging limb was warranted.

The Committee AGREED to defer the following applications until the next meeting due to the late running of the meeting.

EPF/0347/09	34 Spareleaze Hill Mr S Gill	Erection of rear conservatory, first floor side and rear extension, front porch and rear dormer window
EPF/0349/09	120 Southern Drive Mr Graham Brett	Rear conservatory
EPF/0363/09	10 Valley Hill Mr Russell Huntley	Extension of detached garage (Revised application)

PL148 Decisions

148.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed

Date: 30th March 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 30th March 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)		
M R M Chalk	C Davies (from Min. no. PL 149)	T Frankland
B Glassman	R Law (from Min. no. PL 151)	R Thomson

Officer: Vivienne Messenger (Planning Clerk)

PL149 Apologies for Absence

No apologies for absence had been received.

Cllr Davies joined the meeting.

PL150 Confirmation of Minutes

The Minutes of the meeting held on 16th March 2009 were amended at Min. no. PL146.3 to those circulated – replace ‘members’ with ‘Committee’. The minutes were then CONFIRMED as a correct record and signed by the Chairman.

PL151 Declarations of Interest

Cllr Wixley declared a personal and prejudicial interest in EPF/0428/09, as he was acquainted with the neighbour named in a letter accompanying the original application for this proposal.

Cllr Law joined the meeting.

PL152 Matters for Report

152.1 Notice of Enforcement of Planning Control – EPF/2021/08 – Brook House, Debden Lane – Retention of wooden fence enclosing property and EPF/2022/08 – Brook House, Debden Lane – Change of use of area to garden and retention of children’s play house and rustic steps – Min. no. PL88

The Enforcement Notice in respect of Brook House, Debden Lane was NOTED.

152.2 Planning Protocol – Min. no. 146.3

The Clerk informed the Committee of the District Council’s acknowledgement of their reply regarding its current review of the Planning Protocol.

152.3 Environmental concerns – Min. no. 146.4

The Clerk advised the Committee of the contents of the letter sent to the District Council requesting information on its stance on the use of renewable energy in new developments.

PL153 Planning Applications

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

EPF/0347/09	34 Spareleaze Hill	Erection of rear conservatory, first floor
	Mr S Gill	side and rear extension, front porch and
		rear dormer window

The Committee OBJECTED to this planning application which was contrary to Policy DBE 10 (i) of Epping Forest District Council’s adopted Local Plan & Alterations,

as the proposed roof development would over dominate the streetscene with regard to adjacent properties.

The Committee was also concerned at the close proximity of the rear patio to the site boundary and concerned this might cause a lack of privacy to the neighbouring property.

EPF/0349/09 120 Southern Drive Rear conservatory
Mr Graham Brett

The Committee had NO OBJECTION to this application.

EPF/0363/09 10 Valley Hill Extension of detached garage (Revised application)
Mr Russell Huntley

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to the revised application provided the building was retained for use as a garage. It was NOTED that the original planning application EPF/2040/08 was for a dwelling, which was REFUSED by the District Council.

EPF/2409/08 68 Wellfields Demolition of existing house and garage, and construction of new house
Mr Dennis Thompson

The Committee had NO OBJECTION to this application.

EPF/0279/09 Ash Green Grade II listed building application for the removal of internal first floor wall
Baldwins Hill
Mr Max Leverett

The Committee NOTED that this was a retrospective application, but had NO OBJECTION to this application.

EPF/0373/09 60 Wellfields Certificate of lawful development for a proposed rear dormer window in a loft conversion
Mr Zachary Cook

The Committee NOTED this application.

EPF/0375/09 Unit 12 Erection of a palisade fence and access gate on the boundary of units 11 and 12
Loughton Business Centre
Langston Road
Ark Build PLC
Mr Michael Finlay

The Committee had NO OBJECTION to this application, but was concerned that this was a retrospective planning application.

EPF/0389/09 25 Newnham Close Ground and first floor side extensions, single storey rear extension and construction of a rear dormer window
Mr J Buckley

The Committee had NO OBJECTION to this application.

EPF/0406/09 62 Alderton Hill Single storey front extension
Mr Kanagasundrem

The Committee had NO OBJECTION to this application.

EPF/0412/09 70 Alderton Hall Lane Certificate of lawfulness for a proposed hip to gable loft conversion with rear dormer window
Mr Anthony Stickland

The Committee NOTED this application.

EPF/0417/09 43 The Crescent Certificate of lawfulness for a proposed rear dormer window in a loft conversion
Mr Steve Moran
The Committee NOTED this application.

EPF/0428/09 70 Greenfields Certificate of lawful development for existing garage (Resubmitted application)
Mr Michael Stubbings
Cllr Wixley left the meeting.

In the absence of the Chairman, Cllr Davies took the chair for this item only.

Cllrs Frankland and Law declared a personal but non-prejudicial interest in this item as they were ward councillors and had previously had contact with the owner.

The Committee NOTED this retrospective and resubmitted application.

Cllr Wixley rejoined the meeting.

EPF/0456/09 Adj, 118 Valley Hill Two storey side extension for the construction of 2 no. one bedroom maisonettes and single storey rear extension to existing house (Revised application)
Mr E Donnellan

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

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to this application which was contrary to Policies DBE 10 (i), (ii), (a) & (b) and DBE 11 (i) & (iv) of Epping Forest District Council's adopted Local Plan & Alterations, as it was out of character with neighbouring properties and would adversely affect the existing streetscene.

In addition, the Committee also OBJECTED to the proposed loss of the grass verge in Greensted Road to provide access at the rear for both a pathway to the ground floor maisonette and a new driveway for access to planned car parking spaces.

Moreover, the Committee strongly OBJECTED to the removal of any trees as it appeared six trees – T1, T2, T3, T8, T9 and T10 – would need to be removed. The Committee also NOTED that none of the trees appeared to be within the site boundary with the exception of T3.

However, if it was deemed that the trees were to be removed, the Committee NOTED the offer of a 2 for 1 replacement, but was concerned that there was no indication of where these replacement trees would be located, and sought a firm agreement that they would be replaced on a 2 for 1 basis if necessary. The members also suggested a cautious approach in case any birds should be nesting at this seasonal time of year. Furthermore, members asked that the District Council's Arboricultural Officer, Chris Neilan, be consulted on this issue.

Signed
Date: 14th April 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 14th April 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)		
M R M Chalk (from Min. no. PL156)	T Frankland	B Glassman
R Law	R Thomson	

Officer: Vivienne Messenger (Planning Clerk)

PL154 Apologies for Absence

Apologies for absence had been received from Councillor Davies.

PL155 Confirmation of Minutes

The Minutes of the meeting held on 30th March 2009 were CONFIRMED as a correct record and signed by the Chairman.

PL156 Declarations of Interest

Cllr Law declared a personal and prejudicial interest in EPF/0512/09 and declared his intention to address the Committee when this application arose.

Cllr Glassman declared a personal and prejudicial interest in EPF/521/09 as he lived in the vicinity.

Cllr Chalk joined the meeting.

Cllrs Chalk, Thomson and Wixley declared a personal and non-prejudicial interest in EPF/0510/09 as they were Tree Wardens.

Cllrs Chalk, Thomson and Wixley declared a personal but non-prejudicial interest in EPF/0512/09 due to comments received on the previous planning application EPF/2436/08 from the Loughton Residents Association Plans Group.

PL157 Matters for Report

157.1 Notice of Appeal – EPF/2416/08 – 62 Lower Park Road – Two storey side and front extensions, two storey infill extension at rear and minor alterations to dwelling – Min. no. PL117

The Committee NOTED that an appeal had been made against the decision of Epping Forest District Council to refuse planning permission.

PL158 Parking Standards, Design and Good Practice: Consultation Draft

The Committee AGREED to make the following comments:

The Committee welcomed a more realistic approach to parking issues i.e. car ownership and usage cannot be controlled by parking restrictions, and supported steps to provide adequate parking for housing, commercial developments and transport hubs with a flexible approach to meet local circumstances. The Committee felt the suggestion that car parking provision be linked to the size of the property (number of bedrooms) was reasonable.

However the Committee would like children to be encouraged to walk/cycle to school provided safety concerns were addressed. In general it would like walking and cycling to be promoted by the provision of safe footpaths and cycling routes.

The Committee would like to discourage the harm and destruction done to grass verges by parked vehicles by the installation of suitable barriers and/or legal means, but recognised that it might, in some circumstances, be practical to remove verges in order to provide parking spaces.

It agreed that modern car design required that minimum dimensions of parking bays and garages needed to be increased.

The Committee broadly supported the environmental considerations set out on page 11 of the Consultation Draft document. However it had some concerns about "undercroft" parking due to reports of serious health issues affecting residents that lived above undercrofts because of the effect of upwardly drifting car fumes.

It agreed with the "change of use" considerations mentioned on page 14.

The Committee supported the proposal for bigger "set backs" perhaps sufficient for an additional vehicle to be parked in front of the garage or car port without infringing the public highway. This could be achieved by setting the garage/carport back further and if necessary encroaching into the rear garden area.

As a general comment the Committee had some difficulty in assessing the document because there was no overview which made it difficult for town councillors/officers at local level to assimilate the proposed parking standards. In addition, neither guidance nor comparisons were given on the parking standards that have been changed and revised. The Committee hoped such considerations would be taken account of for future consultation exercises.

PL159 Planning Applications

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

EPF/0219/09	6 Priory Road James Hill	Demolition of existing and rebuild of new extended semi-detached bungalow with loft conversion with front, side and rear dormer windows
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The Committee had NO OBJECTION to this application.

EPF/0221/09	6 Priory Road Mr James Hill	Demolition of existing and rebuild of new gable ended extended semi-detached bungalow with loft conversion with front and rear dormers
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The Committee had NO OBJECTION to this application and supported the preference of the neighbour at 4 Priory Road to this proposal.

EPF/0377/09	27 Traps Hill Mrs Amanda Cameron	Two storey side extension and alterations including loft conversion and with front and rear dormer windows
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The Committee had NO OBJECTION to this application.

EPF/0413/09	Adj, 35 Albion Hill Mr P Corbett	Outline application for the erection of one detached bungalow
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The Committee OBJECTED to this planning application and reiterated its comments on the previous planning application EPF/2085/08 which were:

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

In addition, the Committee was very concerned at the lack of adequate information supplied on this proposal.

EPF/0429/09 31 Rookwood Gardens Single storey side extension
Mr Victor Oladuja

The Committee had NO OBJECTION to this application.

EPF/0436/09 16 Shelley Grove Certificate of lawful development for a
Ms Charlotte Williams proposed double and single storey rear
extension

The Committee NOTED this application.

EPF/0441/09 205 The Broadway New porch to front elevation and new
Mr M Duffy conservatory to rear

The Committee had NO OBJECTION to this application.

EPF/0469/09 62 Lower Park Road Two storey side and front extensions, two
Mr Robert Avery storey infill extension at rear and minor
alterations to dwelling (Revised
application)

The Committee had NO OBJECTION to this application and preferred the revised design.

EPF/0501/09 84 Roding Road Single storey rear extension
Mr Marc Gear

The Committee had NO OBJECTION to this application.

EPF/0510/09 101 Lower Park Road TPO/EPF/07/03
Mr Bishop 1 x Oak (rear) - Reduce crown by 30%
1 x Plum (rear) - not preserved
1 x Oak (front) - not preserved

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/0512/09 3 Oakwood Parade Change of use from betting shop to take
Oakwood Hill away (A5) (Revised application)
Mr Shamim Uddin

The Committee NOTED the contents of 11 letters of objection including 1 letter with 8 signatures and commented that the previous planning application EPF/2436/08 had also received two petitions comprising 115 and 30 signatures respectively.

Cllr Law addressed the Committee and then left the meeting for this item.

The Committee OBJECTED to this revised application and reiterated its previous comments which were:

The Committee strongly OBJECTED to this change of use to take away (A5) because of highway concerns regarding its location on a busy junction and near a bus stop, which would severely limit parking in the immediate vicinity for customers due to parking restrictions. As adjacent roads were heavily used by residents this also curtailed the availability of any additional parking in neighbouring roads.

The Committee felt that this proposal could potentially cause increased disruption for local residents from large groups of youths that already congregated on the streets in this vicinity and add to the likelihood of public nuisance and noise, as well as increasing the risk of littering. The Committee also commented on the possible

danger of anti-social behaviour and littering escalating in an adjacent alleyway and nearby service road.

The Committee was concerned at the potential loss of retail space and commented that there was already another take away and café in the immediate vicinity. It also felt that a precedent had been set when a previous application for an eatery was refused planning permission for premises nearby in 2006.

Cllr Law rejoined the meeting.

EPF/0521/09 91 Tycehurst Hill
Mr Antony Shine

Certificate of lawfulness for a proposed rear and side dormer windows in a loft conversion

Cllr Glassman left the meeting for this item.

The Committee NOTED this application.

Cllr Glassman rejoined the meeting.

PL160 Decisions

160.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 27th April 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 27th April 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)		
M R M Chalk	C Davies	
B Glassman (from Min. no. PL163)	R Law	R Thomson

Officer: Vivienne Messenger (Planning Clerk)

3 members of the public

PL161 Apologies for Absence

No apologies for absence had been received.

PL162 Confirmation of Minutes

The Minutes of the meeting held on 14th April 2009 were CONFIRMED as a correct record and signed by the Chairman.

Cllr Glassman joined the meeting.

PL163 Declarations of Interest

Cllr Chalk declared a personal but non-prejudicial interest in EPF/0557/09 as she lived in the vicinity.

Cllr Thomson declared a personal but non-prejudicial interest in EPF/0564/09 as he lived nearby.

Cllrs Chalk, Thomson and Wixley declared a personal but non-prejudicial interest in EPF/0626/09 as they were Tree Wardens.

Cllr Law declared a personal and prejudicial interest in EPF/0633/09 as he was acquainted with the applicant/owner through a family member that worked at Browns of Loughton.

Cllr Wixley declared a personal but non-prejudicial interest in EPF/0633/09 as he had been contacted by the applicant for general advice on the application process.

Cllr Davies declared a personal and prejudicial interest in ENF/0494/08 and ENF/0495/08 as she had written a letter of objection to the District Council on the previous planning applications EPF/2021/08 and EPF/2022/08.

PL164 Planning Applications

The Committee AGREED to bring forward the following item, EPF/0633/09, as members of the public were interested in this application.

EPF/0633/09	199 High Road/ 2 Station Road Mr M Brown	Change of use of car showroom (sui generis) to form three class A1 units and one class A3 restaurants (Revised application EPF/1958/08)
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Cllr Law left the meeting.

Cllrs Chalk, Thomson and Wixley declared a personal but non-prejudicial interest in this item as they were Tree Wardens and the applicant made reference to tree works on the protected cedar on the site.

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

The Committee had NO OBJECTION to the change of use to form three class A1 retail units for units 2, 3 and 4.

However, the Committee OBJECTED to the change of use to form one class A3 restaurant for unit 1, even though the proposed development was outside the designated key frontage areas, and felt that there were enough restaurant premises in this area of the High Road. Members still had concerns about possible disturbance to neighbouring residents if the restaurant was open late at night.

The Committee was also concerned about any exterior changes to unit 4 which, along with the Lopping Hall nearby, was designed by a local architect Edmond Egan and considered a landmark building on the High Road.

The Committee also expressed concern at the siting of the disabled parking bay 1 and felt this should be moved to parking space 3 to minimise possible manoeuvring problems for a disabled driver.

The Committee also NOTED the protected cedar tree (TPO/EPF/07/79) on the forecourt of the property. 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 Law rejoined the meeting.

PL165 Matters for Report

165.1 Notice of Appeal – EPF/1411/08–2c Goldings Road – Replace existing garage and rear extension with two storey side extension and loft conversion with rear dormer to provide 1 no. one bedroom flat and 1 no. two bedroom flat – Min. no. PL45

The Committee reiterated its previous comment which was:

The Committee OBJECTED to this application which was contrary to Policies DBE 8, 9, DBE 10 (i) and DBE 11 (i) of Epping Forest District Council's adopted Local Plan & Alterations. There were concerns that this proposal for 2 flats would set an unacceptable precedent in this residential road of family houses. The Committee considered the extension to be overbearing and having an adverse effect on neighbouring properties. There were also concerns about the lack of amenity space and parking provision and the potential for loss of light to neighbouring properties.

165.2 Notice of Appeal – ENF/0494/08 & ENF/0495/08 – Brook House, Debden Lane – The change of use of the land from woodland to a garden, the erection of a children's play house and the erection of a fence enclosing the land which is over one metre adjacent to the highway – Min. nos. PL88, PL95.3 and PL152.1

Cllr Davies left the meeting.

The Committee reiterated its previous comments which were:

The Committee expressed a very strong concern that this was a retrospective planning application and that planning permission should have been sought prior to the erection of the wooden boundary fence.

The Committee requested that the suggestion from the applicant shown below should be implemented. In the accompanying letter from the agent regarding both EPF/2021/08 and EPF/2022/08 it stated that – ‘...they [the applicant] will be happy to stain the timber fencing any colour considered appropriate and or plant the area in front of it, on the roadside but on the land that they own, with a hedge made up of appropriate native species. Holly, hawthorn, hazel and the like come to mind but they will be guided by experts at the Council...’

The Committee had a very strong concern that this was a retrospective planning application and that planning permission should have been sought beforehand.

The Committee was also dissatisfied that a letter was not attached to the planning application as quoted below where it stated that the applicants – ‘...spoke to Dominic Poston, Arboricultural Officer with Essex County Council. I attach a copy of his letter and his opinion in respect of the Wood’s proposed use of the land.’

The Committee also expressed a very strong concern about the erection of a children’s play house as this could potentially lead to further development of the land. As the property is within the Green Belt, the Committee requested that a condition be imposed that no further development of the land be permitted and for it to remain an “informal woodland garden”.

In addition, the Committee supported Epping Forest District Council’s decision to refuse planning permission on both applications.

PL166 Planning Applications

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

EPF/0386/09	Beechlands 42 Alderton Hill	Reserved matters application for the erection of private dwelling for the proprietor of ‘Beechlands’ (Revised application)
	Mr Davie Kananda Southend Care Limited	

The Committee had NO OBJECTION to this application, but was concerned at the removal of so many trees and would like to see them replaced elsewhere on the site.

EPF/0409/09	High Holly Kings Hill	Replacement summer house in rear garden
	Mr Naeem Mushtaq	

The Committee had NO OBJECTION to this application and NOTED that the proposed development was in a Conservation area.

EPF/0526/09	52 Roding Road	Single storey rear extension and rebuild garage to side
	Mr Simon Poole	

The Committee had NO OBJECTION to this application.

EPF/0557/09	3 Oakwood Parade Oakwood Hill	Certificate of lawful development for a change of use of a betting shop to an estate agents
	Mr Ian Wilson	

The Committee had NO OBJECTION to this application.

EPF/0561/09	45 Staples Road	Demolish existing extension and construct new single storey rear extension with solar panels and sedum roof
	Mr & Mrs D & S Warner	

The Committee NOTED the contents of an email correspondence between Cllr C C Pond and District Council Planning Officer Nigel Richardson regarding the proposed development which is in a Conservation area.

The Committee had NO OBJECTION to this application.

EPF/0564/09 Ladbrokes Change of use from Class A2 (Financial and Professional Services) to Class A5 (Hot Food Takeaway) and the installation of 1 no. extract duct to the rear ground floor elevation
276 High Road
 Pan Albion Group Ltd

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, as it was concerned that six out of the eight premises in this section of the High Road were already eating establishments and another would only compound the concentration in this locality only serving to exacerbate the existing problems most notably excessive litter at the rear. This was already an environmental concern to residents there, both from the unpleasant smell and its attraction to rats and birds which attacked refuse sacks left overnight for collection resulting in rubbish strewn everywhere.

It was also felt this proposal could potentially lead to an increase in the level of noise pollution from the movement of late night customers and worsen the current parking congestion to the rear with additional pressure on parking from staff and patrons in an already confined area. Access to residents' garages was already extremely difficult and any potential increase would severely restricted access further.

The Committee also expressed a strong concern about the removal of toilet facilities on the ground floor level with regard to upholding acceptable hygiene standards in a hot food takeaway. Furthermore the proposed siting of the air duct was questioned as it was felt that potential noise and fumes from this would directly affect the maisonette above the premises.

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

EPF/0576/09 20 Broadstrood Ground floor front and first floor rear extensions and new front dormer window
 Mr Joe Benson
 Cllr Davies declared a personal but non-prejudicial interest in the following item as she was acquainted with the architect involved with the planning application.

The Committee had NO OBJECTION to this application.

EPF/0607/09 144 Borders Lane Dropped kerb for vehicle access
 Miss Alison Smith

The Committee had NO OBJECTION to this application but was concerned that the length of the crossover was not stated on the plans submitted. In addition, the Committee felt that a porous material should be used in the construction of both the crossover and the hardstanding to improve drainage.

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

EPF/0626/09 14-17 Bryony Close TPO/EPF/27/93 T8 Horse Chestnut -
 Mr Dave Gamester Reduce to maximum allowed

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/0635/09 39 Wellfields Two storey annexe extension to side
Mr Edward Hoare (Revised application)
The Committee had NO OBJECTION to this application.

PL167 Decisions

167.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 11th May 2009

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 11th May 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

D J Wixley (in the Chair)		
M R M Chalk	C Davies (from Min. no. PL 172)	
T Frankland	B Glassman	R Law
C C Pond (as substitute for Cllr Thomson)		

Officer: Vivienne Messenger (Planning Clerk)

PL168 Apologies for Absence

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

PL169 Confirmation of Minutes

The Minutes of the meeting held on 27th April 2009 were CONFIRMED as a correct record and signed by the Chairman.

PL170 Declarations of Interest

Cllr Pond declared a personal and prejudicial interest in Agenda items 4.1 on EPF/1546/08 and 4.2 on EPF/2439/08, as he was a member of the Loughton Residents Association Plans Group that had commented previously on these applications. Cllr Pond also declared a personal but non-prejudicial interest in EPF/0709/09 as he was acquainted with the owner of a neighbouring property.

Cllr Glassman declared a personal and prejudicial interest in EPF/0701/09 as he lived in the vicinity.

Cllrs Chalk and Wixley declared a personal but non-prejudicial interest in EPF/0704/09 as they were Tree Wardens.

Cllr Pond left the meeting.

PL171 Matters for Report

171.1 Notice of Appeal – EPF/1546/08 – 244 High Road – Change of use to A5 of food take-away, erection of new shopfront and extract ducting – Min. no. PL54

The Committee NOTED the appeal.

171.2 Notice of Appeal – EFP/2439/08 – Land off Abridge Road (ex Old Forrester Club) Theydon Bois – Provision of commuter car park on land off Abridge Road, Theydon Bois – Min. no. PL123

The Committee NOTED that an appeal had been made against the decision of Epping Forest District Council to refuse planning permission. The Committee reiterated its previous comment which was:

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

Cllr Pond rejoined the meeting.

PL172 Planning Applications

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

EPF/0514/09 Garages Conversion of single storey triple garage
3-6 Bancroft Road to one bedroom, two storey cottage
 Miss Cynthia Prosser

The Committee OBJECTED to this planning application, as it considered that the plans provided were inaccurate and insufficient to determine where the perimeter of the garden was. The Committee expressed a concern at the loss of parking amenity to other residents. Furthermore, the details given in the plans for the driveway and access to the other three garages directly opposite this proposal were construed as misleading.

It was NOTED that the road was misspelt on the District Council's website as it should be 'Barncroft'. Moreover the Committee found the numbering of the three garages confusing, i.e. 3-6.

There were also concerns that this development may set an unacceptable precedent.

Cllr Davies joined the meeting.

EPF/0539/09 37 Upper Park Retention of boundary wall
 P Ingrao Esq

The Committee NOTED the contents of a letter from a member of the public.

The Committee had NO OBJECTION to this planning application but expressed a concern that it was retrospective, as the work had already been completed. The Committee also considered that the District Council's arboricultural officer should add a planting condition for suitable shrubs to be replaced by the boundary wall.

EPF/0546/09 44 The Avenue Raise roof in connection with loft
 Mr Mark Driscoll conversion, single and two storey rear
 extension, single and first floor front
 extension, and new windows (Amended
 application)

The Committee had NO OBJECTION to this application.

EPF/0578/09 38 Woodland Road Single storey rear extension to
 Mr Richard Munro accommodate disabled bathroom facility

The Committee had NO OBJECTION to this application.

EPF/0591/09 51 Staples Road First floor rear extension
 Mr & Mrs K Harvey

The Committee had NO OBJECTION to this application but was concerned that the extension might not observe the 45° rule and would restrict the view of no. 49 at the rear causing a potential loss of amenity to the neighbouring property.

The Committee also recommended that the District Council's conservation officer visit the site for reassurance on the proposed development's compliance due to its setting within a conservation area.

EPF/0592/09 180 High Road Conversion of upper parts from single four
Mr P Rose & J Hillier bed maisonette into 2 x self contained
flats, one two bedroom at first floor and
one two bedroom at second floor

The Committee had NO OBJECTION to this application.

EPF/0652/09 Dragons Grade II listed building application for the
Nursery Road formation of a bedroom in part of the
Mr & Mrs M Jaycock existing roofspace. External alterations
involve new conservation style rooflights
and oak window with brick arch to north
east elevation. New cast iron soil and vent
pipe to south east elevation

The Committee had NO OBJECTION to this application.

EPF/0653/09 7 Roundmead Avenue Demolition of existing garage and
Mr Robert Preston conservatory and the construction of a two
storey side and single storey rear
extensions and a room in the roof with a
rear dormer window

The Committee OBJECTED to this planning application due to the close proximity of the side extension to the site boundary that would result in a terracing effect. In addition, the absence of a front facing window was considered detrimental to the streetscene, and therefore contrary to policies DBE 9 (i) and DBE 10 (i) & (b) of Epping Forest District Council's adopted Local Plan and Alterations.

However, the Committee felt there was insufficient information regarding neighbouring properties within the streetscape, and as such the Committee's OBJECTION would be waived if the District Council's planning officer deemed it acceptable.

EPF/0660/09 4 Parkmead Addition of single storey rear extension
Mr Benjamin Woodward and loft conversion with addition of dormer
to rear

The Committee OBJECTED to this planning application and had very strong concerns about the single storey rear extension regarding its impact, especially the loss of garden amenity for the neighbouring property at no. 2 Parkmead, which was contrary to policies DBE 9 (i) and (iii) of Epping Forest District Council's adopted Local Plan and Alterations.

The Committee also considered the proposed rear dormer windows would contravene policy DBE 9 (ii) of Epping Forest District Council's adopted Local Plan and Alterations by overlooking neighbouring properties including those at nos. 60 and 62 Bushfields.

EPF/0668/09 88 The Lindens Two storey side extension and front porch
Mr Paul Fairhead

The Committee had NO OBJECTION to this application but expressed a concern about the loss of view from the neighbouring property at no. 87 and also the possible disturbance from the proposed playroom.

EPF/0676/09 Loughton Underground Station Station Road Mr Mike Ashworth
Grade II listed building application for replacement to cable management system (CMS) buried in the platform and minor alterations within the Ticket Hall for cameras and speaker and removal of a sign to the exterior elevation

Cllr Law declared a personal but non-prejudicial interest in this item as the company he was employed by was a sub-contractor to London Underground Ltd.

The Committee had NO OBJECTION to this application.

EPF/0677/09 30 Sedley Rise Mr Robert Connolly
Certificate of lawfulness for a proposed hip to gable and rear dormer in loft conversion with Juliette balcony

The Committee NOTED this application.

EPF/0682/09 9 Harwater Drive Mr & Mrs I Dodds
Certificate of lawfulness for a proposed part single storey part two storey side and rear extensions

The Committee NOTED this application.

EPF/0701/09 91 Tycehurst Hill Mr Antony Shine
Alterations to existing main hipped roof to gable, increasing ridge height by 350mm. New dormer windows to front elevation and to rear extension roof approved under previous application No. EPF/1225/08

Cllr Glassman left the meeting.

The Committee had NO OBJECTION to this application but was concerned of its possible overbearing nature on the existing streetscene and neighbouring properties, with regard to policies DBE 9 (i) and 10 (i) of Epping Forest District Council's adopted Local Plan and Alterations.

Cllr Glassman rejoined the meeting.

EPF/0704/09 Carlton House Algers Road Mr John Allinson
TPO/EPF/18/99
T1 Acacia T2 Sorbus T3 Sorbus
T4 Prunus T5 Sorbus T6 Acer
T7 Sorbus T8 Pyrus T9 Fraxinus
T10 Sorbus T11 Sorbus
All of the above - Cut back 1 year's growth

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

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

EPF/0709/09 34 Queens Road Mr Chris Pover
Erection of outbuilding to rear garden to be used as an office

The Committee OBJECTED to this planning application as the proposed development would create a potential disturbance to properties in the immediate vicinity and loss of amenity at the rear, which was contrary to policy DBE 9 (iv) of Epping Forest District Council's adopted Local Plan and Alterations. Additionally it was NOTED the site abuts the Conservation area.

Furthermore, the Committee had strong concerns that this proposal would set an unacceptable precedent for the siting of a commercial development.

EPF/0715/09 42 Bushfields Single storey side and rear extension
Mr Kate Hursley

The Committee OBJECTED to this planning application as the proposed side extension to the site boundary would create a terracing effect and adversely affect the streetscene, which was contrary to policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan and Alterations. Moreover, the Committee suggested a pitched roof would enhance the design of the side extension.

EPF/0716/09 30 The Drive Proposed two storey side, single storey rear extension and loft conversion with side and rear dormer window
Mr S J Pratt

The Committee OBJECTED to this planning application which was contrary to policies DBE 9 (i) & (ii) and 10 (i) of Epping Forest District Council's adopted Local Plan and Alterations, as it considered the very large rear dormer window would overlook the neighbours at no. 32 in the adjoining property. Likewise the Committee expressed concern over the overbearing design of the side dormer its dominance on the streetscape.

The Committee would also like to see the laburnum tree replaced elsewhere in the garden.

PL173 Decision by The Planning Inspectorate

The following Appeal Decision from the Planning Inspectorate was NOTED.

Dismissed:

APP/J1535/A/08/2090132 – EPF/0409/08 – 92/94 Roding Road – Erection of new house to rear gardens.

PL174 Planning Application

The following application for planning permission was considered and the plans inspected.

EPF/0707/09 Netherhouse Farm County Matters application for the
Sewardstone Road importation of 297,219 cubic metres of
Waltham Abbey inert waste to facilitate the construction of
E4 7RJ an 18 hole public, pay and play golf
Essex County Council course with associated hard and soft
Paul Calder landscaping to include practice facilities,
clubhouse, maintenance building and
associated car parking

The Committee OBJECTED to this planning application as there was considerable concern over potential lorry traffic plausibly impacting on Loughton's road network and would like a transport requirement restricting vehicle movements to prevent exiting the M11 at the Chigwell Lane junction, in preference to staying on the motorway network until the M25 Waltham Abbey junction, no. 26.

In addition, it was NOTED that the public notice published in the Epping Forest Guardian of 30 April 2009 stated that, "it does not accord with the provisions of the Epping Forest District Council Local Plan (adopted January 1998) and the Epping Forest District Council Local Plan Alterations (2006) in force in the area which the land to which the application relates is situated." It was also NOTED that this would affect footpaths 67 and 74 which gave rise to concern.

The Committee NOTED the apparent discrepancy in the planning application where figures for the importation of inert waste are quoted as both 297,217 cubic meters and 297,219.

Furthermore, due to the envisaged duration of the project lasting approximately 75 weeks, it was felt that lorry movements should only operate between reasonable times and only Monday to Friday.

Signed
Date: 26th May 2009